



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 4 MAY 2023
1.00PM**

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 4 May 2023

Time: 1.00pm

Certificate of Qualified Advice

Background

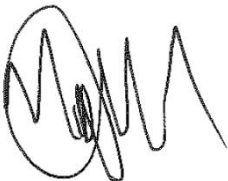
To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



Michael Stretton
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

An audio recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Council Meetings - Audio Recording Policy - 14-Plx-008.

This Council Meeting will be streamed live to and can be accessed at:
www.launceston.tas.gov.au/Council/Meetings/Listen.

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed.

PUBLIC QUESTION TIME - AGENDA ITEM 8

A limit of three questions received in writing by Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at contactus@launceston.tas.gov.au, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting, or Taken on Notice and answered at a later Council Meeting.

PUBLIC COMMENT ON AGENDA ITEMS

When attending the Council Meeting, you will be asked if you wish to comment on an item in the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chair may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer. At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

ORDER OF BUSINESS

1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES.....	7
2. MAYORAL ACKNOWLEDGEMENTS	7
3. DECLARATIONS OF INTEREST	7
4. CONFIRMATION OF MINUTES.....	7
5. COUNCIL WORKSHOPS	8
5.1. Council Workshop Report - 20 and 27 April 2023	8
6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS	11
7. COMMUNITY REPORTS	11
8. PUBLIC QUESTION TIME	12
8.1. Public Questions on Notice.....	12
8.1.1. Public Questions on Notice - Susan Rafferty - Invermay Siren - 17 April 2023.....	12
8.1.2. Public Questions on Notice - Ron Baines - Princess Theatre, Birchalls and Circular Economy - 20 April 2023	13
8.1.3. Public Questions on Notice - Ray Norman - Community Consultation Processes - 26 April 2023.....	15
8.2. Public Questions Without Notice.....	16
9. PLANNING AUTHORITY	17
9.1. DA0113/2023 - 13-19 Dry Street, Invermay - Services Industry - Change of Use to a Laundrette and New Signs.....	17
10. ANNOUNCEMENTS BY THE MAYOR.....	51
10.1. Mayor's Announcements.....	51
11. COUNCILLORS' REPORTS	52
12. QUESTIONS BY COUNCILLORS	52
12.1. Councillors' Questions on Notice.....	52
12.1.1. Councillors Questions on Notice - Councillor D H McKenzie - Flexibility of Payment Options	53

12.2. Councillors' Questions Without Notice	54
13. NOTICES OF MOTION	55
13.1. Notice of Motion - Councillor A E Dawkins - Financial Support for Veterinary Practices Treating Injured Wildlife	55
14. COMMITTEE REPORTS	60
14.1. Tender Review Committee - 20 April 2023	60
14.2. Cultural Advisory Committee Meeting - 5 April 2023	62
15. INFRASTRUCTURE AND ASSETS NETWORK	64
15.1. Albert Hall Renewal Project	64
16. ORGANISATIONAL SERVICES NETWORK	171
16.1. Proposed 2023/2024 Annual Plan and Statutory Estimates	171
16.2. Fees and Charges 2023/2024	211
17. CHIEF EXECUTIVE OFFICER NETWORK	246
17.1. UNESCO City of Gastronomy Funding Request	246
18. MEETING CLOSURE	273
19. NEXT COUNCIL MEETING DATE	273

1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences).

4. CONFIRMATION OF MINUTES

Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 20 April 2023 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

5.1. Council Workshop Report - 20 and 27 April 2023

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

RECOMMENDATION:

That Council, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. pre-Council Workshop conducted on 20 April 2023:

Organisational Cultural Survey Results

Councillors discussed the results of the recently completed organisational cultural survey.

In Attendance: Mayor Councillor D C Gibson, Deputy Mayor Councillor M K Garwood, Councillor D H McKenzie, Councillor A E Dawkins, Councillor T G Walker, Councillor Dr G Razay, Councillor J J Pentridge, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton.

Apologies: Councillor A G Harris and Councillor A J Palmer

2. Workshop conducted on 27 April 2023:

Theatre North Update

Theatre North representatives provided a report on the organisation's operations for 2022 along with an overview of the 2024-2028 Strategic Plan.

Launceston General Hospital Master Plan

Department of Health representatives provided a briefing and update to Councillors on the Launceston General Hospital Masterplan.

Planning Scheme - Professional Development Councillors (Part 2)

Councillors were presented with the second professional development session on the introduction to the Planning Scheme and the Development Application assessment process.

Development South of Prospect Update

Councillors received an update on development south of Prospect including a proposed community and stakeholder communications and engagement plan.

Launceston Place Brand

Councillors received an update on development of the Launceston Place Brand.

City Innovation Strategy

Councillors received a presentation regarding the Draft City Innovation Strategy, Innovating with Intelligence - A City for the Future.

In Attendance: Mayor Councillor D C Gibson, Deputy Mayor Councillor M K Garwood, Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Dr G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton.

REPORT:

Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshops held since the last Meeting.

Attendance is recorded for noting and reporting in the Council's Annual Report.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

No Councillors' Leave of Absence Applications have been identified as part of this Agenda

7. COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Councillors).

No Community Reports have been identified as part of this Agenda

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1. Public Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(1)

8.1.1. Public Questions on Notice - Susan Rafferty - Invermay Siren - 17 April 2023

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, submitted in writing to the Council on 17 April 2023 by Susan Rafferty, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

[Regarding a loud siren that, for the past three - four years and always at a random time that sounds in the Invermay area and surrounds]:

1. Who is responsible for this siren and what is its purpose?
2. Why does it go off at random times?
3. Where is the siren situated?

Response:

The City of Launceston is not responsible for the activation of any siren within Invermay or the surrounding areas. The City of Launceston flood siren that was used for the purpose of the evacuation of Invermay was decommissioned in 2021. The Council is unaware of the location, the purpose, or the activation schedule of the siren that has been referenced.

8.1.2. Public Questions on Notice - Ron Baines - Princess Theatre, Birchalls and Circular Economy - 20 April 2023

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, asked at the Council Meeting 20 April 2023 by Ron Baines, have been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network) and Michael Stretton (Chief Executive Officer).

Questions:

1. The May 2022 Council Agenda mentions an improvement plan for the Princess Theatre and the Earl Arts Centre. At that time this project was 2% complete. What is the state of progress now?

Response:

The Council is currently working with specialist consultants who have been engaged to develop the improvement plan in consultation with key stakeholders. It is a complex project and it is estimated that it is now 30% complete.

2. The same Agenda mentions the redevelopment of the former Birchalls Building as being 25% complete. What is the current percentage of completion?

Response:

The Expressions of Interest process to identify a development proposal for the former Birchalls/Katies building is nearing completion with a decision expected to be made at the Council Meeting in May. It is difficult to place a % completion on the project until after this decision has been made as it will determine the next steps and anticipated timeframes.

3. The April 2023 Agenda describes procedures for demolition contractors on site, removal of rubbish, asbestos, etc., but no mention is made of the large quantities of reusable material. Given our circular economy movement and the Council's own attempts at recycling, will Council insert a clause in the procedure - B. Demolition, between clauses B and C that suitable material be channelled to a recycle area or depot?

Response:

This question appears to reference the conditions the Council places on planning permits regarding demolition works and waste disposal. The Council is unable to enforce that private developers and contractors recycling waste materials, however, the Council does promote this through recycling and segregated waste facilities at the Launceston Waste Centre. The Centre has the capacity to accept certain recycled materials free of charge, including building materials such as scrap metal, certain timber and plumbing pipe that can be resold, cardboard, polystyrene and soft plastics.

8.1.3. Public Questions on Notice - Ray Norman - Community Consultation Processes - 26 April 2023

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following question, submitted to the Council in writing on 26 April 2023 by Ray Norman, has been answered by Leanne Purchase (Acting General Manager Organisational Services Network).

Question:

1. Will Council now proactively review and revise its community consultation processes to achieve 21st C best practice and better enable its networked multi-layered constituency to be more engaged with Council decision making that impacts upon them and their amenity?

Response:

The Council continues to engage with the community in a variety of ways, including through the Tomorrow Together program which has so far included more than 40 significant community and infrastructure projects. The award winning, Tomorrow Together program was one of the first engagement programs of its kind in Australia and has involved public events, online consultations, pop-up workshops and information sessions for Launceston residents of all ages.

8.2. Public Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)

9. PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 9 - Planning Authority.

9.1. DA0113/2023 - 13-19 Dry Street, Invermay - Services Industry - Change of Use to a Laundrette and New Signs

FILE NO: DA0113/2023

AUTHOR: Maria Chledowska (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant:	Adams Building Design
Property:	13-19 Dry Street, Invermay
Zoning:	Commercial
Receipt Date:	8/03/2023
Validity Date:	14/03/2023
Further Information Request:	21/03/2023
Further Information Received:	21/03/2023
Deemed Approval: (Extension granted)	04/05/2023
Representations:	Three

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme Launceston

STANDARDS REQUIRING PLANNING DISCRETION:

Clause 17.3.1 Hours of operation of use
Clause 1.6.1 Design and siting of signs
Clause 1.6.4 Sign on local heritage places

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme Launceston, a permit be granted for DA0113/2023 Services Industry - change of use to a laundrette and new signs at 13-19 Dry Street, Invermay subject to the following conditions:

1. ENDORSED PLANS

The use and development must be carried out in accordance with the endorsed plans to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Site Plan, prepared by Adams Building Design, Project No. 020123, Drawing 4/8, Dated 24/03/2023.
- b. Demolition Plan, prepared by Adams Building Design, Project No. 020123, Drawing 5/8, Dated 24/03/2023.
- c. Floor Plan, prepared by Adams Building Design, Project No. 020123, Drawing 6/8, Dated 24/03/2023.
- d. Elevations (Sheet 1), prepared by Adams Building Design, Project No. 020123, Drawing 7/8, Dated 24/03/2023.
- e. 3D Views (Proposed Signs), prepared by Adams Building Design, Project No. 020123, Drawing 8/8, Dated 24/03/2023.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

3. EXTERNAL LIGHTING

External lighting for a use, must:

- (a) not operate within the hours of 11pm to 6am, excluding any security lighting; and
- (b) Exterior lighting and security lighting is to comply with the Australian Standard AS4282 *Control of the obtrusive effects of outdoor lighting* or any subsequent versions.

4. EXPOSED STORAGE

Goods, equipment, packaging material or machinery must not be stored outside a building so as to be visible from any public road or thoroughfare or public open space.

5. COMMERCIAL VEHICLES

Commercial vehicle movements and the unloading and loading of commercial vehicles for a use must be within the hours of:

- (a) 7am to 9pm Monday to Saturday; and
- (b) 8am to 9pm Sunday and public holidays

6. HOURS OF CONSTRUCTION

(a) Unless otherwise approved in writing by the Manager Health and Compliance construction activities must only be carried out between the hours of:

- i. Monday to Friday - 7 am to 6 pm; and
- ii. Saturday - 8 am to 6 pm.

(b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed State-wide (Easter Tuesday excepted).

7. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference Number - TWDA 2023/00366-LCC, dated 27/03/2023 and attached to the permit.

8. OPERATION HOURS

The operation of the laundrette must be confined to 7am and 11pm Monday to Sunday.

9. NO SIGN ILLUMINATION

The signs approved by this permit must not be floodlit or otherwise internally illuminated.

10. REMOVAL OF EXISTING SIGNS

Prior to the erection or display of the signs approved by this permit, all signs on the subject site which are not shown on the endorsed plans must be removed and attachment points made good.

11. SIGN MAINTENANCE

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

12. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of General Manager Infrastructure and Assets Network is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

14. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). No such items are to be placed within the road reserve without approval.

15. DEMOLITION

The developer must:

- a. protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b. not undertake any burning of waste materials or removed vegetation;
- c. remove all rubbish from the site for disposal at a licensed waste disposal site;
- d. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos: Code of Practice, July 2020*, or any subsequent versions of the document.

16. SIGN ELEMENT NOT APPROVED

The circular sign element to the upper level of the Dry Street façade of the building is not approved due to duplication of message, resulting in unnecessary visual clutter.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0113/2023. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

The permit lapses after a period of two years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to the Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal (TASCAT).

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of the Council's Notice to Waive Right of Appeal is attached.

E. Noise Nuisance

Noise nuisance is regulated under the Environmental Management and Pollution Control Act 1994. You will be required to implement measures to eliminate noise nuisance if complaints about your premises are received and verified.

REPORT:

1. THE PROPOSAL

The proposal is to change the use of a former hotel (Inveresk Tavern) to a laundrette at 13-19 Dry Street, Invermay. The new use is proposed on the ground floor of the building. No external works are proposed except repainting part of the building. The proposal includes new signage: two wall signs and a window sign fronting Dry Street and one wall sign fronting Balaclava Street. The existing signs are to be removed.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



13-19 Dry Street, Invermay (not to scale)

The subject site is two blocks away from Invermay Road within the commercial area along Dry Street. Both sides of Dry Street between Invermay Road and Holbrook Street are developed and used generally for commercial purposes.

The site contains four titles located between Balaclava and Goodwin Streets developed with two adjoining buildings used for the purpose of a hotel (subject to change of use), bottle shop and associated car parking and fencing. The buildings are currently vacant.

Two vehicular accesses are available to the site; from Goodwin Street and Balaclava Street.

There are three signs currently associated with the hotel use: a roof sign, a wall sign and horizontal hanging sign. In accordance with the applicant's advice these signs are to be removed.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
Launceston Flooding Authority	No Comment
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2023/00366-LCC, dated 27/03/2023
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 25 March to 13 April 2023. Two submissions were received from three representors. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

Issue 1 Concerns of viability of our business 100m away at Invermay Road.
<i>Response 1</i> <i>Viability is not a planning consideration.</i>
Issue 2 Increase in traffic and noise, plus other emissions from the dryer filters; operation time - 11pm is excessive, 2 hours after the standard site operating times within 50m of a residential zone.
<i>Response 2</i> <i>It is expected that the proposed laundrette will generate less traffic and noise than previous use as a hotel. This is reflected in car parking requirements, which are four times lower than for a hotel. It is expected that most walk in traffic will be between 8am and 9pm. Any noise complaints will be addressed in accordance with the Environmental Management and pollution Control Act (EMPCA). Standard advisory notes apply.</i>
Issue 3 How the dryers will be vented (not shown on the plans)?
<i>Response 3</i> <i>Such details are not considered at the planning stage.</i>
Issue 4 Too many laundromats in the residential area.
<i>Response 4</i> <i>Competition is not a planning consideration.</i>
Issue 5 The increase in water usage will be significant.
<i>Response 5</i> <i>The application was referred to TasWater and conditions are included.</i>
Issue 6 Concerned about the significant similarities to our signage, colour and branding.
<i>Response 6</i> <i>Not relevant to planning matters.</i>
Issue 7 The floor plan provides too many areas or hidey holes which would promote unwanted behaviour.
<i>Response 7</i> <i>It is not considered that this application will lead to an increase in unacceptable social behaviour.</i>
Issue 8 Limit on street car parking available for residents.
<i>Response 8</i> <i>The required car parking is provided.</i>
Issue 9 The signage has an unacceptable impact on the local historical heritage significance, with bold colours used and modern typeface.
<i>Response 9</i> <i>The colour considered are compatible with the existing signs. A removal of a circular element from the wall sign on the first floor will reduce visual cluttering.</i>

6. CONCLUSION

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme Launceston contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme Launceston

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. DA0113/2023 - 13-19 Dry Street, Invermay - Planning Scheme Assessment [9.1.1 - 7 pages]
2. DA0113/2023 - 13-19 Dry Street, Invermay - Plans to be Endorsed [9.1.2 - 5 pages]
3. DA0113/2023 - 13-19 Dry Street, Invermay - Application [9.1.3 - 5 pages]
4. DA0113/2023 - 13-19 Dry Street, Invermay - TasWater SPAN [9.1.4 - 3 pages]
5. DA0113/2023 - 13-19 Dry Street, Invermay - Representations [9.1.5 - 6 pages]

TITLE: DA0113/2023 - 13-19 Dry Street - Services Industry - Change of Use to a Laundrette and New Signs

FILE NO: DA0113/2023

AUTHOR: Maria Chledowska (Town Planner)

DIRECTOR: Dan Ryan (General Manager Community and Place Network)

ATTACHMENT ONE:

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant:	Adams Building Design
Property:	13-19 Dry Street, Invermay
Zoning:	Commercial
Receipt Date:	8/03/2023
Validity Date:	14/03/2023
Further Information Request:	21/03/2023
Further Information Received:	21/03/2023
Deemed Approval (extension granted):	04/05/2023
Representations:	3

PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

17.0 Commercial Zone

The purpose of the Commercial Zone is:

17.0.1 To provide for retailing, service industries, storage and warehousing that require:
(a) large floor or outdoor areas for the sale of goods or operational requirements; and
(b) high levels of vehicle access and parking for customers.

17.0.2 To provide for a mix of use and development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.

Consistent

The proposed laundrette will provide service that is permitted use within the zone. The proposed use is within the existing building with sufficient area for the operation and easy access and parking for customers. It will provide for a mix use without compromising the activity centres hierarchy.

17.3.1 All uses

That uses do not cause an unreasonable loss of residential amenity to residential zones.

Consistent

The proposed change of use from a hotel to laundrette will not cause an unreasonable loss of amenity to residential zones.

A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General

<p>Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>
<p>Relies on Performance Criteria</p> <p>The hours of operation are proposed between 7am and 11pm Monday to Sunday. The property at 13-19 Dry Street adjoins the General Residential zone along the southern boundary and across Balaclava and Goodwin streets.</p>
<p>P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>
<p>Complies</p> <p>Although the property adjoins the General Residential zone, a physical distance between the proposed laundrette and the closest dwelling is approximately 12m. Balaclava Street and the existing car park separate both buildings.</p> <p>The extended hours of operation will not cause an unreasonable loss of amenity to the residential zone having regard to:</p> <p>a) The timing, duration and extent of vehicle movements for the laundrette are likely to be heaviest between 8am & 9pm Monday to Friday and public holidays with very light traffic movements between 9pm and 11pm.</p> <p>b) Similarly, the facility is anticipated to be used mostly between 8am & 9pm. Noise emissions will be insulated with all mechanical infrastructure including air extraction to be within the walls of the existing building. An advisory note regarding noise is to be placed that any noise complaints will be considered under the <i>Environmental Management and Pollution Control Act</i>. Lighting intensity will remain the same levels during operating hours whenever artificial lighting is required. Exterior lighting to illuminate on-site pathways & car parking areas will be controlled by a sensor and shielded to prevent direct light being emitted outside the site.</p>
<p>A2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p>
<p>Complies</p> <p>A condition is recommended to limit external lighting for a use as follow: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p>
<p>A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>

<p>Complies A condition is recommended to limit commercial vehicle movements within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.</p>
--

17.3.2 Discretionary uses

<p>That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.</p>
<p>No applicable The proposed laundrette is a permitted use within the zone.</p>

17.4.5 Outdoor storage areas

<p>That outdoor storage areas do not detract from the appearance of the site or surrounding area.</p>
<p>Consistent No outdoor storage is proposed and a relevant condition is recommended to confirm that. A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>
<p>Complies A condition recommended to prevent outdoor storage visible to the public.</p>

C1.0 Signs Code

<p>The purpose of the Signs Code is: C1.1.1 To provide for appropriate advertising and display of information for business and community activity. C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area. C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.</p>
<p>Consistent The proposed signs will replace the existing signs on the building and they are considered appropriate for the business. The signs are compatible with the visual amenity of the commercial area at Dry Street. The proposed wall and window signs will not disrupt safety and efficiency of vehicular or pedestrian movement.</p>

C1.6.1 Design and siting of signs

<p>That: (a) signage is well designed and sited; and (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.</p>
<p>Consistent The proposed signs are designed and sited to complement the visual amenity</p>
<p>A1 A sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution: (i) roof sign; (ii) sky sign; and (iii) billboard.</p>
<p>Relies on Performance Criteria In accordance with Table C1.6:</p>

<p>(a) wall and window signs are permissible in the zone</p> <p>(b) the following sign standards must be met:</p> <p><u>wall sign</u></p> <p>(a) <i>must not extend beyond the wall or above the top of the wall to which it is attached - comply;</i></p> <p>(b) <i>have a maximum area of 4.5m² - proposed 2 x 3.5m² and 1 x 4.18m²; - comply</i></p> <p>(c) <i>must not occupy more than 25% of the wall area - comply.</i></p> <p><u>window sign</u></p> <p><i>Must not occupy more than 25% of each window area - does not comply.</i></p>
<p>P1.1 A sign must:</p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p>
<p>Complies</p> <p>The proposed signs are</p> <p>(a) located within an applicable zone for the relevant sign type as set out in Table C1.6;</p> <p>(b) compatible with the streetscape, having regard to:</p> <p>(i) <i>the size and dimensions of the sign</i> - the signs are in proportion with the scale and bulk of two storey building;</p> <p>(ii) <i>the size and scale of the building upon which the sign is proposed</i> - the two storey building is relatively higher in the area which contains predominantly single storey development;</p> <p>(iii) <i>the amenity of surrounding properties</i> - two wall signs to be on the fascia fronting Dry Street will be compatible with the existing signage within the commercial area at Dry Street;</p> <p>(iv) <i>the repetition of messages or information</i> - with the recommended removal of a circular element of the first floor the repetition is considered appropriate;</p> <p>(v) <i>the number and density of signs on the site and on adjacent properties</i> - the number and density of the signs is similar to the businesses at Dry Street</p> <p>(vi) <i>the impact on the safe and efficient movement of vehicles and pedestrians</i> - the proposed window sign will not have any impact on safety and efficiency of the traffic and pedestrian movement.</p>
<p>A2 A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.</p>
<p>Complies</p> <p>The General Residential zone is more than 2m across the Balaclava Street.</p>
<p>A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than:</p> <p>(a) 1 of each sign type, unless otherwise stated in Table C1.6;</p> <p>(b) 1 window sign for each window;</p> <p>(c) 3 if the street frontage is less than 20m in length; and</p> <p>(d) 6 if the street frontage is 20m or more,</p> <p>excluding the following sign types, for which there is no limit:</p> <p>(i) name plate; and</p>

(ii) temporary sign.
<p>Relies on Performance Criteria</p> <p>The number of signs on a road frontage of a building complies:</p> <p>(a) two walls signs are proposed fronting Dry Street.</p> <p>(b) there is one window sign;</p> <p>(c) N/A</p> <p>(d) frontage is more than 20m in length and three signs are proposed.</p>
<p>P3 The number of signs for each business or tenancy on a street frontage must:</p> <p>(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and</p> <p>(b) not involve the repetition of messages or information.</p>
<p>Complies</p> <p>Proposed signs will replace the existing signs associated with the former hotel. A condition is also recommended to remove a circular element from the wall sign on the first floor to minimise visual clutter of the façade at Dry Street. Therefore the number of signs facing Dry Street is considered appropriate.</p>
<p>C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts</p>
<p>Consistent</p> <p>The proposed sign are considered compatible and don't have unacceptable impact on local historic significance of a local historic place.</p>
<p>A1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:</p> <p>(a) be not more than 0.2m²;</p> <p>(b) not be an illuminated sign; and</p> <p>(c) there must be not more than 1 sign per site.</p>
<p>Relies on Performance Criteria</p> <p>There are three signs proposed, greater than 0.2m².</p>
<p>P1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local heritage significance of the place or precinct, having regard to:</p> <p>(a) placement to allow the architectural details of the building to remain prominent;</p> <p>(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;</p> <p>(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;</p> <p>(d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;</p> <p>(e) using fixtures that do not and are not likely to damage building fabric;</p> <p>(f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and</p> <p>(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.</p>
<p>Complies</p> <p>The proposed signs are be located in a manner that does not have an unacceptable impact on the local heritage significance of the place, having regard to:</p>

- (a) *placement to allow the architectural details of the building to remain prominent* - the proposed signs will not affect architectural details of the building;
- (b) *the size and design not substantially diminishing the local historic heritage significance of the place or precinct* - the signs will not diminish heritage value of the place;
- (c) *where relevant, placement in a location on the building that would traditionally have been used as an advertising area* - the signs are located to attract and direct customers;
- (d) *architectural detailing or local historic heritage significance* - the signs do not dominate architectural detailing of the building;
- (e) *using fixtures that do not and are not likely to damage building fabric* - fixtures will include silicone based adhesive & small masonry anchors which are not likely to damage the building fabric;
- (f) *not projecting above a parapet or roof* - the signs will not project above the roof;
- (g) the signs are not illuminated.

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

Consistent

The provision of car parking facilities is considered appropriate for the proposed change of use.

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use

Consistent

An appropriate car parking spaces are provided for the new use of the site.

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required
 A = Number of existing on site car parking spaces
 B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Complies

Complies with (d) (i) as follows:

There are 4 car parking spaces on the site. The floor area is 128.22m² and one employee is proposed. Service Industry use requires 1 space per 80m² of floor area or 2 spaces per 3 employees, whichever is greater hence 2 spaces are required.

Hotel Industry use requires 1 space per 20m² of floor area available to the public, hence 7 spaces were required.

The number of car parking spaces for a hotel is greater than a number of car parking spaces required by the proposed use.

C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.

No applicable

The facilities are already constructed.

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Not applicable

The parking areas area existing.

C6.0 Local Historic Heritage Code

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

C6.1.2 This code does not apply to Aboriginal heritage values.

Not applicable

The code does not apply to use and signs are exempt from the code.

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

EXTERIOR LIGHTING

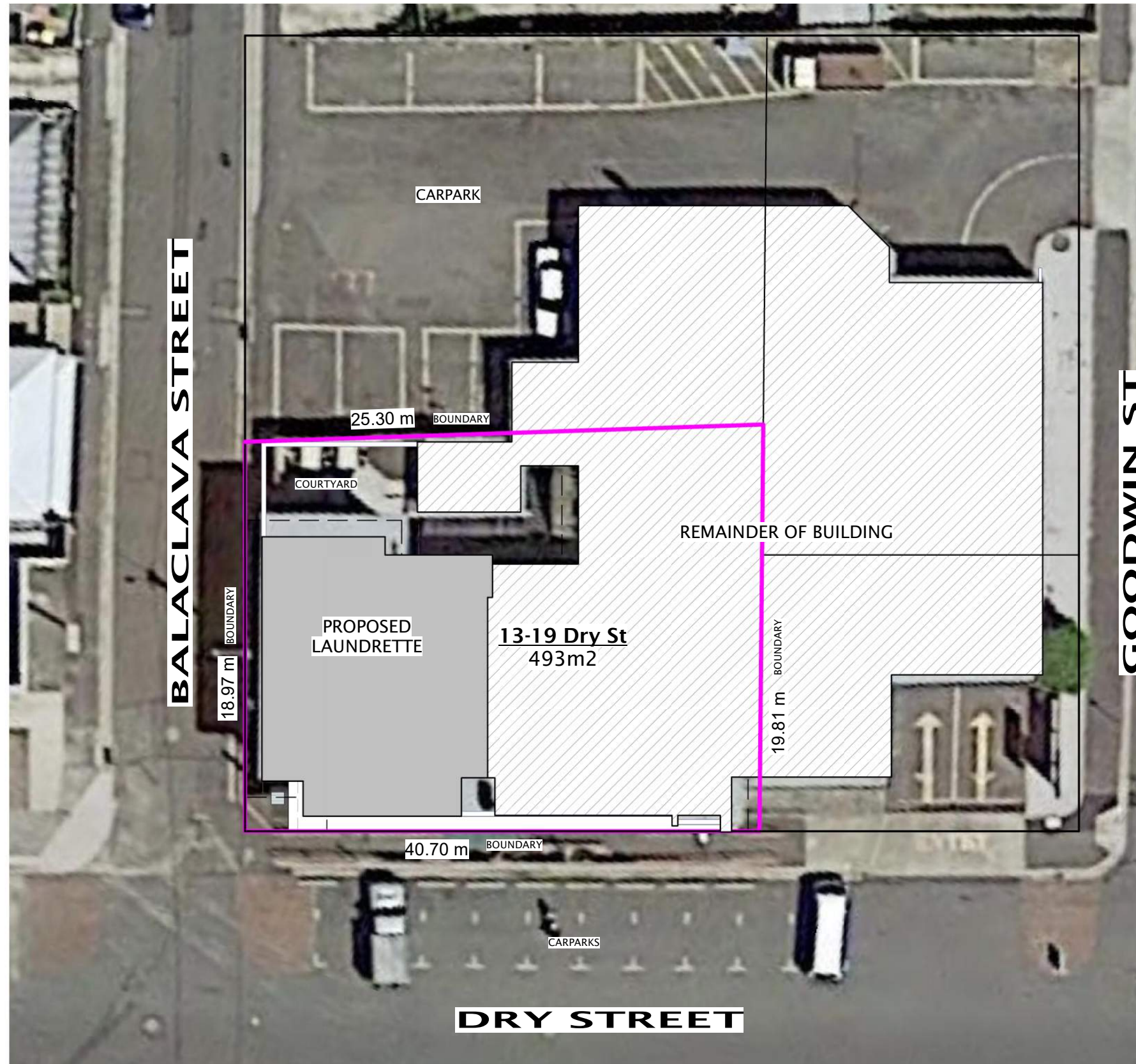
Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

SITWORKS

1. Site to be prepared in accordance with engineers or surveyors report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with BCA part 3.1.1 and AS2870.
4. Drainage works to be in accordance with BCA part 3.1.3 and AS3500.3.2.
5. Surface drainage —finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.

CONTOURS

No contours indicate no / minimal falls.



Planning Approval A3

170 Abbott Street
Launceston, Newstead,
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www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CC886J

3	06.03.23	Planning Approval
2	28.02.23	concept # 2
1	24.01.23	Concept # 1

No.	Date	Description
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Project :
**Proposed Laundrette
Lower Floor 13-19 Dry St,
Invermay, TAS. 7250**

Client :
Ben Dhanaraj

Drawing Title :
Site Plan

Scale : 1 : 200

Starting Date : 23.01.23

Plot Date : 24/03/2023
9:08:44 AM

Project No. **020123** Drawing No. **4 / 8**

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NOTES:
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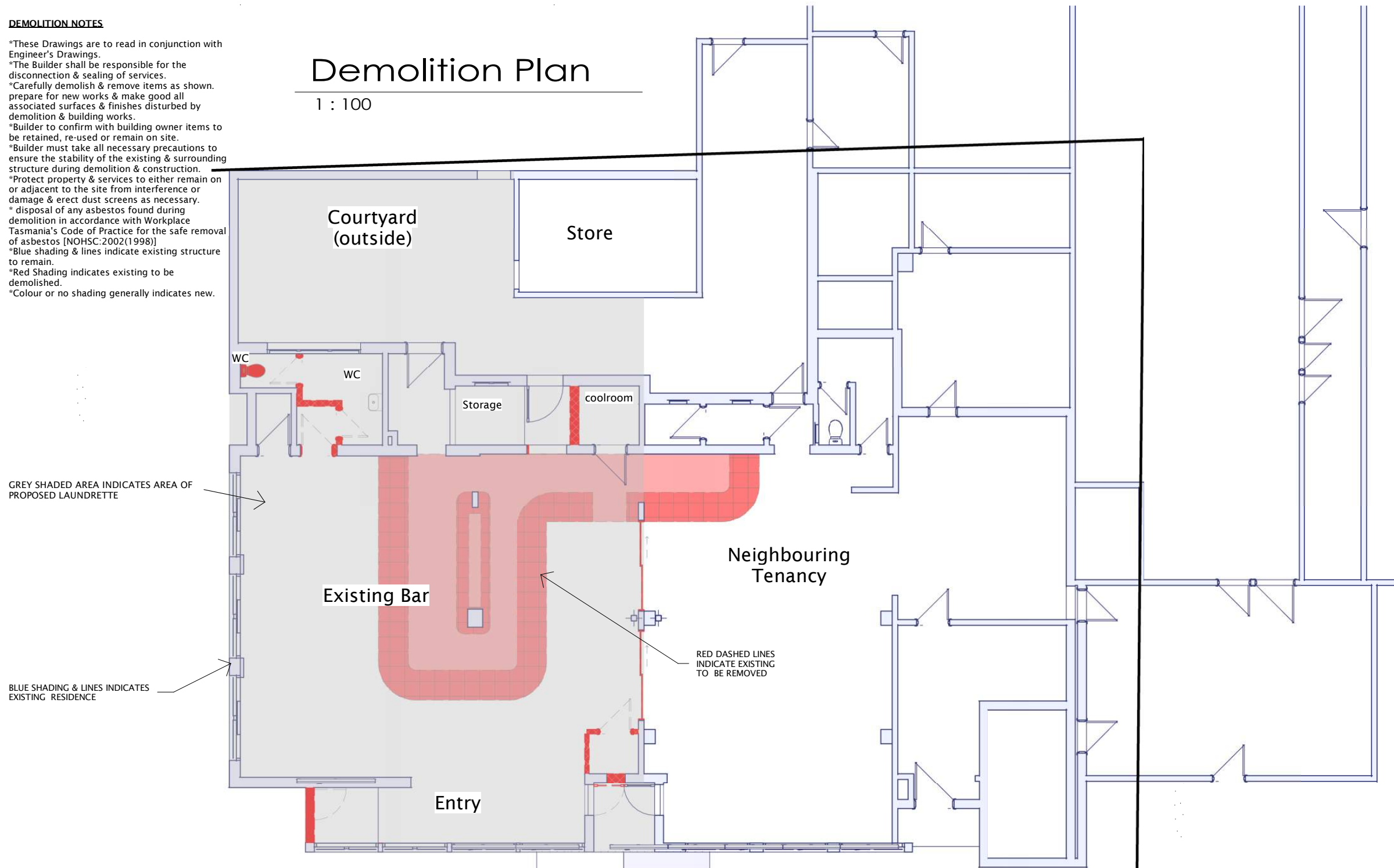
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DEMOLITION NOTES

- *These Drawings are to read in conjunction with Engineer's Drawings.
- *The Builder shall be responsible for the disconnection & sealing of services.
- *Carefully demolish & remove items as shown. prepare for new works & make good all associated surfaces & finishes disturbed by demolition & building works.
- *Builder to confirm with building owner items to be retained, re-used or remain on site.
- *Builder must take all necessary precautions to ensure the stability of the existing & surrounding structure during demolition & construction.
- *Protect property & services to either remain on or adjacent to the site from interference or damage & erect dust screens as necessary.
- *disposal of any asbestos found during demolition in accordance with Workplace Tasmania's Code of Practice for the safe removal of asbestos [NOHSC:2002(1998)]
- *Blue shading & lines indicate existing structure to remain.
- *Red Shading indicates existing to be demolished.
- *Colour or no shading generally indicates new.

Demolition Plan

1 : 100



GREY SHADED AREA INDICATES AREA OF PROPOSED LAUNDRETTE

BLUE SHADING & LINES INDICATES EXISTING RESIDENCE

RED DASHED LINES INDICATE EXISTING TO BE REMOVED



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Rental Areas.

Name	Area
Rental Area	128.22 m ²
	128.22 m ²

No.	Date	Description
3	06.03.23	Planning Approval
2	28.02.23	concept # 2
1	24.01.23	concept # 1

Planning Approval A3



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Project :
Proposed Laundrette
Lower Floor 13-19 Dry St,
Invermay, TAS. 7250

Drawing Title :
Demolition Plan

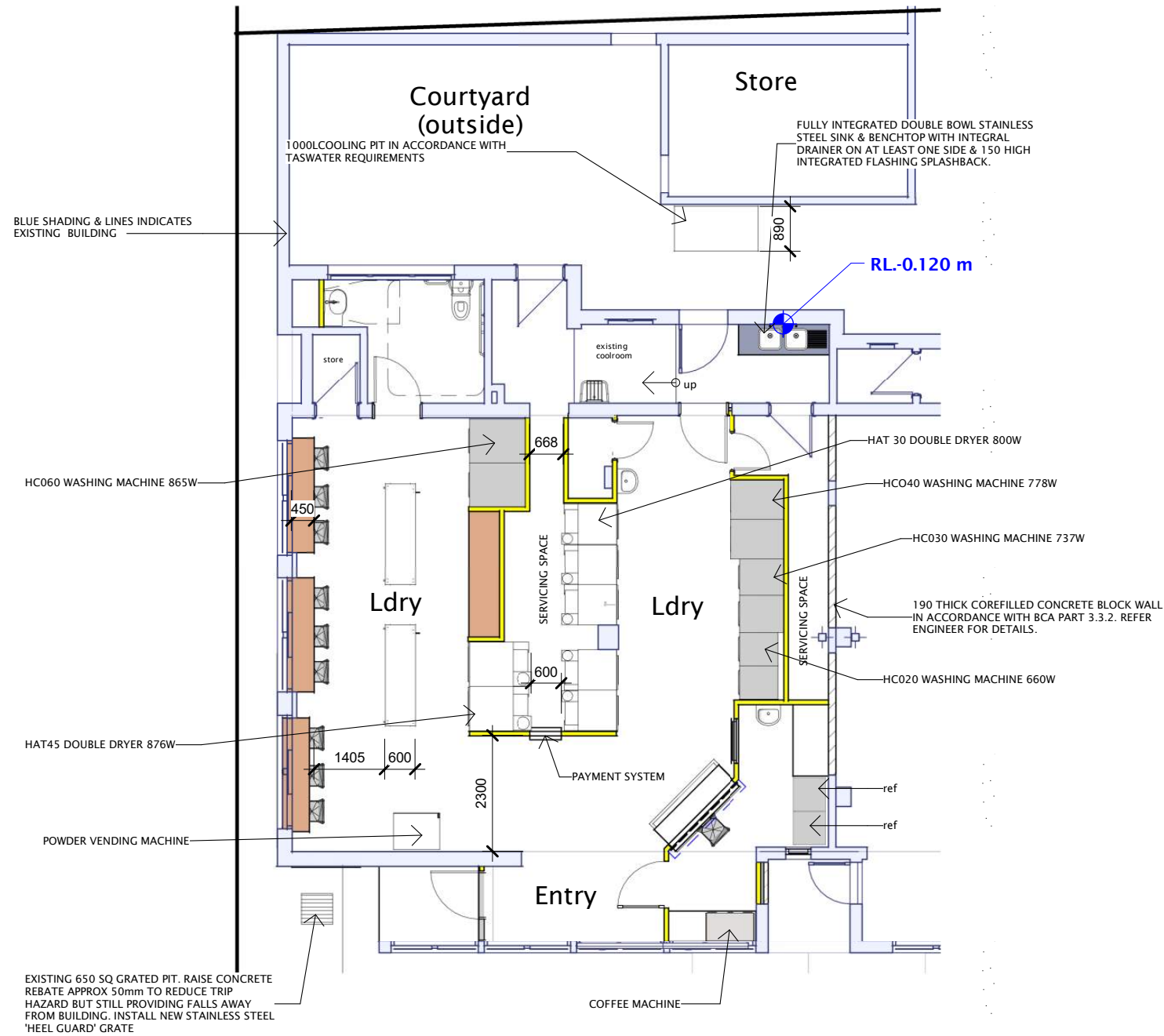
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Ben Dhanaraj

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Plot Date : 24/03/2023
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Project No. Drawing No.
020123 5 / 8

Document Set ID: 4889005
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NOTES:
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Floor Plan

1 : 100

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Planning Approval A3

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Rental Areas.

Name	Area
Rental Area	128.22 m ² 128.22 m ²

3	06.03.23	Planning Approval
2	28.02.23	concept # 2
1	24.01.23	Concept # 1

No.	Date	Description
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Project :
**Proposed Laundrette
Lower Floor 13-19 Dry St,
Invermay, TAS. 7250**

Client :
Ben Dhanaraj

Drawing Title :
Floor Plan

Scale : 1 : 100

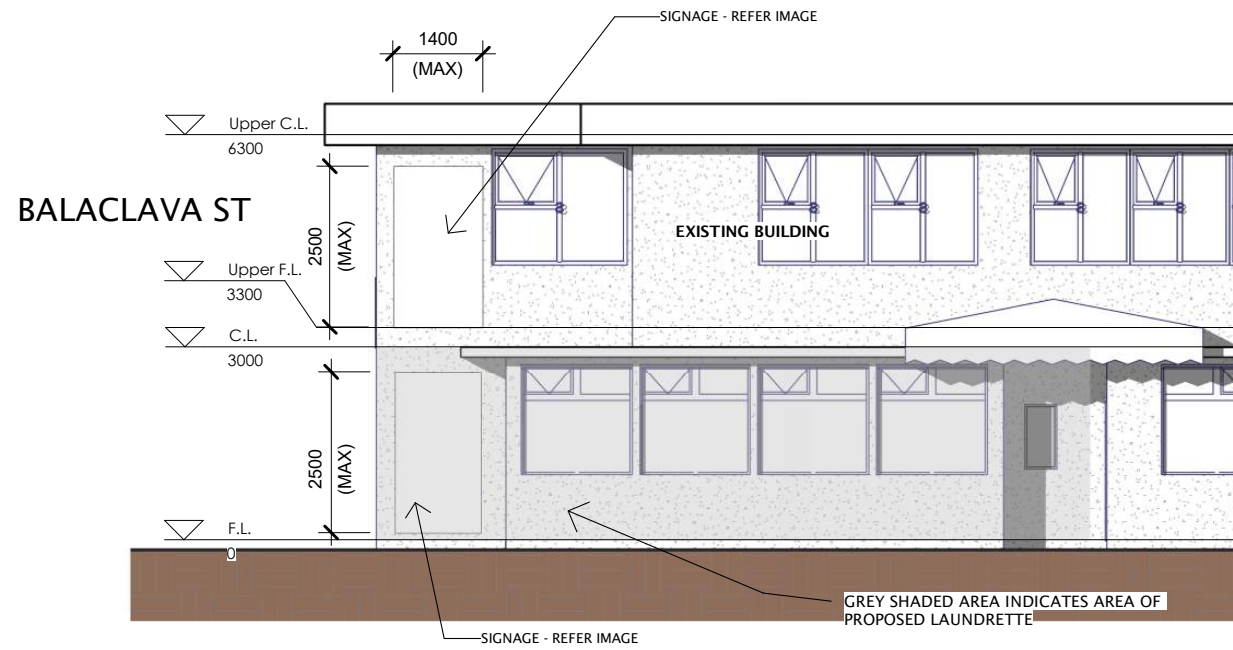
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Plot Date : 24/03/2023
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Project No.	Drawing No.
020123	6 / 8

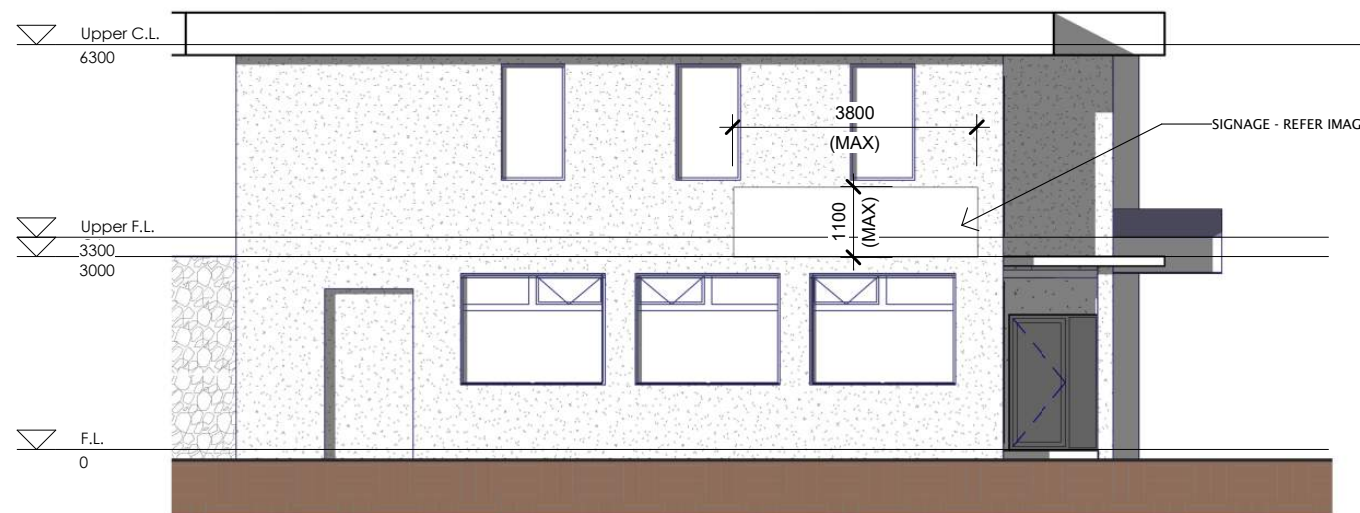
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North Elevation

1 : 100



East Elevation

1 : 100


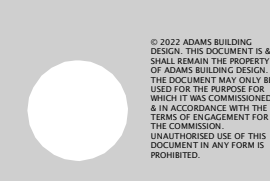
DRY STREET

<p>170 Abbott Street Launceston, Newslead, TAS 7250. M : 0411 294 351 E : leigh@abd.com.au www.adamsbuildingdesign.com.au ABN 71 048 418 121 acc. # CC886j</p>	<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>3</td> <td>06.03.23</td> <td>Planning Approval</td> </tr> <tr> <td>2</td> <td>28.02.23</td> <td>concept # 2</td> </tr> <tr> <td>1</td> <td>24.01.23</td> <td>Concept # 1</td> </tr> </table>	No.	Date	Description	3	06.03.23	Planning Approval	2	28.02.23	concept # 2	1	24.01.23	Concept # 1	<p>Planning Approval A3</p> <p>© 2022 ADAMS BUILDING DESIGN. THIS DOCUMENT IS & SHALL REMAIN THE PROPERTY OF ADAMS BUILDING DESIGN. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.</p>	<p>Project :</p> <p>Proposed Laundrette Lower Floor 13-19 Dry St, Invermay, TAS. 7250</p>	<p>Drawing Title :</p> <p>Elevations (sheet 1)</p>	<p>Scale : 1 : 100</p> <p>Starting Date : 23.01.23</p> <p>Plot Date : 24/03/2023 9:08:48 AM</p>	<p>Client :</p> <p>Ben Dhanaraj</p>	<p>Project No.</p> <p>020123</p>	<p>Drawing No.</p> <p>7 / 8</p>
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3	06.03.23	Planning Approval																		
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-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

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 <p>170 Abbott Street Launceston, Newstead, TAS 7250. M : 0411 294 351 E : leigh@abd.com.au www.adamsbuildingdesign.com.au ABN 71 048 418 121 acc. # CC886J</p>	<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>3</td> <td>06.03.23</td> <td>Planning Approval</td> </tr> <tr> <td>2</td> <td>28.02.23</td> <td>concept # 2</td> </tr> <tr> <td>1</td> <td>24.01.23</td> <td>Concept # 1</td> </tr> </table>	No.	Date	Description	3	06.03.23	Planning Approval	2	28.02.23	concept # 2	1	24.01.23	Concept # 1	<p>Planning Approval A3</p> 	<p>Project : Proposed Laundrette Lower Floor 13-19 Dry St, Invermay, TAS. 7250</p>	<p>Drawing Title : 3D Views</p> <p>Client : Ben Dhanaraj</p>	<p>Scale :</p>
		No.	Date	Description													
3	06.03.23	Planning Approval															
2	28.02.23	concept # 2															
1	24.01.23	Concept # 1															
<p>Starting Date : 23.01.23</p> <p>Plot Date : 24/03/2023 9:08:51 AM</p>																	

Project No.	Drawing No.
020123	8 / 8



Planning Compliance Report

Monday, 20 March 2023

Addressing Tasmanian Planning Provisions

[Launceston City Council](#)

Proposed Outdoor Shelter

[13- 19 Dry Street Invermay, Launceston, TAS](#)

Client

[Ben Dhanaraj](#)

Zone: [17.0 Commercial Zone](#)

Planning Overlay: [Local Historic Heritage Code, & Safeguarding Airports Code. Invermay/Inveresk flood inundation specific area plan \(management unit 5 - Invermay road commercial\).](#)

A: 170 Abbott Street, Newstead, Launceston, TAS. 7250 M: 0411 294 351 E: leigh@adamsbuildingdesign.com.au

W : www.adamsbuildingdesign.com.au

Document Set ID: 4867875
Version: 1, Version Date: 21/03/2023

Introduction

This report aims to demonstrate compliance with relevant planning standards for Proposed Laundrette at [13- 19 Dry Street Invermay, Launceston, TAS.](#)

The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme Provisions, with amendments, and address all scheme standards applicable to this development. This report is based on proposed development works to be carried out, completed and maintained by the applicant & owner. The proposed development relies on Performance Criteria to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Details

The proposal comprises the change of use from a Hotel to a Laundrette. No changes are proposed to the outside of the building except for signage as indicated on Elevations.

Proposed Use Class: [Service Industry](#)

Building Areas		
Name	Area	Building Squares
Rental Area	128.22 m ²	13.79
	128.22 m ²	13.79

Site areas	
Name	Area
Site	493.00 m ²

Applicable Planning Standards & Codes

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

[17.0 Commercial Zone](#)

[C1.0 Signs Code](#)

[C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts](#)

[LAU-S10.7.2 Flood impact](#)

[LAU-C6.0 Local Historic Heritage Code](#)

All Zone standards & codes that are not applicable (N/A) or are compliant with the acceptable solutions have not been listed.

Tasmanian Planning Scheme Considerations

Zones

17.0 Commercial Zone

17.3 Use Standards

17.3.1 All uses

Objective:	
That uses do not cause an unreasonable loss of residential amenity to residential zones.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>

Response:

The subject site is approximately 10m away from a General residential zone to the Southeast. The proposed hours of operation will be between 7am & 11PM Monday to Friday. This does not comply with the acceptable solutions. However the extended hours of operation will not cause an unreasonable loss of amenity to the residential zone having regard to:

- a) The timing, duration & extent of vehicle movements for the Laundrette are likely to be heaviest between 8am & 9PM Monday to Friday & public holidays with very light traffic movements between 9PM & 11PM
- b) Similarly, the facility is anticipated to be used mostly between 8am & 9PM. Noise emissions will be well insulated within the building envelope with all mechanical infrastructure including air extraction to be within the walls of the existing building. Lighting for the facility will be less than the lighting previously required for the hotel. Lighting intensity will remain the same levels during operating hours whenever artificial lighting is required. Exterior lighting to illuminate on-site pathways & carparking areas will be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

Codes

C1.0 Signs Code

C1.6 Development Standards for Buildings and Works

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

<p>Objective: That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:</p> <p>(a) be not more than 0.2m²;</p> <p>(b) not be an illuminated sign; and</p> <p>(c) there must be not more than 1 sign per site.</p>	<p>P1</p> <p>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local historic heritage significance of the place or precinct, having regard to:</p> <p>(a) placement to allow the architectural details of the building to remain prominent;</p> <p>(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;</p> <p>(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;</p> <p>(d) any domination or obscuring of any historic signs forming an integral part of a building’s architectural detailing or local historic heritage significance;</p> <p>(e) using fixtures that do not and are not likely to damage building fabric;</p> <p>(f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and</p> <p>(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.</p>

Response:

The proposed new colour scheme & ‘wall signage’ is non-Illuminated (b) but does not comply with a & c in the acceptable solutions. The signage is located in such a manner that it does not have an unacceptable impact on the local historic heritage significance of the place having regard to:

- a) Placement allows for the architectural details of the building to remain prominent (refer image, signage is flush with wall which does not detract from the existing building architectural details.)
- b) The size & design have no negative impact on the local historic heritage significance.
- c) N/A

- d) N/A
- e) Fixtures will include silicone based adhesive & small masonry anchors which are not likely to damage the building fabric.
- f) Compliant
- g) Non illuminated signage



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p. 03 6334 3319
41 Cameron Street | P.O. Box 2132 | Launceston TAS 7250
www.zesttas.com.au

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Submission to Planning Authority Notice

Council Planning Permit No.	DA0113/2023	Council notice date	21/03/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00366-LCC	Date of response	27/03/2023
TasWater Contact	Jake Walley Karen Triffett (Trade Waste)	Phone No.	0467 625 805 0439 492 314
Response issued to			
Council name	CITY OF LAUNCESTON		
Contact details	Planning.Admin@launceston.tas.gov.au		
Development details			
Address	13-19 DRY ST, INVERMAY	Property ID (PID)	6554952
Description of development	Change of use to a laundrette, and new signs		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Adams Building Design	020123 Sheet 3 Site Drainage Plan	3	06/03/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>WATER HAMMER</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show how the design for the developments water services proposes to limit the causes of water hammer. <i>Advice: The design should be such that water hammer is either eliminated or minimised in the system design rather than relying on water hammer arrestors.</i> <p>TRADE WASTE</p> <ol style="list-style-type: none"> 5. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 6. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 7. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade 			



Waste Consent

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater.

- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.

- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.



Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

From: "Erin khan" [REDACTED]
Sent: Thu, 13 Apr 2023 09:47:47 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Development Application 0113/2023
Attachments: Laundromat Representation.docx

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi

Please find attached a written representation regarding Development Application 0113/2023, proposed Laundrette/Laundromat at 13-19 Dry Street, Inveresk for your review and consideration.

Can you please confirm that you have received this document, thank you

If you have any questions please don't hesitate to contact me on [REDACTED]

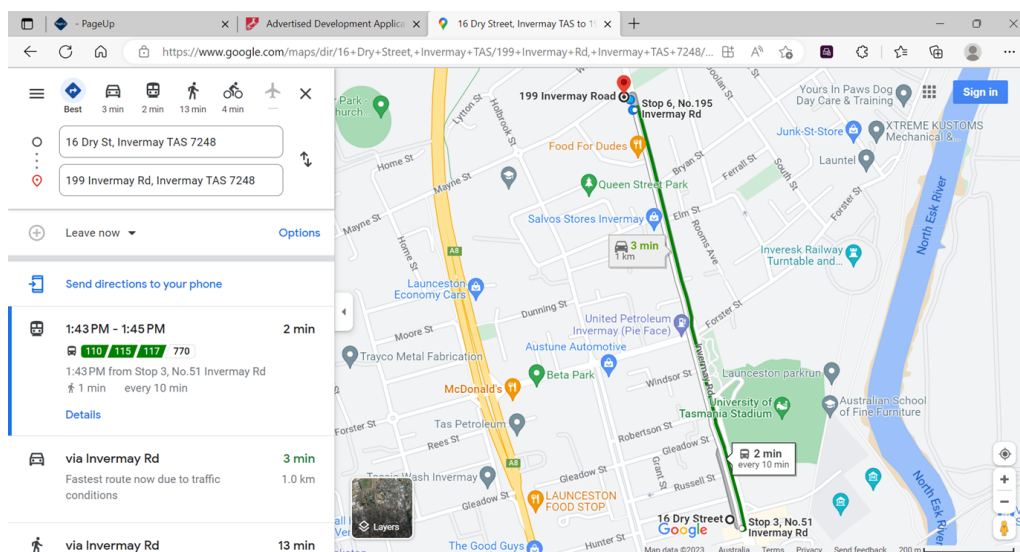
Kind regards

Erin Khan

To whom it may concern

I wish to lodge a representation to the proposed laundromat at 16-18 Dry Street, Inveresk (Ref: DA 0113/2023).

I am one of the current owner/operators of Wash and WiFi Laundromat on 199 Invermay Road, Invermay. We are a Tasmania owned and operated family business only one kilometre away from the proposed location. See google map below.



We have been operating our business since opening in February 2016 and we know the industry well. We have several concerns not only for the viability of our small business but concerns for the residents in the area which they may not be aware of.

Not only will there be an increase in traffic and noise but also from other emissions from the dryer filters, which will float as a dust to neighbouring properties. We regularly maintain our dryer outlets of which we have three, but as this proposed business is twice/three times the size of our operation, the emission from these will be sizeable and will spread to neighbouring properties.

Given this laundromat will be on the ground floor of a two-story building, how will the dryers be vented, if not able to be through the roof? The only other option being to vent through the wall, which will alter the building façade and lower the drop/collection area of the dryer emissions, which wouldn't be suitable for neighbouring residents. Although from the plans I am unable to see how the dryers could be vented through the wall due to the placement of them in the middle of the floor plan. In addition to venting the dryer into the external atmosphere, additional air intake is required, has this been considered as I am unable to see where this is possible on the plans.

The dryers must be vented into the external atmosphere otherwise it creates a fire hazard which poses not only a threat to neighbouring residents but a significant risk to the adjoining tenancies.

We do not believe that either the acceptable solutions or the performance criteria of the Commercial Zone Code have been adequately addressed and that the proposed laundromat could therefore present an unacceptable loss of amenity to the surrounding residents.

The owner of the building and the additional tenancies will find it difficult to insure their businesses if the laundromat is to open and due to their proximity to a residential area, the neighbouring residents will notice a substantial increase in their premiums as “laundromats” are considered high risk. We have firsthand experience in this regard.

The increase in water usage will be significant, has additional work been undertaken on the existing TasWater infrastructure to handle the increase in storm water and water intake. This is another risk to surrounding residents as this area is prone to flooding.

In our opinion, this building and location are not suitable to house a laundromat.

In addition to the above significant risks to residents and the building’s integrity, we are concerned about the significant similarities to our signage, colour and branding. I have attached a photo outlining our current signage for your information.





You will notice with our floor plan picture that we have an open layout which discourages unwanted behaviour and eliminates “hidey holes” where this behaviour occurs.

As a resident of the area and based on our experience I am also concerned the floor plan provides too many areas or “hidey holes” which would promote unwanted behaviour, such as drug deals and sexual misconduct, increasing the risk to residents in the surrounding houses, potential customers of the facility and employees of the attached tenancies.

Please feel free to contact me on [REDACTED] if you have any questions

Kind regards

Erin Khan

13 April 2023

From: "Tracey Scott" [REDACTED]
Sent: Thu, 13 Apr 2023 16:14:27 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: RESPONSE TO APPLICATION NO DA01132023
Attachments: RESPONSE TO APPLICATION NO DA01132023.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Talk soon

T.
[REDACTED]

Hello,

I am writing to express concerns with the following application, please see below.

APPLICATION NO:
DA0113/2023

APPLICANT:
Adams Building Design

LOCATION:
13-19 Dry Street, Invermay

PROPOSAL:
Service Industry - Change of use to a laundrette, and new signs

Review of response

- loss of residential amenities in a residential zone
- Signage - not in line with the heritage standard size has a negative impact
- Operation Time
- Movement and noise control

Response

17.0 commercial zone
Response;

11pm is excessive, 2 hours after the standard site operating times within 50m of a residential zone. This will increase movement and raise noise levels within this area.

Operation times outside the standard range, will impact greatly with the loss of residential amenities in this residential zone, for example, limiting parking availability in both Balaclava street, Dry street and Goodwin street for resident use.

Many properties in this heritage zone do not have on-site parking and with many properties housing multiple vehicles the streets are already hard to access parking, with many of the residents having to park in different streets after hours.

C1.0 Signage Codes
Response;

The signage has an unacceptable impact on the local historical heritage significance, with bold colours used and modern typeface.

None of the areas of placement for signage are inline with traditional uses of advertising with little effort or thought put into the development of the branding.

Regards
T & S Williams

10. ANNOUNCEMENTS BY THE MAYOR

10.1. Mayor's Announcements

FILE NO: SF2375

Thursday 20 April 2023

- Participated in a tour of Launceston Tramway Museum, Inveresk

Sunday 23 April 2023

- Attended the AFL President's Function, Hawthorn versus Adelaide at the University of Tasmania Stadium

Monday 24 April 2023

- Hosted a Civic function to welcome HMAS Launceston Ship's Company to Launceston

Tuesday 25 April 2023

- Officiated at the ANZAC Day service, Launceston Cenotaph
- Layed a wreath at ANZAC Day service, Nunamara

Friday 28 April 2023

- Attended the Local Government Association of Tasmania's Professional Development Training, Devonport
- Attended the Trevallyn Bowls and Community Club presentation dinner (represented by Councillor Dr George Razay)

Monday 1 May 2023

- Participated in a site visit to the Australian Maritime College, Newnham

Wednesday 3 May 2023

- Attended the Northern Tasmanian Development Corporation Regional Collaboration Forum
 - Attended the Red Shield Appeal 2023 launch
 - Attended *School of Rock* by St Patrick's College at the Princess Theatre
-

11. COUNCILLORS' REPORTS

(This item provides an opportunity for Councillors to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended).

12. QUESTIONS BY COUNCILLORS

12.1. Councillors' Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).

12.1.1. Councillors Questions on Notice - Councillor D H McKenzie - Flexibility of Payment Options

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following question, asked at the Council Meeting on 20 April 2023 by Councillor D H McKenzie, has been answered by Leanne Purchase (Acting Manager Organisational Services Network).

Questions:

1. What are the options available to the community with regards to flexibility of payment options?

Response:

The City of Launceston accepts cash, cheque, money order, credit card and debit card as forms of payment. Payment services such as BPAY and Post Billpay are available to customers who do not wish to contact the Council by telephone, in person or post. Some fees and charges (eg. parking infringements) cannot be paid via BPAY because of limitations relating to increases in infringements (due to lateness of payment) that can only be factored in through the Council's online payments module. Payments, such as Building Applications and Development Applications, are required to be paid through the Council's online payment module due to the timing constraints around when payment is received and when the application is due to be completed by.

Direct deposit is not currently promoted as an option for payment because transactions cannot be reconciled if paid directly into the Council's bank account due to the sheer volume of payments requiring reconciliation.

12.2. Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions Without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting).

13. NOTICES OF MOTION

Local Government (Meeting Procedures) Regulations 2015 - Regulation 16(5)

13.1. Notice of Motion - Councillor A E Dawkins - Financial Support for Veterinary Practices Treating Injured Wildlife

FILE NO: SF5547

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a Notice of Motion submitted by Councillor A E Dawkins regarding financial support for veterinary practices treating injured wildlife.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2015 - Regulation 16(5)

RECOMMENDATION:

That Council requests the Chief Executive Officer to:

1. modify the Draft Council 2023/2024 Fees and Charges to set a \$0 fee at the Launceston Waste Centre for veterinary services to drop off native animals that are killed on our roads; and
 2. investigate other measures available to City of Launceston to reduce the financial impost on veterinary practices tasked with treating sick and injured wildlife.
-

REPORT:

Members of the community regularly approach veterinary practices for their expertise with injured or ill wildlife found on properties, on roads or in public spaces. The estimated number of native animals killed on our roads is half a million, the number injured or suffering from illnesses is unknown. Taking data from Tasmania's primary rescue facility, Bonorong, an average of 30 sick or injured animals per day in summer and 20 per day in winter are brought into the facility or delivered to someone in the network of carers. Whilst the state government has a strategy to assist the rehabilitation of native animals, the sector have indicated that the financial support falls short.

Councils, like City of Launceston, are recognising the need for additional support for vets willing to volunteer to assess native animals, often euthanising to alleviate suffering.

The City of Launceston's officers could investigate where veterinary practices and the Council's activities intersect and offer financial support by communicating with the Tasmanian AVA, or individual vet practice managers, in line with community expectations.

However, given that I am aware that a large part of the cost to veterinary services for the management of euthanised native animals is associated with the fees to appropriately dispose of a deceased animal, it is suggested that the Council's initial approach might be to set a \$0 fee at the Launceston Waste Centre for the receipt of native animals killed on our roads.

OFFICER COMMENTS:

Leanne Purchase (Acting General Manager Organisational Services Network)

The City of Launceston's proposed 2023/2024 Fees and Charges are being considered by Council later in this Agenda (Agenda Item 16.2 - Fees and Charges 2023/2024). Should this motion be supported, a revised Recommendation will be presented to Council in relation to the 2023/2024 Fees and Charges that will provide for a \$0 fee at the Launceston Waste Centre for veterinary services to dispose of native animals that are killed on the roads.

The Council's Officers will investigate and report back to Council at a future Meeting on other measures that the City of Launceston may wish to make available to veterinary practices that treat sick and injured wildlife.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.

BUDGET AND FINANCIAL IMPLICATIONS:

In relation to 2023/2024 Fees and Charges and if the \$0 fee is ultimately adopted by Council, reporting on the take-up of this measure will form part of the City of Launceston's regular financial reporting to Council.

DISCLOSURE OF INTERESTS:

The Author and Chief Executive Officer have no interests to declare in this matter.

ATTACHMENTS:

1. Notice of Motion - Councillor A E Dawkins - Financial Support for Veterinary Practices Treating Injured Animals [**13.1.1** - 2 pages]

CITY OF LAUNCESTON

MEMORANDUM

FILE NO: SF5547 / SF0634

DATE: AD
24 April 2023

TO: Michael Stretton Chief Executive Officer

c.c. Committee Clerks

FROM: Andrea Dawkins Councillor

**SUBJECT: Notice of Motion - Financial support for Veterinary Practises
treating injured wildlife**

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 4 May 2023.

Motion

That the Council request the Chief Executive Officer to:

1. Modify the draft Council 2023/24 fees and charges to set a \$0 fee at the Launceston Waste Centre for veterinary services to drop-off native animals that are killed on our roads; and
2. Investigate other measures available to City of Launceston to reduce the financial impost on veterinary practises tasked with treating sick and injured wildlife.

Background

Members of the community regularly approach veterinary practises for their expertise with injured or ill wildlife found on properties, on roads or in public spaces. The estimated number of native animals killed on our roads is half a million, the number injured or suffering from illnesses is unknown. Taking data from Tasmania's primary rescue facility, Bonorong, an average of 30 sick or injured animals per day in summer and 20 per day in winter are brought into the facility or delivered to someone in the network of carers. Whilst the state government has strategy to assist the rehabilitation of native animals, the sector have indicated that the financial support falls short.

Councils like City of Launceston are recognising the need for additional support for vets willing to volunteer to assess native animals, often euthanising to alleviate suffering.

City of Launceston officers could investigate where veterinary practises and council activities intersect and offer financial support by communicating with the Tasmanian AVA, or individual vet practise managers, in line with community expectations. However, given that I am aware that a large part of the cost to veterinary services for the management of euthanised native animals is associated with the fees to appropriately dispose of a deceased animal, it is suggested that the Council's initial approach might be to set a \$0 fee at the Launceston Waste Centre for the receipt of native animals killed on our roads.

CITY OF LAUNCESTON

MEMORANDUM

Attachments

N/A



Councillor Andrea Dawkins

14. COMMITTEE REPORTS

14.1. Tender Review Committee - 20 April 2023

FILE NO: SF0100/CD.050/2022

AUTHOR: Anthea Rooney (Council and Committees Officer)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Tender Review Committee.

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tender submitted by Benson's Landscaping for construction of play space for Tenzing Park, Contract No: CD.004/2023 at a cost of \$132,690 (exc. GST).

REPORT:

The Tender Review Committee Meeting, held on 20 April 2023, determined the following:

That the tender submitted by Benson's Landscaping for construction of play space for Tenzing Park, Contract No: CD.004/2023 at a cost of \$132,690 (exc. GST) be accepted.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The economic, environmental and social impacts of this project was considered during the development of the 2022/2023 budget.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.
 5. To maintain a financially sustainable organisation.
-

BUDGET AND FINANCIAL IMPLICATIONS:

Accommodation for this project is included in the 2022/2023 budget.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

14.2. Cultural Advisory Committee Meeting - 5 April 2023

FILE NO: SF7357

AUTHOR: Mengda Liu (Cultural Development Officer)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To receive a report from the Cultural Advisory Committee Meeting held on 5 April 2023.

RECOMMENDATION:

That Council receives the report from the Cultural Advisory Committee Meeting held on 5 April 2023.

REPORT:

Newly appointed Community Representatives Dr Abbey MacDonald and Amanda Shepherd introduced themselves to the Committee.

Shane Fitzgerald (General Manager Creative Arts and Cultural Services) provided an update on Queen Victoria Museum and Art Gallery's recent and upcoming programs. Mengda Liu (Cultural Place Development Officer) provided an update on the endorsement of the *Public Art Strategy 2023-2031* (the Strategy). The Committee discussed the prioritisation of actions within the Strategy, the process for de-commissioning public art, and budget allocation for the Strategy.

The Committee requested updates on projects which the Council's officers are working on, at future meetings.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

15. INFRASTRUCTURE AND ASSETS NETWORK

15.1. Albert Hall Renewal Project

FILE NO: SF6109

GENERAL MANAGER APPROVAL: Shane Eberhardt (Infrastructure and Assets Network)

DECISION STATEMENT:

To receive the project update for the Albert Hall Renewal Project.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 2 February 2023 - Albert Hall Update

Workshop - 30 March 2023 - Albert Hall

RECOMMENDATION:

That Council receives the project update for the Albert Hall Renewal Project.

REPORT:

Introduction

Following receipt of a \$10m commitment at the 2019 Federal election, the Council commenced work on the Albert Hall (the Hall) Renewal Project (the Project) to address many long-standing issues with the construction and operation of the Hall. Unfortunately, the project is one of a handful of projects which has been impacted by the COVID-19 Pandemic which took effect within Tasmania in early 2020. All projects that have *spanned* the Pandemic have experienced financial challenges as many factors combined to drive up the cost of development by some 30-40%, while driving down the availability of contractors. The Council's officers and Councillors have spent considerable time in reviewing and refining the project to ensure that the costs can be managed without compromising the achievement of the project objectives. Indeed, many of the projects that have spanned the pandemic have all required a combination of value management, re-scoping, re-financing and the like. Fortunately, the Council is coming to the end of this process and this project represents one of the last COVID-19 impacted projects that the Council must deliver. The purpose of this report is to provide Councillors with an update on the Project and to propose options to ensure its successful delivery.

Background to the Current Projects

The Project is a Launceston City Deal project with Federal funding of \$10m received from the Department of Infrastructure, Transport, Regional Development and Communications. An additional \$1m was sourced from the Local Roads and Community Infrastructure Program.

In conjunction with the Australian Government, the funding was agreed to be used *To establish a cultural destination for the communities of Northern Tasmania and to increase tourism to the region.* This is the agreed basis of the grant deed.

To provide a greater understanding of how the above statement is achieved, the Council agreed on a number of project objectives which were driven from engagement with stakeholders:

1. enhance the users' experience of the Albert Hall;
2. increase flexibility of the various spaces within the Albert Hall to allow more use (not to compete with other viable events spaces around Launceston);
3. retain the heritage significance of the Albert Hall; and
4. create a more sustainable asset for the City of Launceston.

In developing a suite of projects to meet the above objectives, a study was undertaken by Commercial Project Delivery (CPD) in 2020 (Attachment 1) which included:

- analysis of operating financials between 2017 and 2022;
- analysis of bookings between 2018 and 2021;
- workshops with the Council's officers, Councillors and the Access Advisory Committee;
- discussions and surveys with current and potential future users of the facility;
- discussions with the operator at the time; and
- obtaining professional advice.

Originally, Component 1 works for the Project were forecast to commence in the Albert Hall in July 2022. As the Albert Hall takes bookings up to three years in advance, advice needed to be given at the earliest opportunity (November 2021) as to when the works were likely to commence. Based on the forecast commencement dates, the Council was required to restrict bookings for this period to minimise future impacts to events in the space. The Component 1 works were tendered in preparation to commence as scheduled. However, no conforming tenders were received so works were not able to commence as scheduled.

Component 2 works were scheduled to start in September 2022, however, due to unprecedented market cost escalations a series of value management design works have been undertaken. These processes have resulted in further construction commencement delays.

TLA (the operators) ceased working out of the Albert Hall on 31 January 2022 following a commercial agreement with the City of Launceston.

Summary of Albert Hall History

The Albert Hall was a purpose-built facility to hold the Tasmanian Industrial Exhibition commencing in November 1881 for a total cost of almost £12,000. The Hall was designed by John Duncan for a fee of £25 and construction commenced in 1889 with the Mayor Samuel Sutton laying the foundation stone on 2 April 1890.

Construction was undertaken by J T Farmilo who had a timber and building yard located across the road from the site with J & T Gunn, a prominent local contractor as the principle sub-contractor. Jory and Campbell were a key source of materials for the project manufacturing and supplying 750,000 bricks. At the time of completion, the Albert Hall was the eleventh largest public hall in the world.

Since the Tasmanian Industrial Exhibition 1891-1892, the Hall has been a prominent building within the city streetscape and has been used for a multitude of events. These include church services, wool auctions, school balls, speech nights, university examinations, seasonal flower shows, exhibitions and many more.

The Hall has been used for a range of sporting events including snooker championships, boxing and wrestling contests, roller blading, badminton and local basketball. Charity and disaster relief has been another significant part of the Hall's history when it provided disaster relief for a severe flu epidemic and severe bushfires in the south of the State. Musical performance, dance and radio broadcasting have been undertaken right throughout the Hall's history as well as various political speeches and events.

In 1980, construction of the two-storey eastern wing was undertaken as an extension to the Hall and in 2010 the Launceston City Council approved a Development Application for an upgrade to the Hall that included construction of under stage dressing rooms, acoustic works, improved access facilities and general refurbishments. The aim of the redevelopment was to attract more national and international events and conferences.

A Conservation Management Plan was adopted by Council on 28 July 2022.

Project Components

The projects have been broken down into two components, upgrades to the Hall and upgrading of the eastern wing.

Component 1 - Improvement to Improve Useability of the Hall

Hall Upgrades

Heating in the Hall and adjoining facilities is ineffective and costly to operate. It is intended to update all mechanical systems to provide a more comfortable space in winter and summer.

Users identified difficulty with access to power and there are safety concerns in how power is used within the Hall for some events. It is proposed to install floor boxes with power and data in the main hall. WiFi is also intended to be supplied to provide a better user experience.

A significant cost identified of users is the requirement to hire in audio visual and lighting. It is intended to provide improved systems that are user friendly and considered a contemporary offering for this type of venue.

Other minor works in the Hall are:

- Roofing repairs - isolated repairs to address particular water ingress issues
- Internal fabric renewal - painting to main hall
- New site wayfinding signage
- Basic CCTV installation to main hall

John Duncan Room

The John Duncan room is currently leased on a short-term basis. However, challenges such as poor heating, lack of technology, difficult access and a generally unappealing dated feel, prevent the room from being used to its full capacity.

The aim of the work is to increase the usage of this space by:

1. Creating a desirable, comfortable space for short term hiring;
2. Providing a flexible space for a range of uses including:
 - (a) Corporate meetings;
 - (b) Presentations and performances;
 - (c) Dinners and small cocktail events;
3. Providing technological capabilities for the space to facilitate modern usage
4. Maintaining the heritage significance of the room.

Upgrade Western Vestibule and Offices

The Western Vestibule currently has spaces used as offices. The space could provide an attractive option for the Council to lease to a third party on commercial terms. However, building fabric issues are creating water damage and the area is currently unappealing.

The aim of this work is to create a space that would be an attractive office space for external parties to lease on a one - five year basis or support the operations of the Hall by:

1. creating a desirable, comfortable space to be leased medium to long term;
2. providing a functional space that would appeal to a range of small organisations or community groups on a commercial arrangement;
3. providing technological capabilities for the space to facilitate modern usage; and
4. maintaining the heritage significance of the room.

Upgrade Inclusive Access to Stage

Current inclusive access to the stage is via a stair lift that has been highlighted as difficult to use, embarrassing for users and unreliable. This often prevents wheelchair users and other physically impaired users of the Hall from accessing the stage at all. The aim of this work is to provide a more dignified, equitable and reliable means to access the stage for all users of the Hall. This may tie into access issues mentioned in the above portion of work. This work is ideally including with Component 2 of two of the works to ensure a holistic approach.

Eliminate Step Down in Level 1 Balcony

The level 1 balcony that surrounds the main hall is currently a split level to facilitate seating for two rows with vision of the stage. In reality two rows of seating are rarely used and the step creates a trip hazard and causes the balcony to be unusable in many cases. The key focus of this work is to:

1. Create a level floor for the entire width of the level 1 balcony;
2. Increase the height of the balustrade to make compliant;
3. Allow minimal disruption of sight to the stage from a seated position on the balcony.

Upgrade Eastern Basement Toilets

The toilets in the basement under the eastern wing are dated and unappealing. They do not provide a pleasant space for use by the public when attending events or using the café at the Hall. The aim of this work is to create a more comfortable user-friendly toilet space by:

1. upgrading fixtures and finishes in dated toilets;
2. new joinery and partitions;
3. fresh paint and lighting throughout;

Ideally these toilets could be addressed in Component 2 works to achieve a holistic approach.

Upgrade Under-Stage Dressing Rooms

The current under stage dressing rooms are dysfunctional small and cold. In addition, the only access is via the stage so no one can access or leave the rooms during a performance. The aim of this work is to provide a comfortable, functional space for performers to change and spend time during performances:

1. reconfigure rooms to allow more functional access between change areas and toilet/shower facilities;
2. update finishes and fixtures to make the dressing rooms an inviting comfortable space;
3. provide the ability to access and leave the rooms during a performance which will also create the opportunity to use other spaces in the hall as overflow dressing rooms;
4. provide *Disability Discrimination Act* (DDA) access to and facilities in the dressing rooms;
5. provide DDA access between the dressing rooms and the stage.

Component 2 - Renewal of the Eastern Wing

This package of works is a portion of the entire Albert Hall Renewal Project. Stakeholder engagement was used to develop the following design brief for this package in order to achieve the aims of the project brief:

1. Create a defined Main Entrance for the Hall that incorporates equal access to the Hall for all users including those with vision and hearing impediments.
2. Incorporate an adequately sized, functional foyer to the defined main entrance that includes a box office for event ticket sales. The space could double as an additional exhibition space if required.

3. Redesign the conference and café extensions to the eastern side of the Hall to create better heritage and strategic outcomes for the Hall.
4. Increase connection between the Albert Hall and City Park to promote synergy between the use of the Hall and the Park.
5. Improved loading dock functionality and adequate vehicle access for setting up of equipment for various events. The location of the existing adjacent substation and available budget meant external solution was not an option however internal modifications have been designed to improve the useability of the building.
6. Provide flexibility of operations between Hall functions and Café by providing: a. Standalone basic Kitchen facilities for the Café; and b. Separate space for heating and plating of food for Hall functions that has adequate space and provision for services to be seamlessly converted to a commercial kitchen by future operator if desired.
7. Provide the use of modern technology throughout the redeveloped space that would be reasonably expected for modern day professional spaces.
8. Improve operational and environmental sustainability of the Hall and its facilities.
9. Redevelopment should complement and provide flexibility for the current uses of the Hall with the addition of larger touring shows such as comedy, music and other performances.
10. Options for providing DDA accessible stage and DDA accessible toilets.

Project Progress

This section provides an overview of key tasks undertaken to date.

Component 1 - Hall Improvements

- Scope of work, design and budget is currently set;
- Works went to tender but the process was unsuccessful;
- The lack of contractors able to meet the Code for the Tendering and Performance of Building Work 2016 and accredited under the Australian Government Building and Construction WHS Accreditation Scheme was considered a major contributor to the procurement process.

Discussions were had with the market to understand the limited interest in these scopes and the key drivers were found to be:

- Very few qualified contractors in Tasmania;
 - Tasmania is currently experiencing a huge over supply of work; and
 - The works packages were relatively small and therefore not attractive to qualified contractors who had a significant amount of other work.
- These items are now waiting to be priced by the current Early Contractor Advice (ECA) contractor should they be successful with their Main Works Proposal and opportunities to adjust the deed requirements are being negotiated.

Component 2 - Eastern Extension Renewal

- Various value management opportunities were investigated and incorporated into the work to ensure the City of Launceston is achieving the best value for money on the project;
- Land Use Planning approval has been obtained;
- An Early Contractor Advice Tender was undertaken throughout September and October in order to find a contractor to engage on the project. The tender was open and advertised publicly;
- The successful tenderer, Shape Australia has completed work with the design team to finish documentation and provide advice on cost, buildability, risk and program as the documentation was being finalised;
- Final documentation has been priced by a quantity surveyor; and
- The successful contractor has submitted a Main Works Proposal containing a Guaranteed Maximum Price to complete the Component 2 works. The Council has requested this price be reviewed.

Progress against the Federal Government funding deed milestones are provided in the Table below:

Milestone	Target Works	Status
November 2022	Component 1 Design complete. Tender for works closed. Component 2 Development approval received. Early contractor advice construction tender awarded. Building and plumbing approval documentation complete.	Complete Complete
March 2023	Component 2 Construction Main Work Proposal submitted. Value management works complete Final tender signoff to Council.	Main Works Proposal has been submitted but Council has requested the contractor review. Value management complete Sign off of the contract is likely to be delay to between May to June 2023
August 2023	Component 1 Contract for construction awarded. Component 2 Works commenced.	On track May be delayed by a month

Milestone	Target Works	Status
February 2024	Component 1 Works complete.	On track
	Component 2 Construction 60% complete.	Needs review once construction contract is awarded
July 2024	All works complete	Will likely be delayed by a few months

Although the targets in the Deed for Component 1 works are on track, the construction programs intended that these works commence late 2022. These works have been tendered, however, there were no tenders received. A key constraint is that contractors are required to meet Australian Government safety certification of which there are very few in the local market.

Alternative strategies being considered are:

- Progression of these works alongside component 2 works; or
- Variation of the funding Deed to allow alternative funding to deliver these works and, Therefore, removing the need for the safety certification.

Component 2 works have now been tendered and an ECA contract has been awarded. As part of the contractual model, the successful contractor needs to submit a Main Works Proposal which the Council will then decide to accept or re-tender the works. Given the current difficulties in obtaining builders, an extension of time has been provided to the contractor. The contractor has submitted the Main Works Proposal, however, the Council believes there are parts of this proposal that do not reflect good value and have provided an additional four weeks for the contractor to revise their pricing. If the revised proposal is not considered value for money, then the works will go to market as a lump sum contract.

Key Project Risks

This section outlines the key project risks identified that are specific and current. These are in addition to the general day to day risks of a project of this nature such as managing program and budget. The identified key projects risks are as follows:

- Market Price Escalation and Availability of Contractor Resources - 2021, 2022 and the start of 2023 has seen unprecedented building price escalation. This has caused significant impacts on the project budget as mentioned previously in the report.

Although the risk is being worked through, further significant increases are expected for the next 12 months through 2023 which will continue to pose a risk until a contractor is engaged.

The project team has undertaken an alternate procurement method (Early Contractor Engagement) to bring the contractor engagement forward and lock in resources as the Tasmanian market is currently saturated. This procurement model has result in good outcomes for value management and buildability of the documentation, however, this process will likely deliver a price in excess of the budget.

- Stakeholder and Community Endorsement of work not achieved - Considerable stakeholder engagement has been undertaken to date to mitigate this risk as much as possible. The risk of public endorsement has now been minimised as planning approval for the project has been granted. However, the risk still remains, and ongoing stakeholder engagement will be extremely important as the project progresses. This is particularly relevant as construction works have not progressed as expected and the hall is sitting empty.

Financials

The current budget for the project is \$11m.

Table 2 - Current Estimated Expenditure

Component 1 works*	\$1.7m
Component 2	\$7.7m
- Design, consulting and approval fees	\$0.9m
- Contingency	\$0.7m
Total	\$11m

* Component 1 - Note that it does not include upgrade of basement toilets or stage access as it is currently included in Component 2 works.

At this stage the Council has not committed any funding to the project aside from the considerable officer time and resources which have been committed to its management. As previously mentioned, it is considered likely that despite the value management that will occur, the early contractor engagement procurement process will derive an outcome which is greater than the current project budget and it will be necessary for the Council to consider the provision of funding to ensure that the project outcomes can be realised, rather than a compromised outcome. The provision of funding from the Council is also likely to provide the flexibility to address the difficulties associated with the Australian Government's requirements for contractors to be poses Australian Government Building and Construction WHS Accreditation.

The Council is currently finalising its 2023/2024 budget and there is financial capacity to include a funding allocation to meet the anticipated budget shortfall for the project. The range to be considered is between \$4.3m to \$6.4m, with a final figure to be determined by the contractor engagement procurement process.

It is noted that the Council has committed only \$4.1m in capital and major operational expenditure to the Albert Hall over the last 15 years while assets such as UTAS Stadium and the QVMAG have received expenditure in excess of \$24m and \$17m respectively over the same period. It is considered that there is both a need and scope for the Council to commit additional funding to the Project to ensure that the Albert Hall is a fit for purpose community asset moving into the future.

Management Model for Albert Hall on Completion of the Construction Works

To leverage the upgrades of the facility, the management model needs to support the project objectives. There have been various models utilised over the past decade of which none have achieved the outcomes or expectations of the Council. Primarily, the infrastructure and management model needs to align to provide:

- Greater community utilisation of the facility; and
- A more financially sustainable model

The facility has two different functions, the café which is to offer a product to the public consistent with the high quality surrounding of City Park and management of the Hall and meeting facilities. Although these two activities need to be connected, it is likely they will be operated by different parties.

The café will likely be leased to an operator that can provide a premium product and once there is confidence in the construction program, it is intended to be in a position to commence a procurement process.

The models being explored for management of the hall and support facilities are:

- commercial arrangement with a property management firm.
- operated by the Council.
- expanding Theatre North's success at the Princess Theatre to expand the Council's cultural offering while providing greater sustainability and scope to further leverage their organisation.

The options and procurement process will be further considered by the Council in the second quarter of 2023 with the intent to go to tender in July/August 2023.

Next Steps

The key actions for the Project will be:

- further refining the price for Component 2 works within the current early works contractor engagement procurement process with Shape Australia this is expected to be received at the end of May;
- on completion of the above process, consider whether to accept the price or re-tender works considering value for money and construction market risks;
- commence negotiations with the Australian Government over flexibility to use City of Launceston funding to achieve Component 1 and, therefore, removing the barrier for contractors to meet the Australian Government's requirements of Australian Government Building and Construction WHS Accreditation Scheme; and
- the Council to formally consider the management model for operation of the Albert Hall facility and commence procurement of the service(s).

RISK IMPLICATIONS:

As addressed in report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

As addressed in report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.

BUDGET AND FINANCIAL IMPLICATIONS:

As addressed in report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Albert Hall Renewal Project Recommended Works (Rev.1) - 26 October 2020
[15.1.1 - 96 pages]



COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management

Launceston City Council - Albert Hall Renewal Project Recommended Works (rev.1)

Document produced on 26th October 2020



Client: Launceston City Council
Project: Albert Hall Renewal Project

Prepared by: David Rodman
Reviewer: Sam Tucker

Table of Contents

1. Executive Summary	4
2. Project Overview	4
2.1. Project Description	4
2.2. Project Aims	4
3. Purpose of Report, Methodology & Limitations	5
3.1. Objective	5
3.2. Methodology	5
3.3. Limitations	5
4. Background	7
4.1. Historical	7
4.2. Current	8
4.2.1. Operating Model	8
4.2.2. Users	8
4.2.3. Usage Rates	9
4.2.4. LCC Cost of Maintaining	10
5. Research Completed	12
5.1. Past/Present Users	12
5.2. Possible Users	12
5.3. Council/Community Groups	13
5.3.1. Council Workshop – Council Officers	13
5.3.2. Council Workshop – Councillors	13
5.3.3. Access Advisory Committee	14
5.3.4. Design Tas	14
5.4. Professional Consultation	15
5.4.1. Chris Veevers – VJAM	15
5.4.2. Mechanical Engineer – JMG	15
5.4.3. John Stefanascu - Skyline Roofing	16
5.4.4. Andrew Howell - Commercial Real-estate Agent	16
6. Findings	18



6.1.	Current Operating Relationship	18
6.2.	Hall & Ancillary Facilities	18
6.2.1.	Building Fabric	18
6.2.2.	Access	19
6.2.3.	Services.....	19
6.2.4.	Facilities	20
7.	Recommendations.....	21
7.1.	Stage 1.....	21
7.2.	Stage 2	25
7.3.	Stage 3	28
7.3.1.	Recommended Works–	30
7.3.2.	Alternate work dependent on negotiation.....	28
8.	Timing of Works	32
8.1.	Stage 1 & 2	32
8.2.	Stage 3	32
9.	References	33
10.	Appendices.....	35
10.1.	Users Contacted and Feedback.....	34
10.2.	JMG Mechanical Engineering Suggestions.....	69
10.3.	Skyline Roofing Report.....	72



1. Executive Summary

We have undertaken a research and consultation project with the aim of defining a scope of works for the Albert Hall Renewal Project. The research involved discussions with the current lessees, operators and users of the hall, council workshop groups, engagement with relevant professionals and analysis of booking rates and council financial records for 2017 – 2021 where relevant.

Based on the findings of our research task, we recommend this project is broken into three phases as outlined below. The first two stages of work can commence immediately and will have an instant benefit to all users of the facility regardless of the future direction of the Hall. Stage 3 works are dependent on discussions/negotiations with TLA regarding future lease terms and operation of the Hall.

- Stage 1 - \$2,250,000 requires little to no design work, would be considered heritage exempt or require minimal input from Heritage Tasmania and is required for immediate maintenance and efficiency outcomes.
- Stage 2 - \$1,350,000 requires some design work and consultation, may not be considered heritage exempt. These works should be completed regardless of stage 3 outcome.
- Stage 3 - \$6.4-7.5m provides significant opportunity for improvement of the overall facility. Scope will be defined once discussion/negotiation with TLA has occurred.

2. Project Overview

2.1. Project Description

The Albert Hall Renewal Project is a Launceston City Council Initiative, funded by the Federal Government of Australia, to improve the useability of the hall and its facilities whilst retaining its heritage significance. The project budget is \$10m to be spent on maintenance and upgrades of the hall facilities, some of which are mentioned throughout this report.

2.2. Project Aims

The project brief as provided in the Federal Funding Deed is:

“To establish a cultural destination for the communities of Northern Tasmania and to increase tourism to the region”

In order to satisfy this brief, we have developed the following project aims:

1. Enhance the users experience of Albert Hall



2. Increase flexibility of the various spaces within the hall to allow more use (not to compete with other viable event spaces around Launceston)
3. Retain the heritage significance of the hall
4. Create a more sustainable asset for the City of Launceston.

Each of these project aims will help encourage more visitation of the Albert Hall.

3. Purpose of Report, Methodology & Limitations

3.1. Objective

The aim of this report is to investigate the usage, operation and condition of the Albert Hall to develop a recommended scope of works, to be considered, which will realise the aims of the Albert Hall Renewal Project.

3.2. Methodology

In order to develop an understanding of the hall a comprehensive research and investigation task was undertaken. The research involved;

- analysis of council financial records for past 3 years;
- analysis of booking rates 2018-2021;
- council workshop groups;
- interviews with current management of the hall;
- discussions with community groups;
- a questionnaire with past users of the hall;
- professional consultation; and,
- discussions with potential users of the hall.

Questionnaires with past users were completed face to face or over the phone to ensure feedback was received and to facilitate further depth and understanding of the answers provided. Council financial records for the hall over the past 3 years were obtained and analysed to understand the recent financial position of the hall. TLA (hall operators) also provided a list of bookings from January 2018 – December 2021 that was used to ascertain the current usage rates of the halls facilities and capacity for future hiring growth.

3.3. Limitations

There were a number of limitations to the research which may affect the recommendations provided by Commercial Project Delivery. These are outlined below:



- A copy of the current lease agreement was not made available so an in depth understanding of the current commercial arrangement could not be developed. We are relying on verbal information provided to us on this arrangement;
- Financial and hiring records were made available for the past 3 years. Any historical performance of the hall prior to 2018 is unknown;
- History on prior operating models and any shortfalls associated with these were not made available other than various discussions with past users. No verification of such information was undertaken;
- Users of the Hall consisted of those on the bookings list as provided by TLA for the years stated. No users outside this date range were contacted; and
- No contact details were provided for users by TLA. CPD managed to contact approximately 90% of users of the hall. Of these approximately 70% provided feedback.



4. Background

4.1. Historical

The Albert Hall was a purpose-built facility to hold the Tasmanian Industrial Exhibition commencing in November 1881 for a total cost of almost £12,000 (1). The hall was designed by John Duncan for a fee of £25 and construction commenced in 1889 with the Mayor Samuel Sutton laying the foundation stone on the 2nd April 1890 (2). Construction was undertaken by J T Farmilo who had a timber and building yard located across the road from the site with J & T Gunn a prominent local contractor as the principle sub-contractor. Jory and Campbell were a key source of materials for the project manufacturing and supplying 750,000 bricks (3). At the time of completion, the Albert Hall was the eleventh largest public hall in the world.

Since the Tasmanian Industrial Exhibition 1891-1892 the hall has been a prominent building within the city streetscape and has been used for a multitude of events. These include church services, wool auctions, school balls, speech nights, university exams, seasonal flower shows, exhibitions and many more. The hall has been used for a range of sporting events including snooker championships, boxing and wrestling contests, roller blading, badminton and local basketball. Charity and disaster relief has been another significant part of the hall's history when it provided disaster relief for a severe flu epidemic and severe bushfires in the south of the state. Musical performance, dance and radio broadcasting have been undertaken right throughout the hall's history as well as various political speeches and events (4).

In 1980 construction of the 2 storey eastern wing was undertaken as an extension to the Hall and in 2010 the Launceston City Council approved a Development Application for an upgrade to the hall that included construction of under stage dressing rooms, acoustic works, improved access facilities and general refurbishments. The aim of the redevelopment was to attract more National and International events and conferences (5).

- 1- Hodgkinson, D, 1980
- 2- Green pp.158
- 3- David Denman & Associates, 2011 pp. 16
- 4- David Denman & Associates, 2011 pp.17-23
- 5- Launceston Times 27/04/2010, pp.2



4.2. Current

4.2.1. Operating Model

The hall is currently operated by TLA Catering (TLA) who manage City Park Café and the leasing of the Hall. It is the understanding of Commercial Project Delivery (CPD) that TLA lease the café portion of the facility for a fixed annual sum. The income from leasing and hiring of the Hall and other ancillary facilities is then split between TLA and Launceston City Council 70/30 respectively. TLA are responsible for managing and setting up for bookings whilst Launceston City Council are responsible for the overall maintenance of the building. Please note a copy of the Commercial Lease agreement has not been sighted by CPD and the above is CPD's understanding of the current operating model based on conversations with various individuals.

The Hall currently has numerous facilities available for hire which include the following as stated on the website:

- Main Hall - seating capacity of approximately 1,100, 15.5m x 18m stage, Brindley Organ;
- Tamar Valley Room – 60 people for formal functions or 90 theatre style. Has a balcony overlooking city park as well as dated kitchen and bar rooms with minimal equipment and a small en-suite. The room can be split in 2 with an operable wall;
- Pioneer Lobby – is in the 1980's addition to the hall, has high level ceilings and glass external walls floor to ceiling. The room has a bar and is used for cocktail parties and intimate dinners;
- John Duncan Room – 60 people for formal functions or 90 theatre style with a raised stage and large screen. Has dated bar and kitchen with minimal facilities; and
- Victoria's Café – located between the main hall and the park with functioning commercial kitchen as well as patisseries, coffee and full bar facilities.

4.2.2. Users

Records obtained by CPD show that 90% of the Albert Hall's users are Tasmanian individuals and organisations, very few interstate and international groups have booked the hall for events between 2018 and 2021. Most events held or booked in the hall over this period are made up of the following:

- Exhibitions;
- Orchestra Performances;
- Dance Performances;
- Speech Nights;
- University Graduations;
- School Formals, Speech's & Shows;
- Citizenship Ceremonies; and



- Church Services.

Some of the events also hire the ancillary facilities within the hall such as the Tamar Valley Room and John Duncan Room. These are hired separately for smaller events such as performances, board meetings and corporate staff training days.

4.2.3. Usage Rates

The following tables provide an insight into the number of bookings for each room for 2018 & 2019 as well as future bookings already made for 2020 & 2021. The income generated is based on the minimum daily charge for the Hall of \$2,800 per day and \$250 per day for all other areas as advised by TLA. However, we note that prices vary significantly for different levels of service and are reduced at times for bump in and out days.

2018

Facility	Days Used (a)	% of potential use (a / 365)	Potential Income (a x \$2800) hall (a x \$250) other
Entire Complex	33	9%	\$ 108,900.00
Hall	75	21%	\$ 210,000.00
John Duncan	31	8%	\$ 7,750.00
TVC	94	26%	\$ 23,500.00
Approximate total income			\$ 350,150.00

Further to the above, the Hall was hired for at least one day on 25 of 52 weekends for a total of 32 of 104 weekend days. This equates to 30% of weekend days booked.

2019

Facility	Days Used (a)	% of potential use (a / 365)	Potential Income (a x \$2800) hall (a x \$250) other
Entire Complex	33	9%	\$ 108,900.00
Hall	74	20%	\$ 207,200.00
John Duncan	12	3%	\$ 3,000.00
TVC	71	19%	\$ 17,750.00
Approximate total income			\$ 336,850.00



Further to the above, the Hall was hired for at least one day on 27 of 52 weekends for a total of 34 of 104 weekend days. This equates to 32.6% of weekend days booked.

2020

Facility	Days booked* (a)	% of potential use (a / 365)	Potential Income (a x \$2800) hall (a x \$250) other
Entire Complex	7	2%	\$ 23,100.00
Hall	94	26%	\$ 263,200.00
John Duncan	7	2%	\$ 1,750.00
TVC	52	14%	\$ 13,000.00
Approximate total			\$ 301,050.00

Further to the above, the Hall was hired for at least one day on 30 of 52 weekends for a total of 41 of 104 weekend days. This equates to 39% of weekend days booked.

**these figures do not consider any cancelled bookings due to Covid-19 and include hold dates that are doubled up by events in some cases*

2021

Facility	Days Booked* (a)	% of potential use (a / 365)	Potential Income (a x \$2800) hall (a x \$250) other
Entire Complex	45	12%	\$ 148,500.00
Hall	44	12%	\$ 123,200.00
John Duncan	2	1%	\$ 500.00
TVC	14	4%	\$ 3,500.00
Approximate total			\$ 275,700.00

Further to the above, the Hall was hired for at least one day on 40 of 52 weekends for a total of 45 of 104 weekend days. This equates to 43% of weekend days booked.

**these figures do not consider any cancelled bookings due to Covid-19 and include hold dates that are doubled up by events in some cases*

4.2.4. LCC Cost of Maintaining

The below table provides an outline of the net cost Launceston City Council incur for maintaining the hall and its facilities.



		Actual 2018	Actual 2019	Actual 2020
Number	Description	18GLACT	19GLACT	20GLACT
*1REV5015	*REV Revenue Rent	*(61,809.43)	*(66,746.84)	*(52,889.59)
Total Revenue		61,809.43	66,746.84	52,889.59
2EXP1039	EXP Lab Charged(Net)	4,924.04	8,546.59	1,886.90
2EXP2010	EXP Mat Serv *	91,938.80	101,231.90	187,014.90
2EXP2017	EXP Utilities Electr	46,658.36	56,090.03	51,109.50
2EXP2030	EXP Water Fixed	1,874.92	2,143.48	2,143.49
2EXP2032	EXP Water Volume	1,568.50	1,345.49	1,137.40
2EXP2037	EXP Land Tax	10,996.53	10,994.50	13,227.80
2EXP2050	EXP Administration	6,938.19	361.80	0.00
2EXP2055	EXP Insurance	24,772.49	40,344.18	25,470.00
2EXP4010	EXP Asset Disp Loss	0.00	2,414.29	100.00
2EXP5510	EXP Remis & Abate	0.00	0.00	**5,613.87
2EXP6010	EXP Depn Buildings	99,132.59	119,594.27	82,165.52
2EXP6015	EXP Depn Plant	16,775.93	34,130.40	60,980.35
3COM1020	COM Land Tax	10,608.96	10,821.00	11,091.96
3FCA1090	FCA Other	4,566.96	4,658.04	4,773.96
Total Expenses		320,756.27	392,675.97	446,715.65
Net operating loss		(258,946.84)	(325,929.13)	(393,826.06)
*Rent Made up of:	Fixed Lease Revenue	13,231.80	18,307.98	22,046.24
	Variable Lease Revenue	48,577.63	48,438.86	30,843.35
**\$5,613.87 of the fixed lease revenue in 2019-20 was remitted due to the pandemic, being 3 months of fixed lease revenue from April to June 2020.				

*maintenance and servicing averages \$100,000 per year. 2020 includes \$55,000 for a renewal report and \$35,000 for flood fixing and repairs.

5. Research Completed

5.1. Past/Present Users

The list of bookings for 2018-2021 provided 38 separate users of the Hall over that period. Of the 38 attempted to contact, 15 participated in the face to face or over the phone survey. A list of all past and present users plus all survey sheets can be found in appendix 1 below.

5.2. Possible Users

Possible users were identified in two groups;

1 – Comedy and Music event managers who run large scale events. This is seen as a potential market that the Albert Hall currently does not target and is not thought to conflict with other COL owned assets. The following were contacted by phone and email however, due to the current Covid-19 situation many are not working, and the response rate was very low:

- Island Entertainment
- Harbour Agency
- Frontier Touring
- Chugg Entertainment
- Premier Artists
- Village Sounds
- Lateral Events
- Veritas Events
- EMG Events Agency
- Classic Comedy
- The Comedy Agency
- Funny Guys

2 – Users who hold similar events to those listed in appendix 1 in local venues other than the hall. This was done to develop an understanding of whether the Albert Hall was considered as a feasible venue and why/why not. The following were contacted in this part of the research:

- Cancer Council Gala Ball – Grand Chancellor;
- Emily's Voice Gala dinner – Tail Race;
- Tasplan business excellence awards – Grand Chancellor;
- Rotary Club of Tamar Sunrise bushfire fundraiser – Princess Theatre;
- Launceston Blues Club – Boat House;
- Esthers House Gala Dinner – Tail Race; and
- Business Events Tasmania.



5.3. Council/Community Groups

5.3.1. Council Workshop – Council Officers

On Tuesday 28th July, Sam Tucker and David Rodman presented the Albert Hall Renewal Project to a group of approximately 20 Launceston City Council Officers. Items to note from Council Officers were:

- The group agreed with general principles & scope presented;
- Idea presented to fold seating down in Balcony step down was presented;
- Request for more shower/bathroom facilities to be incorporated for disaster management/relief;
- Currently there is almost no data cabling in the John Duncan and TVC rooms which has been problematic at times. If we want them to be suitable for meetings etc, we will need to include some Cat6 cabling to the rooms and improve WIFI. Thought needs to be given to making a suitable wall for projecting on or a drop-down screen as well as installing permanent roof mounted projectors and maybe speakers. This would be separate to the BMS and audio in the main hall area;
- We currently have WIFI at the Albert Hall, however the building is only partially covered and not up to spec to cater for larger events. It would be good to expand the coverage area by introducing more WAPs and locating the existing ones in more central locations; and
- In the office area of the building (Tamar Street side), the data cabling is Cat5 and quite old, a number of them have faults. It could be an ideal time to renew the data runs to that part of the building also.

5.3.2. Council Workshop – Councillors

On Thursday 30th July, Sam Tucker and David Rodman presented the Albert Hall Renewal Project to the Launceston City Council Councillors. Items to note from Councillors were:

- Don't want the outside to change too much. Questioned heating as currently expensive.
- Agree the 70's addition doesn't fit with building or park. Not sure re: conference centre. Agrees with redevelopment of eastern entrance and car park.
- Structural seating on balcony a concern. Questioned conference seating configuration. Kitchen size and utilisation, is a business case needed?
- No inclusion into the park currently. Request to engage with Design Tas.
- Brand it, relocate cafe. Basketball court? Commercial kitchen required.
- Car park results in large footprint, does the entrance need to be an open void like the Hall. Review landscaping.

- Questions re operating model, what is its future use. Currently the Hall is the TSO home. Doesn't agree with it being conference Centre. Retain exhibition hall. Locals to be using it.

5.3.3. Access Advisory Committee

On Wednesday 9th September, Sam Tucker and David Rodman presented the Albert Hall Renewal Project to the Access Advisory Committee. The items presented were:

- Accessibility being addressed in the design stage of development
- Stage of works – nearing completion of stakeholder engagement
- Next steps from here
- Advised that Heritage Tasmania and Access consultant will form part of the design team and be embedded from an early stage

Comments received from the committee included:

- Mobility related access, please consider sensory related issues as part of designers brief e.g. tactile markers, hearing technology, audio including vibration in the building;
- Deaf community, safety considerations. In case of fire or emergency evacuation there needs to be the right technology in the building including toilets and all other rooms and not just in the main hall. There are problems with teared seating and not being able to see the interpreters, could there be consideration of a screen so there can be a greater visual service of an interpreter and a caption service available.

5.3.4. Design Tas

On Monday 14th September David Rodman met Claire Beale, Director of Design Tas in their building located in City Park. Claire was extremely interested in the Albert Hall Renewal project and how it could link with the building they are in. Suggestions provided by Claire that relate to the Albert Hall included:

- Paint scheme to match design centre
- Sight lines between the park and the two buildings that are currently blocked by trees
- Open up to park better to allow flow from the park into the hall and vice versa.
- Hall is there to encourage the commercial life of the city people operating the site need to have experience and drive to run the hall properly
- Think about the impact of covid-19 on how we operate the space
- Wi-Fi connectivity requires upgrading
- Access to site and areas inside the building, storage, flexibility and public safety
- Business Events Tas would be a good contact to talk to for further information.



5.4. Professional Consultation

5.4.1. Chris Veevers – VJAM

Chris Veevers was met on site to initially discuss the project aims and provide suggested audio-visual upgrades to align with the project aims. Chris's key suggestion was to provide basic items that would allow big entertainers to use the hall without the need to spend significant additional money in setting the hall up for an event. Currently this means the Hall is not a viable option for holding large entertainment type events, by adding the following, and advertising the Halls capabilities, Albert Hall will be able to attract large events:

- Upgrade hall audio & lighting system to incorporate basic back bone equipment that can be easily modified and added to for large events but will cover community events with no additional work required;
- Upgrade hoisting and truss system to hall and stage area; and
- Upgrade power and data cabling and outlets to stage and around the hall itself.

Further suggestions included:

- Provide a curtain that can be lifted and taken down to split the hall for smaller events;
- Provide Audio Visual Upgrades to breakout/meeting rooms;
- Improve loading/unloading of hall;
- Improve storage;
- Update dressing rooms and; and
- Provide better stage access for performers.

5.4.2. Mechanical Engineer – JMG

JMG (Electrical and Building Services Engineers) were engaged by CPD on behalf of the COL to inspect the current heating and cooling of the hall and provide suggestions to increase its capacity and efficiency. Nicolas Stolp (Mechanical Engineer), inspected the site and provided the report located in appendix 2 below.

Nick has advised that by integrating the Heat pumps (point 1 below) & reconfiguring the auditorium heating (point 4) so that the boiler and hydraulic heating is not required, energy efficiencies of at least 20% could be realised.

The four suggestions that were made by Nick that included:

- Upgrade and Extend Chilled/Heating Water Reticulation
 - This will expand the heating/cooling system of the main hall to cover foyer, TVC & John Duncan Rooms
 - Will result in better control and more economical heating and cooling
- Upgrade existing Air Handling Units that are well over their economic useful life



- Will result in increased capacity and efficiency with modern technology
- Upgrade and Expand Control System
 - Provide a better integrated control system. This will be linked with entire building BMS proposed
- Modify Auditorium Air Distribution
 - Modifications to the heating and cooling of the main hall to provide better efficiency and increased effectiveness

5.4.3. John Stefanascu - Skyline Roofing

John undertook a thorough inspection of the roof area of the Albert Hall and provided a subsequent report of recommended works to be undertaken see appendix 3. John has suggested that a full roof replacement is not necessary. He has split the roof into 8 separate sections that require different levels of attention, these are outlined in detail in his report and included throughout our stage 1 & 3 works in the recommendations section of this report.

5.4.4. Andrew Howell - Commercial Real-estate Agent

Andrew Howell of Tucker and Howell real estate inspected Albert Hall to provide feedback on the value of updated spaces in the hall and further thoughts on operation moving forward. In terms of approximate value, the following areas were assessed:

John Duncan Room – With a freshen up of the facility, technological upgrades and sufficient access, this space could be worth up to \$50,000 p/a+ outgoings on a commercial lease

Western Office Wing - With a freshen up of the facility, technological upgrades and repairs to water ingress this space could be worth up to \$30,000 p/a+ outgoings on a commercial lease

Café Area – Similar cafés in arguably less prominent areas lease for approximately \$50,000 p/a + outgoings. This does not include any kitchen equipment supplied or maintained by the landlord.

In addition, further comments made included:

- Employ business minded property manager
- New hotels on doorstep for functions and partnerships
- Uni on doorstep, make precinct for entertainment and usage
- Integrate with city park and city park events
- Area for kitchen, potentially used by TAFE or similar
- Area for St Giles(interested in leasing John Duncan room on permanent basis)
- Solar on new build
- New website and marketing campaigns
- Offer half or full hall, two bars one front one back
- Tasmanian showcase 6 monthly exhibitions

- Office or formal dining / restaurant above normal building on Eastern side
- Ticket booth / Merchandise stall / café ground floor
- Solar panels on new build
- Purchase and own significant PA system / lighting rig / projection and video screens



6. Findings

6.1. Current Operating Relationship

- Based on discussions with various employees from both TLA Catering and the City of Launceston there is a lack of clarity over who is responsible for updating the Albert Hall website, marketing and advertising. As a result, all material is dated and not actively managed with updates and advertising of upcoming events can be poor. However, the City Park Café has a separate website that appears more up to date and managed adequately by TLA.
- There also appears to be lack of clarity around responsibility for other items associated with the hall such as equipment for the hall, tablecloths, tables and chairs. As a result, these items are tired and generally not befitting of the venue.
- Some users of the Hall raised concerns about not being able to supply food or alcohol to their events as it would compete with the Cafe.
- Dinner type events who want to bring their own beverages are charged high corkage fees that make hosting events not feasible.
- Based on the above, it would appear that the Café is TLA's primary focus and they manage the Hall only because it is a part of leasing the Café
- Vast majority of users are local. The Hall is not advertised to attract national or international events. This is a huge lost opportunity for not only the Hall but greater Launceston region.
- Feedback from majority of users is that TLA are very accommodating, helpful for set up and go out of their way to assist with the events
- Pricing is not clearly stated, and users don't receive a breakup, so they are often unaware what they are paying for.
- Council currently pay for many expenses that would typically be a tenant cost in standard commercial leases such as;
 - Power usage (prorated portion of approx. \$50,000 per year)
 - Kitchen equipment repairs & maintenance (approx. \$8,000 per year)
 - Paper towel, toilet paper, sanitary bins, air fresheners & cleaning (approx. \$3,000 per year)
- The Heritage & history of the hall is not celebrated or highlighted for visitors and users of the Hall

6.2. Hall & Ancillary Facilities

6.2.1. Building Fabric

- Roof Area of the Hall requires attention. See report in appendix 3 from Skyline Roofing



- Façade and parapet walls are cracking and allowing moisture to penetrate the building in many areas. Requires thorough repairs and repaint
- Window frames in some areas are leaking and require sanding back and painting. Note that northern façade level one windows have been completed recently
- Glass Façade over café dining area leaks
- No insulation in ceiling cavity makes heating of the hall very inefficient
- Old well under dancefloor is hidden with no visibility or information available
- The extension built in 1980's does not tie in with the original building and cuts of the Hall from the park, creating two separate entities.
- High portion of people want to see better linkage/integration with City Park and would be happy to see a large re-development of the 1980's extension on the eastern side of the Hall

6.2.2. Access

- No dominant front entrance to the hall
- Level 1 balcony has awkward step down that inhibits use of the balcony and creates dangerous trip hazard
- Balustrade on Level 1 balcony is non-compliant
- Only 1 accessible entrance/exit to the entire facility
- Access between stage and dressing rooms does not function, access to dressing rooms only available from hall or stage
- Disability access to stage is in full view of the hall and rarely used
- Loading dock is impossible to access with large vehicles and does not provide access to the stage
- Stage stairs are dangerous and clip in temporary safety balustrade to front of stage would be beneficial
- Parking around site is difficult for large events

6.2.3. Services

- Current Building Management System controls heating and cooling only
- Security and CCTV system is very minimal requires upgrade
- Heating in Main Hall does not work efficiently or effectively, see report from JMG in appendix 2
- Lighting and Audio-Visual capabilities in the Hall are not sufficient for the majority users and restrict further potential use of the Hall. Current users spend between \$5,000 and \$50,000 on set up and hire of AV equipment and lighting by a third party. This makes the hall a very expensive facility to hire
- Access to Power, Data and A/V points around the Hall is very minimal which makes difficult to have services set up on the hall floor



- Wi-Fi and internet access is difficult to connect to and un-reliable
- Rigging points in the hall and stage require update to provide greater flexibility

6.2.4. Facilities

- John Duncan room is rarely used because it is cold, dated and access is difficult. Has kitchenette and bar facilities that aren't used
- Tamar Valley Centre is used more than John Duncan however, also cold, dated and cut off from park. Bar and Kitchenette facilities also not used.
- Western wing offices are dated and have water ingress, currently leased for nil income
- Toilets are dated and male toilets at northern end located down a dangerous stair in the basement
- Current Foyer at Northern end of the hall does not function well, too small and ticket booth is not used.
- Storage space is minimal and access to storage is difficult
- Under stage dressing rooms are dated and do not function
- Kitchen is large but does not have the ability to cater for dinners in the hall. Currently catering is outsourced, and meals are only heated on site
- The size of the Hall is daunting for many users of smaller groups, they do not hire as they would get lost in the space.
- Generally, all areas of the Hall are tired and dated. Will require updated furniture, décor and finishes
- Space to advertise events that are on and put in flags etc. is very minimal
- Separate Rubbish and Recycling bins aren't provided so all waste goes to general waste



7. Recommendations

CPD's recommendation is to carry out the works as broken into the stages below:

7.1. Stage 1

Works that should happen immediately. Require minimal design and is expected to be heritage exempt.

Total estimated value \$2,250,000 +GST



**Stage 1
Works**

Description of Scope	Project Aim	Low Range Cost	High Range Cost	Reason for Recommendation	Staging comments
Review & update Conservation Management Plan	3	\$ 25,000.00	\$ 30,000.00	<ul style="list-style-type: none"> - Will assist in maintaining the heritage values and significance of the hall. - Provide guidance on processes and works for renewal & future projects 	Will provide benefits regardless of future use/ operation of the hall
Upgrade heating to main hall & insulate ceiling JMG recommendation 4	1 & 4	\$ 100,000.00	\$ 150,000.00	<ul style="list-style-type: none"> - More desirable if heating is effective - Cheaper running costs when working efficiently at least 20% 	Will be required and provide benefits regardless of future use. Further heating and cooling considerations in stage 3
Refurbish John Duncan room incl. heating	1, 2 & 4	\$ 250,000.00	\$ 300,000.00	<ul style="list-style-type: none"> - Room will generate much more use - Heating and general useability of the Room will be increased 	Will be required and provide benefits regardless of future use
Upgrade Wifi to Hall	1, 2 & 4	\$ 10,000.00	\$ 10,000.00	<ul style="list-style-type: none"> - Easier internet access for events and systems - attract more users 	This will involve a small upgrade and further WAP initially. Further upgrade scope in stage 3 works
Upgrade of Audio/Visual capabilities	1, 2 & 4	\$ 450,000.00	\$ 550,000.00	<ul style="list-style-type: none"> - currently events bring in their own audio as hall is out of date, not user friendly and possibly not adequate - provides a more appealing cost-effective space for hire 	Will be required and provide benefits regardless of future use/ operation of the hall
Upgrade Lighting	1, 2 & 4	\$ 80,000.00	\$ 100,000.00	<ul style="list-style-type: none"> - currently users must hire additional lighting on top of hall cost which is a big deterrent to use 	Will be required and provide benefits regardless of future use/ operation of the hall
Upgrade Power, Data supply and points to stage and around the Hall	1, 2 & 4	\$ 100,000.00	\$ 120,000.00	<ul style="list-style-type: none"> - Provide safer access to power and data - increase user experience & flexibility of hall 	Will be required and provide benefits regardless of future use/ operation of the hall



Curtain to be able to split the Hall into smaller portions for smaller sized groups	1, 2 & 4	\$ 70,000.00	\$ 80,000.00	- More flexibility for usage - less overwhelming space for mid-size groups (150-500) to access hall without	Will be required and provide benefits regardless of future use/operation of the hall
Eliminate step down in level 1 balcony floor and add glass balustrade for compliance	1, 2, 3 & 4	\$ 120,000.00	\$ 140,000.00	- Makes level 1 much more useable and accessible space for many different functions - allows dining and further flexibility to upstairs area - eliminates current safety risk	Will be required and provide benefits regardless of future use/operation of the hall
Roof works 1-4 as suggested by Skyline Roofing	3,4	\$ 80,000.00	\$ 100,000.00	- Improve ongoing maintenance of hall - Eliminate current ongoing leaks and water damage	Will be required and provide benefits regardless of future use/operation of the hall
External Fabric Renewal	3,4	\$ 120,000.00	\$ 150,000.00	- Improve image of hall - Assist ongoing maintenance and longevity	Will be required and provide benefits regardless of future use/operation of the hall
Internal Paint to Main Hall only	1,3	\$ 100,000.00	\$ 120,000.00	- Improve appeal of the hall - Enhance heritage significance - Assist ongoing maintenance and longevity	Will be required and provide benefits regardless of future use/operation of the hall
Refurbish Ceiling and Timber work to main hall	1,3	\$ 220,000.00	\$ 250,000.00	- Highlight ceiling & timber features - hall presents better for use with addition of lighting upgrades	Will provide benefits regardless of future use/operation of the hall
Upgrade stage stairs, holes under stage and temporary balustrade to front of stage	1,2 & 4	\$ 40,000.00	\$ 50,000.00	- Increases flexibility of hall - provides a safer experience	Will provide benefits regardless of future use/operation of the hall
Additional Signage for advertising opportunity etc	1 & 4	\$ 50,000.00	\$ 80,000.00	- lets people know what is on at the hall - activates the hall and surrounds	Will provide benefits regardless of future use/operation of the hall

Provision for Waste and Recycling split	1 & 2	\$ 15,000.00	\$ 20,000.00	- reduce environmental impact of the hall	Will provide benefits regardless of future use/operation of the hall
Total Cost Range		\$ 1,830,000.00	\$ 2,250,000.00		



7.2. Stage 2

Works that should take place as soon as possible but requires design concepts and/or further consultation.

Total estimated value **\$1,350,000 +GST**



Stage 2 Works

Description of Scope	Project Aim	Low Range Cost	High Range Cost	Reason for Recommendation	Staging comments
Upgrade/Freshen all toilet facilities	1, 2 & 4	\$ 150,000.00	\$ 180,000.00	- More user friendly and desirable to hire	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required.
Relocate Basement level male toilets to ground floor	1, 2 & 4	\$ 150,000.00	\$ 200,000.00	- Dangerous and very undesirable location for toilets currently - Would open up further storage space in basement level - More user friendly and desirable to hire	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required.
Upgrade/Refurb. of Office, Stairwell, Toilets and Boardroom on Western side of main hall	1, 2, 3 & 4	\$ 120,000.00	\$ 300,000.00	- Provides a more enticing space for lease - May be able to get a revenue generating tenant in	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required.
Upgrade inclusive access to stage	1, 2 & 4	\$ 100,000.00	\$ 120,000.00	- Makes loading and unloading of stage much more accessible - Easier set up will reduce costs and increase hire desirability	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 3
Upgrade under stage dressing rooms and stage access	1, 2 & 4	\$ 150,000.00	\$ 250,000.00	- provide flexibility for greater use - increases user experience - provides further facilities in the event of disaster relief	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 3
Security & CCTV	2 & 4	\$ 10,000.00	\$ 100,000.00	- More secure Hall - Allow for flexibility and exhibition of expensive items - may be able to reduce guard patrols	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 3

Disability Access incl. ramps, lighting, sounders etc. as advised by AAC	1 & 2	\$ 150,000.00	\$ 200,000.00	- creates an inclusive venue - increases safety, flexibility and user experience	Will be required and provide benefits regardless of future use/ operation of the hall, but further consultation and solutions required. Full scope will be defined with stage 4
Total Cost Range		\$ 830,000.00	\$ 1,350,000.00		



7.3. Stage 3

Scope of works will be defined after discussions/negotiation with TLA in relation to flexibility around lease terms. Options for negotiation include:

7.3.1. Recommended Stage 3 Works

- Remove food exclusivity and generally offer more flexibility around catering options for hall users. Will make the Hall more feasible in turn better utilisation of the facility will result (aligns with project aim 1 & 2)
- Remove drink restrictions (exclusivity and high corkage), this will make the Hall more feasible in turn better utilisation of the facility will result (aligns with project aim 1 & 2)
- Define responsibility of website & maintenance etc. will result in accountability and better performance of the Hall (aligns with project aim 3 & 4)
- Hall operators to report to council on Hall. Provide targets and outline steps that Hall Operators will implement for improvement that will increase booking numbers and hiring revenue generated, will result in accountability and better performance of the Hall (aligns with project aim 4)
- Council/Suitably qualified third party to Operate Hall and TLA maintain the Café lease only. Would likely result in better utilisation and higher returns to COL (aligns with project aim 4)

Potential outcome of re-negotiation may include better outcomes for COL as outlined above and the opportunity to redevelop the 1980's extension on the eastern side of the Hall.

Stage 3 Works

Description of Scope	Project Aim	Low Range Cost	High Range Cost	Outcomes/Key Deliverables	Staging comments
Reconfiguration of Eastern wing including re-orientation of entrance and foyer to this area.	1, 2, 3 & 4	\$ 6,400,000.00	\$ 7,500,000.00	<ul style="list-style-type: none"> - Create a defined main entrance for the Hall that incorporates equal access to the Hall - Create better connection between City Park and Hall - Functional loading dock and adequate vehicle access - Flexibility of operations between Hall functions and Café - Improve operational and environmental sustainability 	Scope subject to re-negotiation of Lease and prioritised with budget considerations

Redevelopment to include -			
- Improve operational and environmental sustainability			
- Loading dock upgrades			
- Ticket/Box Office re-configuration			
- Upgraded Café and separate kitchen from Hall			
- Separate plate up area for Hall functions with adequate space for potential future commercial kitchen			
- Upgrade of Furniture, décor and finishes throughout			



7.3.2. Alternative works dependant on outcome of negotiations –

- Stage 1 & 2 works proceed
- Stage 3 works consist of additional works that can be done inside the facility footprint area without disrupting the current café operation and hiring of facilities too severely
- Potential for council to run advertising to promote new capabilities of facility to attract further use

If this option is pursued it is our view that significant opportunity for improvement of the Hall will be lost and the full potential of the Hall not realised.

**Alternative
Stage 3 Works**

Description of Scope	Project Aim	Low Range Cost	High Range Cost	Outcomes/Key Deliverables	Staging comments
Glass floor over old well	2 & 4	\$ 150,000.00	\$ 180,000.00	- Showcase subfloor Well - Enhance awareness of heritage feature	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Heating and Cooling recommendation 1-3 as provided by JMG in appendix 2.	1 & 4	\$ 350,000.00	\$ 450,000.00	- Further efficiency for entire facility	Scope subject to renegotiation of lease terms and may be incorporated in a redevelopment
Loading Dock upgrades	1, 2 & 4	\$ 110,000.00	\$ 150,000.00	- Allow easier more efficient loading - will save costs and increase experience of users	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Flexible tiered seating to hall/balcony or new flat seating	1, 2 & 4	\$ 250,000.00	\$ 1,250,000.00	- Some organisations request tiered seating so would enhance useability and flexibility of hall - Would need to be temporary/removable so as to no limit use of hall for other users	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Ticket Office relocation into foyer area	1, 2, 4	\$ 120,000.00	\$ 160,000.00	- Ticket office not currently used, temp table set up in foyer for events - not used so people can come in out of the weather and not be queuing at the front steps	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Upgrade of café fit out and functionality incl permanent outdoor cover	1, 2, 4	\$ 60,000.00	\$ 200,000.00	- Will make café a more desirable space with better food display - better integration and compliment park surroundings	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Reconfiguration of food prep/plate up separate to café kitchen & allow for	1, 2, 4	\$ 180,000.00	\$ 200,000.00		Scope subject to re-negotiation of Lease and prioritised with budget considerations

expansion of future commercial kitchen					
Dig out under floor of hall to create access tunnel to stage and more chair storage	2	\$ 180,000.00	\$ 220,000.00	- More storage for seating chairs - Easier lift access from hall level to basement storage via existing passenger lift - Stage access under Hall from entry exit for high profile guests	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Integrated Building Management System	1, 2, 4	\$ 80,000.00	\$ 130,000.00	- User friendly control of technical systems - Energy Efficiency Monitoring	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Refurbish TVC Room and remove external glazing on balcony	1, 2, 4	\$ 150,000.00	\$ 400,000.00	- Room will be used for same purpose but become much more desirable - Heating and general useability of the Room will be increased	Scope subject to re-negotiation of Lease and prioritised with budget considerations
Roof repairs and maintenance to the eastern side as recommended by Skyline Roofing	3 & 4	\$ 30,000.00	\$ 50,000.00	- Prevent leaks from occurring - Increase longevity of the Hall	Scope subject to re-negotiation of lease. If this portion of building is re-developed no need to do these works.
Current furniture, décor and finishes are dated. Require upgrade to bring to modern standards	1, 2 & 4	\$ 250,000.00	\$ 280,000.00	- Will makes the spaces more visually appealing - increase user experience and appeal of the hall	Scope subject to re-negotiation of Lease and prioritised with budget considerations because furniture décor & finishes throughout will be upgraded to match
Commercial Kitchen for Catering ability, separate from Café Kitchen	Not Recommended		\$ -	- Catering is currently done off site and heated at hall. Not enough dinners done to warrant commercial kitchen. Unless specific operator requested.	Not Recommended
Total Cost Range		\$ 8,310,000.00	\$ 11,170,000.00		

8. Timing of Works

8.1. Stage 1 & 2

We recommend Stage 1 & 2 works commence immediately. CPD will engage appropriate building professionals on behalf of COL to facilitate works. Envisage construction works will commence by February 2021 and be completed by June 2022.

8.2. Stage 3

Stage 3 works are dependent on the outcomes of negotiations with TLA and future direction of the facility. We recommend negotiations commence as soon as possible. Once a decision has been reached works can commence on concept designs for approval. We estimate an approximate budget of \$6-7.5m + GST will remain for stage three works.

An approximate timeframe for stage 3 milestones is as follows:

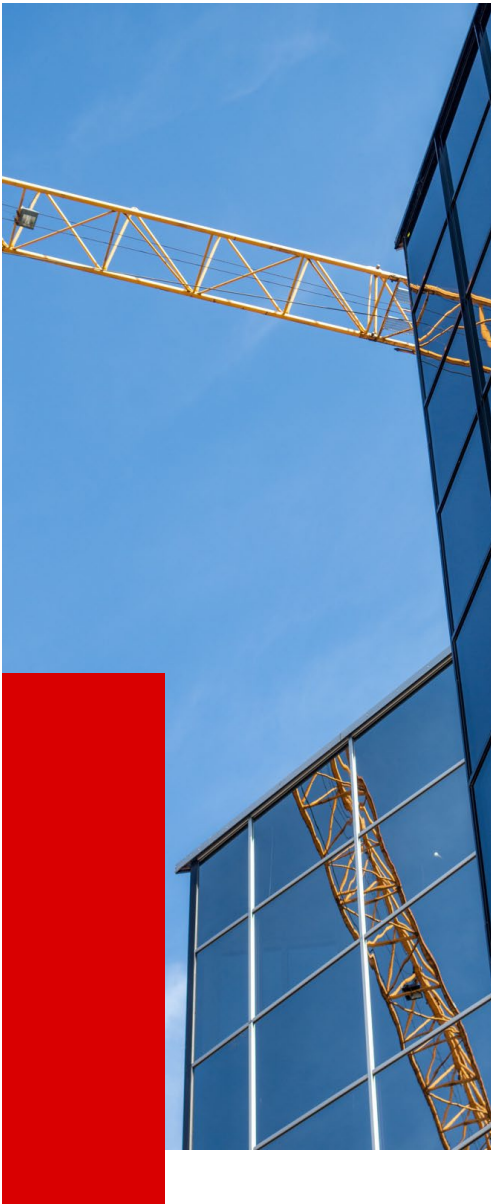
- Resolution of Operating relationship 1st December 2019
- Engagement of Design Team by March 2021 (Procurement method to be discussed)
- DA submitted July 2021
- Tender Construction December 2021
- Commence Construction Early 2022
- Complete Construction December 2022



9. References

- 1- Hodgkinson, Dennis, 'The Albert Hall 1890-1980', Launceston: S. N, 1980
- 2- Green, A 2010, 'Stories in stone: The cheerful noise of foundries: places of industry & transport in Launceston', Launceston City Council
- 3- David Denman & Associates, 2011, 'Conservation management plan: The Albert Hall', Launceston City Council
- 4- Launceston Times, 27th April 2010, pp.2





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10. Appendices

10.1. Users Contacted and Feedback



Turkey Operating Analysis

Date updated: 11th August 2020
Version: Draft
Rev: A
Respondent: Vanessa Mohr-Carswell

COMMERCIAL PROJECT DELIVERY

Project + Construction Management

Question #	Question	Cost to Hire	Variables
1	How do I go about hiring a space in the Hall? Call or email Vanessa who's details are on Albert Hall Website Website currently has no linkage with council No one has taken ownership of website and is therefore clunky, dated and not visually appealing Not much info on different spaces, could include interactive map and better photo's		
2	What are the options for hiring the hall & what is their cost? Indicative costs of hiring hall: Expo style Theatre or dinner includes: Crockery, glassware etc. John Duncan TVC John Duncan & TVC leased approximately once or twice a week Council, Tas Ports etc. Minimal A/V and users must bring their own laptop and equipment required		
		\$2,800 per day \$4,100 per day	Basic Hall no set up Includes set up etc. Users opinion is that this is reasonable Users opinion is that this is reasonable
3	What are the key TLA costs incurred to lease each of these options? Labour for putting chairs out and setting up dining is the biggest variable cost		
4	What are the large fixed costs TLA incur, monthly, yearly etc? Insurance Wages for café employees and casuals to set up		
5	Are their alternative things you could do in the hall if it was resourced adequately? Dinners happen but are quite rare More Balls & Gala Events Bill Bailey or similar comes once a year, potential for more of these type events Split for smaller user groups. Already happens some times but only temporary walls to approx. 2m		
6	How does catering work for the hall? Purely outsourced? Matsons catering price point might be high just used because that's who is used Most cooking offsite but does not affect price Lots of space in current kitchen but facilities lacking Drinks by TLA, flexible on what and how these are provided. Some packages available	\$83 dollars per head 3 course Flexible by TLA	
7	Is the Hall value for money in your opinion? What could improve this? Yes good value Approve the aesthetics and fix bathrooms tucked away would assist Balcony flattened to be able to sit around and have drinks etc. Chairs/tiered seating Main entrance takes all heating, need better airlock*** UTAS close to capacity so increased capacity would help but not often		
8	What is the competition in your opinion? What do they do better? Tramsheds, little dinners and auditorium style seating for 150 Silo's Split for smaller user groups already happens some times but only temporary walls to approx. 2m Grandchancellor, competes on price		Costs - Audio visual - Chris from Vjam 0418 132 256
9	Common complaints heard about hall? COLD, Modern tech for hire spaces in TVC & John Duncan Loading bay of some sort as current BOH does not work Disabled access for stage is difficult to use Change rooms under stage horrible and don't function		
11	Specific poor feedback received from hire of hall or people who won't come back? Chamber of Commerce would like to use but too expensive commercial arrangement didn't work More use of office space in various parts of the hall PDF foods now at Silo's		
10	If you had no limit on money to spend, what would you do to the hall? More aesthetically pleasing/functional bar Tiered seating would be a game changer (Especially back part of hall) Back of stage and access for loading Ability to see into hall. It is currently locked up for safety and security but would be good to get more people through it regularly.		

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: University of Tasmania

Individual(s) & Position: Leanne Arnott, Brendan Theodore

Time & Date: 27th July 2020, 4:00pm

Location: CPD Office

Q: How did you find out about the Albert Hall's facilities?

A: Know as being local. But previously unknown when working in events/theatre management on the mainland

Q: Who do you book the Hall through? Is this a positive experience?

A: Email or Call Vanessa to book in

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Hall is expensive for what it offers

Additional lighting, audio etc. makes it too expensive to be feasible for many.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Yes, Grand Chancellor is better value for money in terms of what they offer for the money
Many functions also held on site at UTAS

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

A: Require additional audio and lighting which makes the venue hire very expensive.

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: N/A

Q: Who does your catering? What are the costs? Do other places offer this?

A: TLA does catering however, appear out of touch with pricing and corkage for events is extremely high

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Better loading facilities

Better Audio/Visual capabilities and lighting that are included in price

More flexibility of rigging points

Draping to create a "Black Box" style theatre

Furniture and décor is dated and requires updating

Better Wifi access

Defined front entrance with Larger foyer area that has Cloke rooms, box office and info booth

Dressing rooms and stage is disconnected

Modular and improved seating

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Yes

Q: If budget was no consideration what would you like to see done with the Hall?

A: Items listed above and redevelopment of eastern side to bring up with the times and connect with park

Further Items to add/notes?

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: St Cecilia School of Music

Individual(s) & Position: Matthews Tyson, Director

Time & Date: 7th August 2020, 2:00pm

Location: Phone Call

Q: How did you find out about the Albert Hall's facilities?

A: Used to use regularly when Council operated

Q: Who do you book the Hall through? Is this a positive experience?

A: Email or Call Vanessa to book in

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Hall is expensive for what it offers, used to have a deal and didn't pay for it when council operated

Additional lighting, audio etc. makes it too expensive to be feasible.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Yes, smaller more affordable venues, audience size not large enough for the hall
Currently most music goes to Baptist Church, Grand Chancellor & Casino

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

A: Require additional audio and lighting which makes the venue hire very expensive.

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Grand Piano would be very helpful and estimate that It would get a lot of usage

Q: Who does your catering? What are the costs? Do other places offer this?

A: No catering

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Better loading facilities

Better Audio/Visual capabilities that are included in price

John Duncan and TVC rooms have great potential but need to be tidied and warmed up

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Yes

Q: If budget was no consideration what would you like to see done with the Hall?

A: More made of the history, general tidy up, Grand pianos located throughout the hall. Tidy up and capitalise on the building to remind everyone how beautiful and significant it is

Further Items to add/notes?



Albert Hall Interview Questions:

Organisation: Launceston City Council

Individual(s) & Position: Elizabeth Clark, Citizenship Ceremonies

Time & Date: 10:00am, 13th August 2020

Location: CPD Office

Q: How did you find out about the Albert Hall's facilities?

A: Used to work there when it was managed by Grand Chancellor. Felt like it was worked a lot harder and really put out there when ran by Grand Chancellor

When council are running it too many people expect free rides and don't want to pay for usage

Large team to manage and control on short term basis, which is hard for council's procurement strategy

Q: Who do you book the Hall through? Is this a positive experience?

A: Easy to book just an email to Vanessa for long time users.

Not much info available about parking, accessing the hall etc.

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Lighting audio visual etc and smaller stage gets bought in which makes the cost less viable and attractive.

Other options have rooms that are all inclusive

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Using council run venues only and don't often consider the competition

Q: What is your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

VJam set up for Audio visual – Basic Set up Mic, Stage, lectern and speakers for \$2,500 but can increase significantly for more complex set ups.

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Catering is the only other thing expensive but also very good quality
Theming of the hall which is hard to specialise but more fly bars and hanging points for theming would be useful for theming

Q: **Who does your catering? What are the costs? Do other places offer this?**

A: Matson's do catering, is expensive but great quality. Other places are similar price

Q: **What would make the Albert Hall more desirable to Hire?**

A: Loading dock improvements, marketed better and more awareness so don't miss out on large mainland events

Better use of kitchen, bar and other facilities in TVC

Q: **If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?**

A: Not specifically but would draw other users

Q: **If budget was no consideration what would you like to see done with the Hall?**

A: Tidy ceiling, balcony and spruce up place. Make it feel more loved and welcoming for use

Key takeaways:

Easy for long term users and people who know Vanesa to book, what about non-locals?

Feels as though Café is main business and function centre is an add on that isn't driven.

Feels old and tired

Not marketed or put out enough



Albert Hall Interview Questions:

Organisation: Timeless Elegance
Individual(s) & Position: Louise, Owner
Time & Date: 11:30am 14/08/2020
Location: Grand Chancellor Foyer

Q: How did you find out about the Albert Hall's facilities?

A: Just know from being a local to Launceston. Doesn't use website.

Q: Who do you book the Hall through? Is this a positive experience?

A: Call and talk to Vanessa to book. This is a positive experience; Vanessa is accommodating and easy to work with

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: No, the hall is expensive, by the time you pay for hire of the hall and all the extra's such as table cloths, AV, lighting installing a catwalk etc.

No packaging for set up and decant days, hall is charged at a flat rate regardless. Extra costs for rubbish removal and add ons are a turn off and not flexible on timeframes. Must be out by a certain time or will be charged extra.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Other venues considered were the Casino and Grand Chancellor. Not much else available for size. Although Grand Chancellor is beginning to be able to compete. Pricing is slightly more at these venues however the service and what is provided for the price is much more. Eg. Lighting, catering drinks packages etc.

Other venues are willing to negotiate on price to get people in however Albert Hall won't budge.

No discounts for staff etc.offered in the café even though 1000+ people were bought to the event

Q: What your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Simon Widowson from Sound House does lighting and audio. Approximately \$3,000+ is the average cost

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Temporary booths, Stage, lighting for booths roll out carpet on stage and lighting to back/sides of stage

Q: **Who does your catering? What are the costs? Do other places offer this?**

A: Generally, no catering however, food exhibitors aren't allowed in and if they do serve there are heavy restrictions. Same as Coffee and Alcohol.

Would like to bring food vans in to provide a complete experience but generally not allowed. The café is also really prioritised for parking etc.

No need for a commercial kitchen on site as caterers are flexible and just require distribution and heating of food.

Q: **What could the Hall offer you to make hiring a more pleasant experience?**

A: Better Car parking & loading dock facilities

Permanent stage for catwalk/runway

In house A/V & Lighting

Refurbished toilet areas

Carpet for covering stage

Stairs up to stage are rough and dangerous

Not look so tired and unloved, carpet, furniture fittings etc.

Q: **If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?**

A: Hall would be used more if hiring was feasible. All the added costs on top of hire such as lighting, AV & Stage make it possible for only one event per year.

Q: **If budget was no consideration what would you like to see done with the Hall?**

A: Tidy up entrance and make the atrium/entrance more grand

Piano/Cocktail Bar in an atrium on the park side

Entrances need for improvement; current access is from park side beside café but entrance feels dreary and old furniture is out of touch.

Key Take away' s:

Café appears to be the key, prioritised business even at the expense of the exhibitors and event.

No flexibility on price and extra's make the hall very expensive

Old and dated does not make appealing. Also, many areas of hall and foyer left messy and untidy which makes it feel back of house not loved.

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: Way FM (Makers Market)

Individual(s) & Position: Jim Gray, Event Organiser

Time & Date: 11:00am, 17th August 2020

Location: CPD Office, 178 Charles Street Launceston

Q: How did you find out about the Albert Hall's facilities?

A: Just know about the hall from being a local, wasn't aware of Tamar Valley and John Duncan room for separate hire

Q: Who do you book the Hall through? Is this a positive experience?

A: Meet with Vanessa and go through dates that the hall is available. The experience is positive

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: No, not good value for Money. \$5,000 for 1-day event.

Friday \$700 for set up day is expensive. Use of lights around balcony is \$250 on top of Hall hire.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Going to use the Tail Race Centre this year. Albert Hall is bigger but, Tail race for day is \$2,000. Includes 500 carparks at tailrace, ability to use outside and foyer areas. Wrong Side of West Tamar Highway but Includes sound gear and technician

Looked at doing other functions but no sound or lighting equipment whereas Silverdome etc. has all-inclusive in price.

Hired 4 times, unable to use flags because of reticulation should provide facility for temp flags & signage.

Would like to see a Subsidy for not for profit organisations.

Q: What is your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Makers Market bring own audio for outdoor broadcast, but extra lighting inside the hall would be a great benefit

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Tables and stalls but stallholders are responsible for their own

Q: Who does your catering? What are the costs? Do other places offer this?

A: Café can't cope with the amount of people, so they allow coffee van to park outside but no other food or beverage provided.

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Better unloading and loading facilities, accessibility into hall with potential ramp and stair in one location, designated parking nearby, upgraded lighting.

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Would need to be better value for money and parking for more use

Q: If budget was no consideration what would you like to see done with the Hall?

A: Stairs and ramp together for main entrance, Lighting upgrade. Full time History/art exhibition. Better linkage to park for indoor outdoor stalls.

Key Takeaways:

Better integration with park and access required

Loading & Parking is big issue

Not value for money

Lighting and audio needs upgrade



Albert Hall Interview Questions:

Organisation: St Patricks College
Individual(s) & Position: Kim McInnes
Time & Date: 2pm, 17th August 2020
Location: St Patricks College

Q: How did you find out about the Albert Hall's facilities?

A: Just the way its been for many years at St Pats.

Q: Who do you book the Hall through? Is this a positive experience?

A: Don't use website at all just talk to Vanessa. The process is easy and straight forward.

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: For what we use for definitely good value. TLA set up tables etc but that's it then provide St Pats with a free run

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Use the boat house for year 10 Social however, it does not have the same feel as the Albert Hall which is big and grand. Like to save the Hall for a special year 12 event

The Grand Chancellor just not the same feel and Albert Hall provides the perfect venue for the Ball

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Have a DJ that brings his own equipment. St Pats set up their own lighting. Lighting changes every year depending on the theme and set up of hall which is mostly organised by the year group.

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Decorations but other services are quite minimal.

Q: Who does your catering? What are the costs? Do other places offer this?

A: Just finger food no meals. Per head charge provided by TLA

Q: What could the Hall offer you to make hiring a more pleasant experience?

A:

- Holes in below stage filled in for safety
- Stairs to boys Toilets downstairs are dangerous
- Stairs up to stage are dodgy.

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Wouldn't hire more regularly, doesn't work for other events that are smaller

Q: If budget was no consideration what would you like to see done with the Hall?

A: Quite happy how it is currently, just tidy up of toilets and general maintenance and face lift.

Further Items to add/notes?



Albert Hall Interview Questions:

Organisation: Singfest

Individual(s) & Position: Nelson Tabe, Event Organiser

Time & Date: 5:00pm, Tuesday 17th August 2020

Location: CPD Office, Level 1 178 Charles Street

Q: How did you find out about the Albert Hall's facilities?

A: Just know from being local Launceston group. Big enough and stage access is better for children

Q: Who do you book the Hall through? Is this a positive experience?

A: Keep on pencilling in recurring events for the following year, 2.5 nights/days per year. Know Vanessa so easy to book

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: \$13,000 - \$8,000 hire and initial set up

A lot of money for a group without much money

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Door of hope would be second option if pricing was unreasonable, but be reluctant to go there because Singfest is synonymous with Albert.

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Vjam bring in very minimal equipment. Fill in microphones sound system and some lighting

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Stage risers across the front of stage and on the stage for kids to stand on. Could be provided by the hall

Q: Who does your catering? What are the costs? Do other places offer this?

A: no catering

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Chairs are horrible and don't match need updating

Better ticketing facilities and entrances

General facelift and brought up with the times including aesthetically and technologically.

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: No still only one event per year

Q: If budget was no consideration what would you like to see done with the Hall?

A: Permanent projector for front and back of stage

Access to under stage dressing rooms to be improved, currently not used because only access from stage and likes tunnel idea

Disability access to stage that's not in your face and better operationally

Further Items to add/notes?



Albert Hall Interview Questions:

Organisation: St Giles

Individual(s) & Position: Danielle

Time & Date: 1pm, 18th August 2020

Location: CPD Office

Q: How did you find out about the Albert Hall's facilities?

A: Very difficult to find unless you know the lessee and access is very dictated by the lessee. Grand chancellor used to redirect things to their facilities

Q: Who do you book the Hall through? Is this a positive experience?

A: Call Vanessa and book in dates that are available, easy when you know her

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Yes it is, competitively priced and will do anything on the day with great service

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Tram sheds were used and good space but not same sense of history, Albert Hall is centrally located, communication is lacking but Similarly priced

Cost of other events are similar and work well but not as efficient in set up and helping out

Location is great

Burnie Arts and functions centre is amazing, highlights the old building and finishes with modern technology

Hobart easy to get into. Burnie was good to work with like Hobart whereas Launceston was difficult to get a foot in the door with Grand Chancellor operating.

Q: What is your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

In house sound equipment used and that is perfectly adequate

Lighting works well

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: TLA provide 2 chairs per stall and screens if required.

Q: Who does your catering? What are the costs? Do other places offer this?

A: Occasionally have Champaign bar by TLA but no food generally.

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Wifi network is lacking,

Staff carparking, and loading works well

Toilets need a freshen up and downstairs toilets are not easy to access

Disability access is excellent

Front foyer cold and drafty.

Ticket booth not used but would like to see stay

Access to stage is good compared to Princess theatre

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: No, already generally happy

Q: If budget was no consideration what would you like to see done with the Hall?

A: Roofing fix up and maintenance items as top priority

Better integration with Park and indoor/outdoor events

Concession for not for profits, council lose their share when not for profits hire.

Further Items to add/notes?



Albert Hall Interview Questions:

Organisation: Brixhibition

Individual(s) & Position: Ken, Event Organiser

Time & Date: 10:00am. 18th August 2020

Location: CPD Office

Q: How did you find out about the Albert Hall's facilities?

A: Just know about it because of the location. Google event facilities nothing prominent for Albert

Website doesn't show current events, hard to find what its capabilities are. Doesn't show current or upcoming events at the Hall.

Q: Who do you book the Hall through? Is this a positive experience?

A: Booking is positive experience good managers and aware of hospitality as a whole

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: No, offset by community grant from council but need to apply at council 9 months early

Hire Hobart city hall for \$1,200 give key and an empty room all security, fire wardens evac plans are your own where Albert Hall takes care of that.

Justify by saying that 5 wardens are on site but they are working in the café

Silverdome, pier in Hobart requires manager etc. on site all the time

Ulverstone Sports Centre & Hobart city hall is just give key and let you go

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Biggest issue with Albert Hall is too small and must squeeze things in

Things need to be spread out and hidden away in different rooms

Offering of wall dividers etc. would be a good addition

Grand Chancellor one weekend but they charge for every little thing. Albert Hall charges an extra \$100 for use of in-house microphone

Silverdome is \$16,000 but want in house ticketing and cleaners etc which eats into takings

Every other council has a reduced rate but LCC has event sponsorship that makes up for it. Not everyone knows it's there.

Q: What is your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Use the microphone is a cost of \$100

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Stalls etc. but have our own supply of these.

Q: Who does your catering? What are the costs? Do other places offer this?

A:

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: When exhibitors of hall trying to use/unload they clash with café users and people having a coffee. Require better loading/unloading facilities

Ground floor toilets so not up or down stairs and need a refurb

Temporary storage hidden away that is easy to access and a back of house area for exhibitors to relax and have a drink

Adjustable lighting that is remote controlled for each user, Burnie Arts centre is a good example

Dedicated loading dock that is readily available

Dedicated parking for exhibitors and more option for loading

Only one wheelchair access and impedes flow through hall, need better accessibility

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Yes

Q: If budget was no consideration what would you like to see done with the Hall?

A: Whole new entertainment centre like Derwent Entertainment Centre but just out of town so parking can be provided.

Traffic flow and carparking around the hall needs to be improved

Hall is booked majority of weekends already (?) so a new space would be helpful for larger events and to take some of the strain

Dedicated Access/Front door where there can be a dedicated in and dedicated out lanes for flow

Staircase up to deck in extension is in the wrong area and only wide enough for one person and comes down half in the room which ruins the space. A better thought out and useable foyer area would be a great benefit

Bigger atrium entrance that can be used as main entry and also further exhibition space

Contacted 11 other event holders and did own surveys. 8 of 11 said it was too small last year

Further Items to add/notes?



Albert Hall Interview Questions:

Organisation: Scotch Oakburn College

Individual(s) & Position: Natalie Good, Steve King, Katie Hill

Time & Date: 9:30 am, 19th August 2020

Location: Scotch Oakburn Reception Meeting room

Q: How did you find out about the Albert Hall's facilities?

A: Just know from being local. Don't use the website and not aware of the ability to hire John Duncan & TVC rooms separately

Q: Who do you book the Hall through? Is this a positive experience?

A: Just call Vanessa, experience is good, and she is very accommodating.

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Comparably other venues are cheaper when offerings are all considered

From community groups perspective it is cost restrictive and should be a discount for not for profits

Not clear on break up of costing so unaware what is being paid for in pricing. Would prefer more transparency

\$8,000 for a day and half a day to set up

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Silverdome but acoustics didn't meet requirements. Catering and assembly rooms are better suited.

The Albert Hall is very Grand and 'Scotch feeling'

Good multi-purpose flexible venue, don't want that restricted

Door of hope was booked in, technology and items are clear on the website

Event side of Albert Hall feels undermanaged.

Radio City Hall in America is a good option to look at for comparable buildings that always have something happening

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Used large screens to promote better viewing.

Screen is stage side but Grammar use down at floor level

Good PA Audio, lighting \$35-40k set up of equipment on top of hall hire

Would be willing to pay more for the hall if some or all of Audio visual requirements were satisfied

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Audio visual are the big key expenses

Q: Who does your catering? What are the costs? Do other places offer this?

A: Originally did own in house catering but now TLA won't allow so pay TLA for that. Management are good and really help out well with the hall when you arrive but advertising and information is lacking

Dinner theatre is a good option for the hall and catering is good

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Doesn't offer good viewing, need more space backstage, stage wings are too small, BOH access to stage doesn't work so students use foyer and access outside

Seating is so mix and match and seats are old that it is not a good look when all set up

Maintenance to be done on a regular basis and not when events are in the Hall

Better seating and upstairs balcony is underutilised.

Tiered seating would be beneficial for musical events such as orchestra more so than theatre

Heating is terrible

Better lift access to up stairs

Setting up TVC & John Duncan for use and providing basic audio visual requirements

More bathrooms upstairs

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Yes

Q: If budget was no consideration what would you like to see done with the Hall?

A:

Better Connection to park, feels as though café blocks the hall from the park and hal gets forgotten about

Potential Museum and history of the hall better showcased

Easily accessible carparking

Loading dock that works better than current one

Key Take Away points

Management of Hall doesn't put it out there enough

Separation of Park and Hall

AV is a huge additional cost

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: Bloomfest

Individual(s) & Position: Margaret & Michael, Event Organisers

Time & Date: 11:00am, 25th August 2020

Location: CPD Office, Level 1 178 Charles Street

Q: How did you find out about the Albert Hall's facilities?

A: Launceston locals so just know about the Hall and the facilities.

Q: Who do you book the Hall through? Is this a positive experience?

A: Existing arrangement so easy to contact Vanessa via phone or email.

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Debatable, \$10,000 for 2 days. Bump in and bump out is included. Garbage and extra rooms are additional cost on top of Hall hire but clean up of Hall is included.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Proximity to design centre is a bonus of the Hall

Wrest point has been used previously and was so much easier. Everything was sorted and ready to go and availability of buses to allow groups to go and site see was a bonus. All spaces on one level at Wrest Point, and easily accessed.

Woolmers was also considered, is all on one level, flows better and can lock away gardens to have outdoor stalls but that is not possible at the hall.

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Use the microphone that is on site, but ABC bring their own stuff. Plug ins and access to facilities for ABC is poor could do with better basic infrastructure, so cords aren't run along ground etc.

Good to upgrade PowerPoints and CAT 6 around hall for easy access by everyone.

Large roll down projector that is permanently in place

WIFI connectivity is poor

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Tables offered by TLA and chairs but could be more of them. Clean up of hall is included in price.

Temporary railing like airport would be useful for guiding people and creating walkways

Q: Who does your catering? What are the costs? Do other places offer this?

A: No catering required.

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Access to extra rooms is very difficult and does not flow from the hall well so people miss exhibits set up in these rooms

Way finding and access to John Duncan is dark and feels back of house

Better access to rubbish for removal, and recycling green waste etc so not all going to landfill

Stage access requires upgrade both sides, easily clip in handrail to front of stage

Fill holes in floor in front of stage

Good to upgrade PowerPoints and CAT 6 around hall for easy access by everyone.

Large roll down projector that is permanently in place

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Not more regularly but would increase the experience

Q: If budget was no consideration what would you like to see done with the Hall?

A: Wheelchair access upgraded as currently poor and only one entrance

Restrict traffic flow to loading dock when doors are open for safety

Further Items to add/notes?

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: City Mission

Individual(s) & Position: Ray Green, Community Christmas Organiser

Time & Date: 2nd September 2020, 1:00pm

Location: City Mission, 48 Franklin Street

Q: How did you find out about the Albert Hall's facilities?

A: Hall may be front of mind for local users but other facilities such as John Duncan room and TVC are not well known or advertised.

Q: Who do you book the Hall through? Is this a positive experience?

A: Running date locked in with Vanessa . Have meeting in February to go over feedback and discussion with Hall for improvements then book in for that year.

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: Use hall over two days first day is prep etc. Price includes wait and cook staff included.
\$13,000 is price for the two days, don't want it changed and are happy with that figure.
Would struggle to find a group more professional. TLA are very accommodating and provided items required for free where they could.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Not many other areas that cater and have a large enough space for 550 – 600 people event which stretches the limits of the hall

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

No audio-visual requirements just the in house system for small presentations and speeches

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: Decorations especially table decorations for dressing it up would be a good addition
Jumping castle

Want to use piano but must pay for tuning after use as it belongs to TSO. This makes use too expensive to justify.

Q: Who does your catering? What are the costs? Do other places offer this?

A: TLA staff members help with cooking but mostly us

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Limited number of round tables could do with upgrading and more tables to seat 600

Additional Bain Maries are hired because 3 that are offered by the hall aren't enough

Permanent Projector, screen and IT equipment

Upgrade sound system

Stage lighting upgrades

Decorations,

Better power and IT so cords aren't required to be run all over the floor

Better stairs to the stage as they are a tripping hazard

Better lifts for getting people & equipment on stage

Barricade system for front of stage

Better trolleys for moving items around

Better visibility for swinging doors into kitchen etc.

Carpet and FFE is worn and outdated, requires updating

Grand piano on stage that could be used would be useful

Better cleaning equipment for post event clean up. Minimal vacuums available etc.

Better heating and cooling of Hall

Additional Carparking

Loading bay etc. needs work as difficult to access and does not function efficiently

Advertising about what's on in the hall especially signage at the front would be a benefit

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: No only run one event a year however would make it more attractive

Q: If budget was no consideration what would you like to see done with the Hall?

A: Items listed above

Further Items to add/notes?

DR comments– Feel as though TLA should be spending more money on upgrading the hall facilities, advertising the hall etc.

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: Tasmania Symphony Orchestra

Individual(s) & Position: Samuel Cairnduff – Director of Marketing & Communication

Time & Date: 1pm Thursday 10th September

Location: Phone Call

Q: How did you find out about the Albert Hall's facilities?

A: 20-year relationship with Albert Hall and prior was resident at princess theatre limitations around the stage size at princess theatre.

Q: Who do you book the Hall through? Is this a positive experience?

A: Plan 1 year ahead talk to management generally do 6 subscription concerts per year and makes direct contact with hall management

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: What I know of the hall is good value for money. Provides a big opportunity to obtain significant revenue. Challenge is to fill the hall but is difficult because audience is not big enough in Launceston. Would benefit from a large curtain to split the Hall into a smaller area

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: Princess Theatre is used. But two different experiences and complimentary to each other. Perceived intimacy of princess theatre is a bonus.

Resident at the federation concert hall that can seat 1100. 2 levels and currently spending 1.2m to improve acoustics

Federation hall has better acoustics, access to plenary spaces is better and toilets are better, good bar that is accessible. Federation hall has much better foyer and line up so not out in the weather when waiting for tickets/entry

Q: What are your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

Hire audio equipment in from Hobart, cost of this talk to Jackie. But \$6k-12k.

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: bring in ticketing and front of house staff from theatre north, No real dedicated website and venue

No clear area to advertise such as marketing material, or online places etc. Marketing in general is poor for Albert Hall

More of a Curated cohesive set up

Q: Who does your catering? What are the costs? Do other places offer this?

A: TLA run the bar, patron drinks in the interval and use café and foyer for that. People love the canapes and the bar works. Have used the John Duncan room for pre-concert talks.

Q: What could the Hall offer you to make hiring a more pleasant experience?

A: Toilets not being in basement and better condition, Access for ticketing and patron line up/dedicated box office space

Ability to re-scope and reformat the room on eastern side as a foyer would be huge benefit

Maximise carparking

Access for own equipment in and out of Hall

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Probably at market capacity in Launceston so no room for more events. Would make much more enjoyable experience when hiring

Q: If budget was no consideration what would you like to see done with the Hall?

A: Really great access with large foyer that was activating and said what was on, plus link with Launceston. Real imprint and presence on the city and when you arrive you know all about the Albert Hall and what is on there

Make the hall somewhere you can go for coffee read a book etc. make it open to public and loved.

Make it ACTIVATED and feel like the heartbeat of the city

Further Items to add/notes?

COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



Albert Hall Interview Questions:

Organisation: Works for Suppliers of production equipment

Individual(s) & Position: Christian Storan (10 Days on the island)

Time & Date: 3:25pm

Location: Over the phone

Q: How did you find out about the Albert Hall's facilities?

A: From working in there all the time or the supplier company I work for is updated

Q: Who do you book the Hall through? Is this a positive experience?

A: Sound House, Alive Technologies are the companies worked for in setting up for events at the hall

Q: In your opinion, is the Albert Hall good value for money? Why/Why not?

A: No really, expensive unless you can get a deal or sponsor to cover additional costs associated with set up.

Q: Do you use/consider other venues than the Albert Hall? If Yes what do they offer that Albert Hall does not?

A: They can package up things, have better parking, Albert Hall is always cold and has old décor
Better packages and have av ready to go plus service is much better value
Meals are good but overall service lacking compared to other venues

Q: What is your audio-visual requirements? Who does them? What are the costs? Do other facilities offer in house?

A: Utas graduation will use in house because purely speeches and audience will engage and listen

All other events won't be acceptable and require av bought in, large screens and projectors added also. Between \$5,000 to \$12,000

TSO spend \$3-4k equipment \$2k on labour to set up

Gala dinner – will take 2 full days of 8 people to set up

Q: What other external services do you bring in? Who does it? What are the costs? Do other facilities offer in house?

A: N/A

Q: Who does your catering? What are the costs? Do other places offer this?

A: N/A

Q: What would make the Albert Hall more desirable to Hire?

A: Secondary loading dock currently loading down near the corner is very difficult and hard to do

Above the stage rigging is good, some manual and some motorised

Electronics that connect everything beside the stage are quite old and needs re-work, adjustable chandeliers are very useful

Better heating

Q: If the Albert Hall did these things^ would you be likely to hire? Or Hire more regularly?

A: Yes, would provide better value for money

Q: If budget was no consideration what would you like to see done with the Hall?

A: Have its own proper audio, better lighting around the auditorium, balcony fixed and utilised more. Fixed seating on balcony. Tiered seating is hard to find. Gaps under the stage. Side steps to stage need upgrading. Large Screen that can be easily used and accessed would be helpful

Key Takeaways –

Extra's required make the hall very expensive

Balcony underutilised and tiered seating would be a bonus

Competitors are able to provide better all round service

10.2. JMG Mechanical Engineering Suggestions



Johnstone McGee & Gandy



To: Commercial Project Delivery Date: 13/10/2020
Attention: David Rodman
Project: 47 Tamar Street, Launceston - Albert Hall Renewal Project No. J205083SH
Completed by: Nicholas Stolp

The following report is based on recent investigations by JMG, comprising of visual walkthrough inspections and inspection of available system documentation:

1. EXISTING SYSTEMS

The Albert Hall main auditorium and adjacent foyer areas are currently air conditioned via air handling plant originally installed in the late 1970s/early 1980s, with some minor upgrades since - including the installation of a nominal 120 kW air source heat pump chiller to service the auditorium system in 2009.

The main Auditorium is served by a dedicated air handling unit (HV-1) located in the sub-stage space with heating hot and chilled water provided by the air source heat pump chiller. Air distribution is via jet diffusers in the auditorium ceiling, with Return Air at low level via the stage side stairs. This system also incorporates modulating dampers in the main supply ducts and connection to a roof mounted exhaust fan -to provide some level of heat rejection from the space prior to installation of the heat pump.

It was noted that the existing heat pump chiller system does not incorporate recommended thermal storage. A lack of system thermal storage can result in system faults due to low return water temperatures at low load. The inclusion of thermal storage also limits compressor cycles resulting in better temperature control.

Auditorium heating is supplemented by a series of hydronic radiators served by the original reticulated heating hot water system.

The original heating hot water system comprises an electrode boiler with zone water distribution via 3-way control valves to the upper and lower level auditorium radiators and air handling units serving the Foyer and main Function Room.

Original air handling unit AC-1 provides heating and ventilation to both levels of the main foyer. Originally a hot deck/cold deck unit with heating and cooling coils for each of the four zones served, chilled water connections to the unit have been isolated and sections of pipework removed.

Similarly, air handling unit AC-2 provides heating and ventilation to both levels of the main Function Room. Again, this system originally provided cooling but has had the chilled water connections isolated and removed. Two packaged split hi-wall type units have been installed in the main Function Room to provide some cooling. Limitations in capacity and air distribution from these units would however restrict their ability to provide effective cooling to each space.

All systems are controlled by a BAC control system with head end access via a computer terminal in the basement storeroom. A current system Functional Description is not available.

2. CURRENT ISSUES

The current heating and ventilation systems suffer from a number of inherent issues:

- Heating capacity based on direct electric which is highly energy inefficient.
With primary heating to the Foyers and Function Rooms, and supplementary auditorium heating via the hydronic radiators, served by a direct electric boiler, the current heating system is highly energy inefficient. Solutions based on reverse cycle heating would represent significant increase in efficiencies and a reduction in associated energy costs.
- Aged air handling plant well in excess of recommended economic life expectancy.
Although the existing air handling plant is in fair to good condition, systems deteriorate over time to the point where they are no longer economically viable. Aged systems are also limited in their effectiveness for advanced control. An upgrade of existing air handling units would increase system lifespan, effectiveness and efficiency.
- Lack of cooling to Foyer and Function Room.
With a lack of effective cooling conditions in the Foyer and Function Room suffer on high ambient days. Connecting these systems into the Auditorium chilled/heating water reticulation will enable cooling of these spaces when the Auditorium is not in use as well as a potential to utilise the heat pump chiller for more efficient heating.

Johnstone McGee & Gandy



- Lack of a defined overall controls functionality.
The current control system appears to have been put together over time, concentrating on each area as it was modified/upgraded. As such, the current control system is unable to effectively gauge overall system efficiencies, it is difficult to fault find, and has the potential for ineffective control.
- Limitations in the existing auditorium system to provide effective conditioning given the space volume and height.
The physical volume of the Auditorium and its heritage features will limit how the space can be adequately heated, cooled and ventilated. Being a ceiling delivery system with high ceilings, effective air distribution during heating can prove difficult as the heated air stratifies. Modifications to original ductwork and air handling unit layouts appear to have placed additional resistance on the system, further compounding the heating issue.

3. RECOMMENDATIONS

In order to provide a more complete air conditioning solution for the complex, targeting the above issues, consideration of the following would be recommended:

1. Upgrade & Extend Chilled/Heating Water Reticulation
 - Upgrade & Extend the existing Auditorium heat pump chiller chilled/heating water reticulation to also serve Foyer and Function Room units AC-1 and AC-2.
 - Upgrade/modify system controls to allow for manipulation of chilled/heating water flows to suit occupancy of each space, to utilise heat pump for heating where appropriate and to limit the boiler operation for hydronic radiator operation and low ambient heating only.
 - Upgrade air handling unit coils and associate valving to suit.
 - Size all new pumps, pipework and valving to suit total building cooling/heating requirements.
 - Provide recommended thermal storage.

Consideration should be given to increasing heat pump plant capacity with future replacement of the existing chiller to suit total building cooling and heating requirements.
2. Upgrade Existing AHUs
 - Upgrade existing air handling units AC-1, AC-2 and HV-1 including reinstatement of economy cycles to allow simultaneous heating and cooling with the above 2-pipe chilled/heating water reticulation system.
 - Modify HV-1 orientation and main supply ductwork to remove current restrictions.
3. Upgrade/Expand Control System
 - Upgrade/expand existing control system to a modern integrated Building Management and Control system.
 - Incorporate new system functionalities and energy monitoring, control and reporting.
4. Modify Auditorium Air Distribution
 - Provide new technology jet diffusers with adjustable patterns for heating and cooling.
 - Provide balancing dampers on main supply ductwork.
 - Consider additional low-level return air at floor level for greater heating air distribution - taking load of the hydronic radiator system.

5. RECOMMENDATIONS AND BUDGET ESTIMATES

Based on the above recommendations we would envisage mechanical services estimates as follows:

1. Upgrade & Extend Chilled/Heating Water Reticulation:	\$100,000
2. Upgrade Existing AHUs:	\$200,000
3. Upgrade/Expand Control System:	\$ 50,000
4. Modify Auditorium Air Distribution:	\$100,000
TOTAL:	\$450,000 + GST

Note that estimates are order of cost only and should be developed further with design. Estimates also exclude GST and professional engineering fees.

10.3. Skyline Roofing Report





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12th October, 2020

David Rodman
Commercial Project delivery
Launceston TAS 7250

RE: Albert Hall

EXTENT OF INSPECTION & LOCALITY PLAN

This report covers the roofing, gutters, flashings and other associated roof items on the Albert Hall located at 47 Tamar St, Launceston. For ease of identification, the building and this report have been split into eight (8) areas. There are also five leaks that are causing visible damage to the interior of the building noted as areas (A,B,C,D & E) as outlined in the map below. The overall condition of the roof seems in reasonable condition and potentially the best solution is to repair/replace areas that have the potential of causing water ingress within the building rather than a full replacement. The roof cladding profile (Trimdek) is unusual to see on heritage buildings and is more suited to less frequently traversed areas such as warehouses. Trimdek cladding is easily damaged when stepping on the ribs of the profile. The report outlines the most important maintenance and repairs to bring the roof up to scratch. It also lists the repairs that in our opinion improve the longevity of the existing roof cladding by addressing any preventable further deterioration.



CONDITION REPORT – AREA #1

TYPE OF ROOF	Hipped
TYPE OF CLADDING	Trimdek
PITCH / SLOPE	20 Degrees
TYPE OF GUTTER SYSTEM	Box Gutter

1.1 - ROOF CLADDING

The roof cladding in this area is in very poor condition with many dents, holes and previous Band-Aid repairs.

The following options should be considered:

- A. In our opinion replacing this section of roof would be the best option for this area.
- B. Repairing this roof would require capping all existing dents and holes and adjusting the sheeting to lap correctly and re-screwing back down with new screws.





1.2 - FLASHINGS & CAPPINGS

The overall condition of the flashings and capping's in area #1 are in poor condition the ridge capping is the worst with holes, dents, insufficient/incorrect fixings and seals to joints.

The roof access door on the eastern side of the tower has a rotten timber frame and a leaking sub seal allowing weather to penetrate behind the door and box gutter flashings.

The following maintenance tasks are required to rectify this item:

- Replace existing ridge capping's.
- Replace existing timber door and frame and re-flash entire door including sub seal to door frame.



1.3 – PARAPETS

The overall condition of the parapets is poor with cracks in most areas.

The cracks to the parapet walls and the seal on top of the reglets that has deteriorated seem to be the causes of leaks C & D.

The intersection of the flagpoles with the internal corner of the parapet seems to be the likely cause of leaks A & B.

The following maintenance tasks are required to rectify these items:

- Repairs to cracks in parapet walls.
- Re-seal reglet intersection to parapet wall.
- Colorbond internal corner flashing from box gutter to top of parapet walls to seal over the flagpoles as per diagram below.



1.4 – GUTTERS

Gutters are in good condition as they are stainless steel and were only replaced in the last 10 years however it would be diligent to clean back the joints and over seal them as the silicone deteriorates with time.

1.5 – DOWNPIPES

The downpipes are semi internal to the wall and years of paint over the visible sections make it difficult to determine the condition.



1.6 – FASCIA

Not relevant.

1.7 – PENETRATIONS

There is only one PVC Vent and one aerial that require new rubber Dektites.

1.8 – OTHER

It needs to be noted that the roof walkway in this area would require removal and re-instatement if the roof would be replaced. Also the roof access system would require the manufacturer/installer to check the entire roof access system for all areas and re-tag all height safety equipment.

CONDITION REPORT – AREA #2

TYPE OF ROOF	Hipped
TYPE OF CLADDING	Trimdek
PITCH / SLOPE	30 & 50 degrees
TYPE OF GUTTER SYSTEM	Box Gutter & Eaves Gutter on the eastern side

2.1 - ROOF CLADDING

The roof cladding in this area is in an acceptable condition however there are lapped areas where the gutter has been replaced and patches in some other areas throughout. In our inspection several loose screws could be seen on most elevations of the roof and some of the screws seem to be corroded.

The following maintenance tasks are required to rectify this item:

In our opinion replacing this section of roof would be the ultimate assurance that there is no potential for further leaks for this area however there is scope to gain a possible 10-15 years of life if some preventative maintenance takes place.

- Replace roof screws as required.
- Replace some of the poorly lapped sheeting.
- Patch dents and holes throughout.
- High pressure wash areas with a large amount of lichen and re-paint.
- Water testing may be necessary during the repairs especially with leak E.



2.2 - FLASHINGS & CAPPINGS

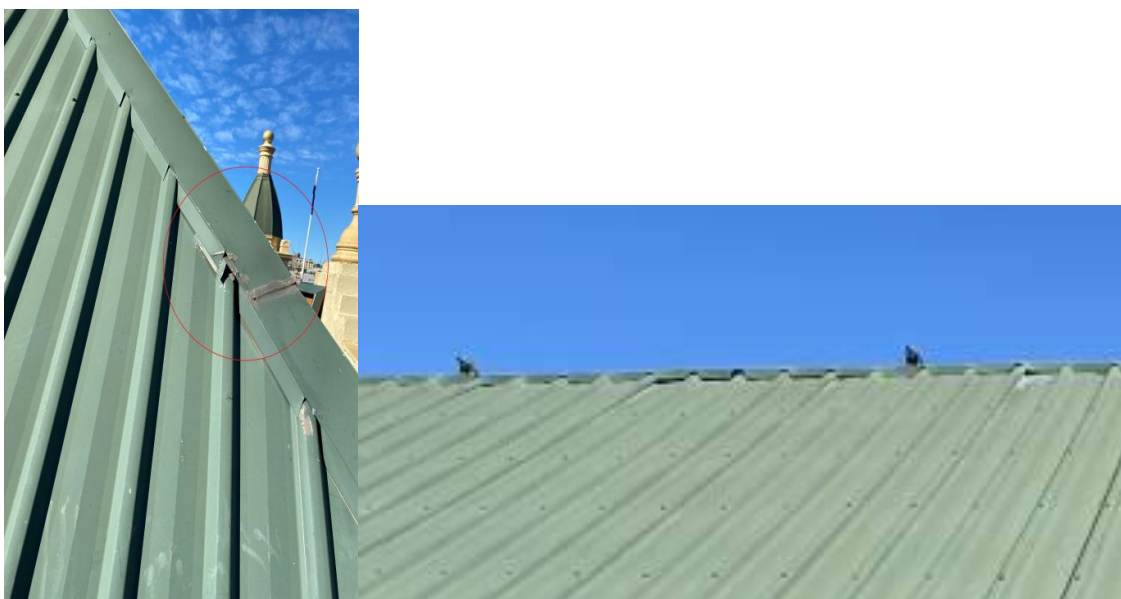
The overall condition of the flashings and capping's in area #2 are in reasonable condition.

The ridge capping is the worst with large gaps where the profile was cut out of the edge to fit over the cladding and rivet holes, insufficient/incorrect fixings and seals to joints. The ridge is fixed sporadically with rivets in some places, hex head screws and Philips button heads screws in others.

The existing lead stepped apron reglets on the eastern side have given way in places.

The following maintenance tasks are required to rectify this item:

- Replace/repair existing ridge capping's throughout. If repairing using correct fixings on each rib of the cladding would be required to ensure the two metals are stitched together.
- Additional flashings to intersection of parapet wall, valley and roof/box gutter on the north eastern side of the steep roof.
- Re-fix lead apron reglets to parapet wall.





2.3 – PARAPETS

The overall condition of the parapets is poor with cracks in some areas.

The seal on top of the reglets has deteriorated in some areas causing large visible cracks that could cause water ingress.

The following maintenance tasks are required to rectify these items:

- Repairs to cracks in parapet walls.
- Re-seal reglet intersection with parapet wall.



2.4 – GUTTERS

The box gutters are in good condition as they are stainless steel and were only replaced in the last 10 years however it would be diligent to clean back the joints and over seal them as the silicone deteriorates with time.

The outlets that run through the parapet walls require re-sealing on the façade side of the parapet wall. This could be the possible cause of leak E on the locality plan. A rainhead with overflow would be a solution to the downpipe outlets but may require further design input from a hydraulic engineer. The valley gutters on the North West and South West have slipped on the joints. The steep 50 degree pitch is also a concern with the flow of water into the valleys gaining momentum and hitting the turn up on the back of the 30 degree sides. This could cause the water to flow over the back on the 30 degree side of the valley and may be an ongoing issue that may be resolved with some re-designing. The eaves gutters also seem to be in acceptable condition on the eastern elevation.

The following maintenance tasks are required to rectify these items:

- Replace valleys. Re-design valley gutter profile.
- Clean back the joints and over seal all box gutter joints.
- Rainheads with overflows at outlet locations.





2.5 – DOWNPIPES

The downpipes from the box gutters are semi internal to the wall and years of paint over the visible sections make it difficult to determine the condition.

The eaves gutter downpipes/spreaders on the eastern elevation are PVC and are in reasonable condition.



2.6 – FASCIA

There is a small amount of timber fascia on the eastern elevation that seems to be in good condition.



2.7 – PENETRATIONS

The top ridge has some anchor penetrations along the north south direction that have caused leaks in the past. These penetrations are just cut through the ridge and don't have Dektites to provide an appropriate seal.

The following maintenance tasks are required to rectify these items:

- Install rubber Dektites to ridge anchor penetrations.



2.8 – OTHER

The roof access system would require the manufacturer/installer to check the entire roof access system for all areas and re-tag all height safety equipment.

CONDITION REPORT – AREA #3

TYPE OF ROOF	Bull nosed & hipped
TYPE OF CLADDING	Corrugated
PITCH / SLOPE	Varies
TYPE OF GUTTER SYSTEM	Eaves Gutter

3.1 - ROOF CLADDING

The roof cladding in this area seems to be in an acceptable condition.



3.2 - FLASHINGS & CAPPINGS

The ridge capping's are lead in this area and with long term direct contact with the roof cladding will eventually cause the sheets to deteriorate. Some maintenance and over-sealing around the ridge penetrations may be required.

3.3 – PARAPETS

NIL.

3.4 – GUTTERS

The eaves gutters seem to be in reasonable condition.

3.5 – DOWNPIPES

Spreaders seem to be in reasonable condition.

3.6 – FASCIA

The timber fascia seem to be in reasonable condition.

3.7 – PENETRATIONS

It is difficult to determine whether the seal around the lead ridge penetrations is in good condition.

3.8 – OTHER

NIL.

CONDITION REPORT – AREA #4

TYPE OF ROOF	Bull nosed & hipped
TYPE OF CLADDING	Corrugated
PITCH / SLOPE	Varies
TYPE OF GUTTER SYSTEM	Eaves Gutter

4.1 - ROOF CLADDING

The roof cladding in this area seems to be in an acceptable condition.



4.2 - FLASHINGS & CAPPINGS

The ridge capping's are lead in this area and with long term direct contact with the roof cladding will eventually cause the sheets to deteriorate. Some maintenance and over-sealing around the ridge penetrations may be required. There also appears to be a missing flashing on the eastern side of the ridge.

4.3 – PARAPETS

NIL.

4.4 – GUTTERS

The eaves gutters seem to be in reasonable condition.

4.5 – DOWNPIPES

Spreaders seem to be in reasonable condition.

4.6 – FASCIA

The timber fascia seem to be in acceptable condition.

4.7 – PENETRATIONS

It is difficult to determine whether the seal around the lead ridge penetrations is in good condition.

4.8 – OTHER

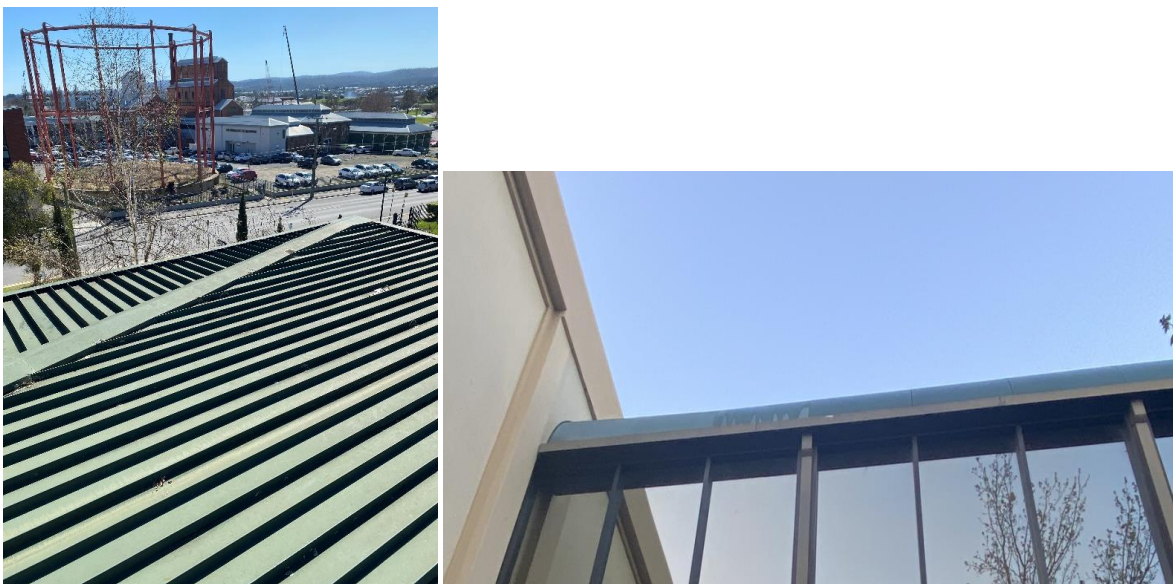
NIL.

CONDITION REPORT – AREA #5

TYPE OF ROOF	Low pitched standing seam – bullnose curved flat sheet cladding
TYPE OF CLADDING	Longline 305
PITCH / SLOPE	5 degrees
TYPE OF GUTTER SYSTEM	Eaves Gutter

5.1 - ROOF CLADDING

The roof cladding in area #5 seems to be in reasonable condition for its age.



5.2 - FLASHINGS & CAPPINGS

There are some gaps in the reglets under the eave sections of roof #2 that require sealing however it would be very unlikely that weather would penetrate under the eaves.



5.3 – PARAPETS

NIL.

5.4 – GUTTERS

The gutters seem to be in reasonable condition.



5.5 – DOWNPIPES

The downpipes are metal and seem to be in good condition.

5.6 – FASCIA

The fascia seems to be in reasonable condition.

5.7 – PENETRATIONS

The mechanical roof penetrations have some gaps and cracks.

The following maintenance tasks are required to rectify these items:

- Replace existing trays and aprons around penetration.



5.8 – OTHER

NIL.

CONDITION REPORT – AREA #6

TYPE OF ROOF	Low pitched
TYPE OF CLADDING	Longline 305
PITCH / SLOPE	5 degrees
TYPE OF GUTTER SYSTEM	Box Gutter

6.1 - ROOF CLADDING

The roof cladding seems to be in reasonable condition.



6.2 - FLASHINGS & CAPPINGS

The aprons and reglets seem to be in good condition.

6.3 – PARAPETS

The parapets appear to be in good condition.

6.4 – GUTTERS

The box gutters appear to be original with the last roof replacement there is however no visible sign of extensive corrosion.



6.5 – DOWNPIPES

The downpipes are internal so the condition could not be determined.

6.6 – FASCIA

NIL.

6.7 – PENETRATIONS

The roof penetrations are soakers and do not have any trays and surrounds.

The following maintenance tasks are required to rectify these items:

- Determine if the ducts are still in use and Install new trays and aprons around penetrations.



6.8 – OTHER
NIL.

CONDITION REPORT – AREA #7

TYPE OF ROOF	Low pitched standing seam – bullnose curved flat sheet cladding
TYPE OF CLADDING	Longline 305
PITCH / SLOPE	5 degrees
TYPE OF GUTTER SYSTEM	Eaves Gutter

7.1 - ROOF CLADDING

The roof cladding appears to be in good condition with no visible deep corrosion or holes.

The following maintenance tasks are required to rectify these items:

- This roof could use a clean to remove lichen followed by a new coat of paint.



7.2 - FLASHINGS & CAPPINGS

The flashings and capping's seem in good condition.

7.3 – PARAPETS

The parapet appears to be in good condition with no large cracks visible.

7.4 – GUTTERS

The gutters appear to be in reasonable condition.

7.5 – DOWNPIPES

The downpipes are metal on area #7 and appear to be in good condition.



7.6 – FASCIA

The fascia is in good condition.

7.7 – PENETRATIONS

The following maintenance tasks are required to rectify these items:

- Determine if the ducts are still in use and Install new trays and aprons around penetrations.



7.8 – OTHER

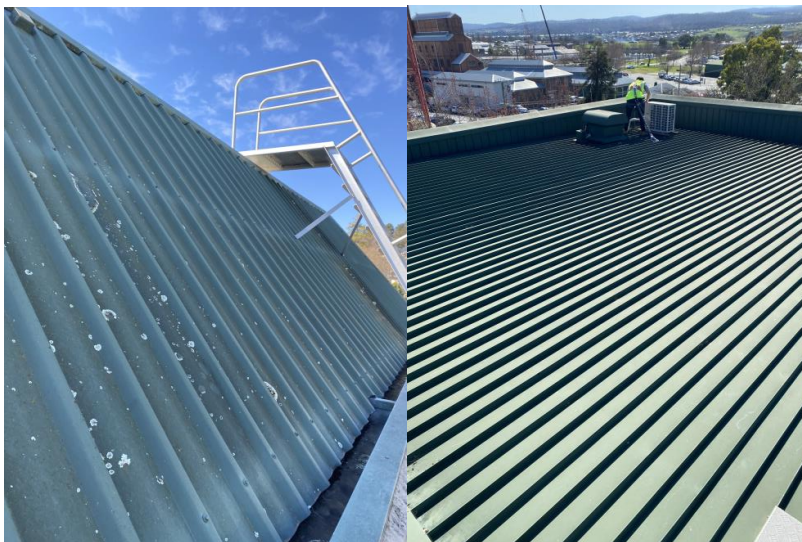
NIL.

CONDITION REPORT – AREA #8

TYPE OF ROOF	Steep hipped and low pitched
TYPE OF CLADDING	Trimdek and Low pitched standing seam
PITCH / SLOPE	50 degrees & 5 degrees
TYPE OF GUTTER SYSTEM	Box gutter

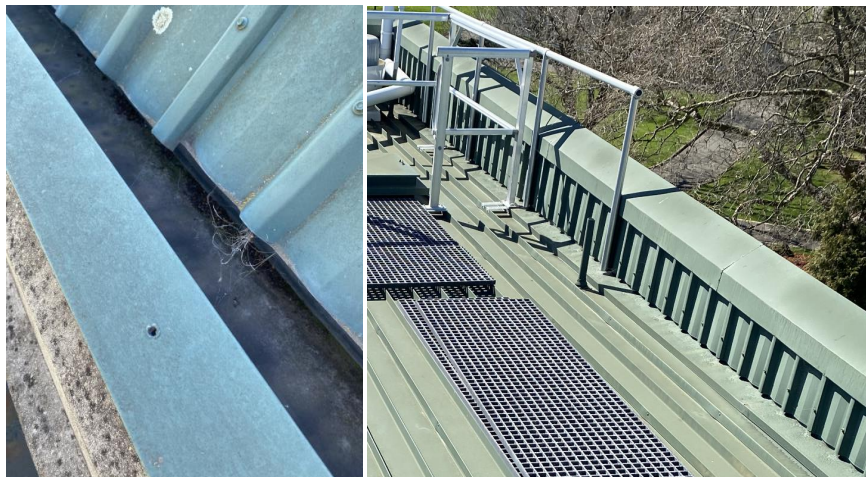
8.1 - ROOF CLADDING

The roof cladding appears to be in excellent condition. The cladding could benefit from a high pressure wash to remove lichen.



8.2 - FLASHINGS & CAPPINGS

The parapet capping has some missing fixings and is coming a little loose in the areas that were examined. The aprons are in good condition.



8.3 – PARAPETS

The parapets lining is in good condition.

8.4 – GUTTERS

The box gutters seem to be in good condition with no deep corrosion visible.

A good clean of the gutters in this area is advisable.



8.5 – DOWNPIPES

The downpipes are internal so the condition could not be determined.

8.6 – FASCIA

NIL.

8.7 – PENETRATIONS

The roof penetrations are soakers and do not have any trays and surrounds.

The old method of using soaker flashings on penetrations is seldom used these days due to their tendency to leak.

The following maintenance tasks are required to rectify these items:

- Determine if the ducts and AC are still in use and install new trays, aprons and Dektites around penetrations.





8.8 – OTHER
NIL.

DISCLAIMER

The information and recommendations contained in this report are the opinions of Skyline Roofing & Sheetmetal Pty Ltd and may not cover the cause of all leaks at the premises in question. Skyline Roofing & Sheetmetal Pty Ltd shall not be held responsible if any of repairs undertaken do not entirely rectify the leaks in the building whether undertaken by Skyline Roofing & Sheetmetal Pty Ltd or another roofing contractor.

16. ORGANISATIONAL SERVICES NETWORK

16.1. Proposed 2023/2024 Annual Plan and Statutory Estimates

FILE NO: SF6937

AUTHOR: Nathan Williams (Manager Finance)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To consider the release of the proposed 2023/2024 Annual Plan and Statutory Estimates for public consultation.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 30 March 2023 - Waste Charges and Waste Rate

Workshop - 2 March 2023 - Budget and Annual Plan Discussion

Workshop - 19 January 2023 - Budget 2023/2024

RECOMMENDATION:

That Council:

1. approves the release of the draft Annual Plan (ECM Doc Set ID 4881613) and proposed Statutory Estimates (ECM Doc Set ID 4882118) including the Capital Projects 2023/2024 (ECM Doc Set ID 4880108) and Major Operational Projects 2023/2024 (ECM Doc Set ID 4880158).
 2. invites submissions from the community on the 2023/2024 Annual Plan and Statutory Estimates.
 3. determines to close the submission period at 5.00pm on Sunday, 14 May 2023.
 4. notes that submissions will be discussed at the Workshop to be held on Thursday, 25 May 2023,
 5. notes that the Council Meeting of Thursday, 29 June 2023 is the intended date at which Council will be asked to consider the adoption of the City of Launceston Annual Plan, Statutory Estimates and Rating Resolution for 2023/2024
-

REPORT:

The Council has determined to initiate a community consultation process prior to the final determination of the annual plan, annual budget and rating resolution for the 2023/2024 financial year.

The proposed statutory estimates document includes the budget and supporting information. The recommendation is to authorise the release of these documents to the community for the consultation period.

The budgeted underlying surplus, the Council's key measure of recurrent operating revenues and expenditure, is forecast to be \$0.928m. Detailed commentary and analysis is provided in the attached Statutory Estimates.

Consistent with the Council's Long-Term Financial Plan, the proposed rate increase for 2023/2024 is 4.50%. This is below the annual December Consumer Price Index increase for Hobart of 7.7%.

The Waste Management Charges are recommended to increase by \$21.70 per 85 litre bin, \$23.40 per 140 litre bin, and \$50.60 per 240 litre bin. The increases are due to cost increases associated with the collection and disposal of landfill, recycling and FOGO (Food Organics and Garden Organics) of approximately 14%. This increase is in line with Local Government trends both in Tasmania and nationally and is tied to factors such as the price of fuel, Consumer Price Index pressures, the Council's new Sustainable Pricing Model and growth in the municipality. A charge of \$10.50 per tonne is proposed (increase by \$0.90) to offset the State Government Landfill Levy per property.

A review is currently underway of Road Asset Lives; it is anticipated that the result of this review will be finalised by the time the budget is formally adopted. The review proposes an increase in the useful lives of some road asset types and will, therefore, reduce the Council's overall depreciation expenditure. Any changes will be incorporated to the budget prior to adoption.

In accordance with *Local Government Act 1993* (Tas), the City of Launceston has prepared a Draft Annual Plan for 2023/2024. The proposed annual plan actions for 2023/2024 are key actions the Council proposes to undertake in 2023/2024 to work toward achieving the goals and strategies in Council's 10-year City of Launceston Corporate Strategic Plan 2014-2024 (the Plan).

Annual Plan actions have one or more of the following features:

- close alignment with the strategic intent defined in the Plan.
- may include internal and external items.
- any internal and external strategy, key policy or plans due for review.
- any action to do work on advocacy projects.
- any work proposed that has a significant impact on Council or the community.

Actions are directly linked to the strategic framework delivered in the Plan.

The strategic framework takes the form of Strategic Priority Areas, 10-Year Goals and Focus Areas.

At this stage, the proposed 2023/2024 Annual Plan includes 41 actions that cover all seven Strategic Priority Areas from the Plan. The actions detailed in the proposed 2023/2024 Annual Plan link to 24 of the 32 Focus Areas in the Plan, however, all the Focus Areas will be addressed over the life of the Plan.

The proposed structure of the community information and consultation process are:

- 4 May 2023 - Council considers approving the release of the proposed 2023/2024 Annual Plan and statutory estimates for comment.
- 14 May 2023 - submissions close at 5.00pm.
- 25 May 2023 - submissions will be presented to Councillors for discussion.
- 29 June 2023 - Council considers adoption of the City of Launceston Annual Plan, the rating resolution and the budget.

RISK IMPLICATIONS:

The risk program provides an effective and transparent prioritisation tool for decision making when long term and annual financial resource allocations are decided. This process contributes to the quality of the longer term financial plans of the Council (including the capital works and asset management programs) and assists in effective decision making in strategic planning which in part need to recognise the future implications of today's decisions. Through the use of a common framework to assess priorities, sound, transparent and defensible financial decisions and recommendations are possible.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Council has a significant economic impact in the region through revenue raising and expenditure. The budget and annual plan contain specific projects and ongoing programs to improve environmental outcomes. The budget and annual plan contain specific projects and ongoing programs to improve social outcomes.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

As per the attached estimates.

DISCLOSURE OF INTERESTS:

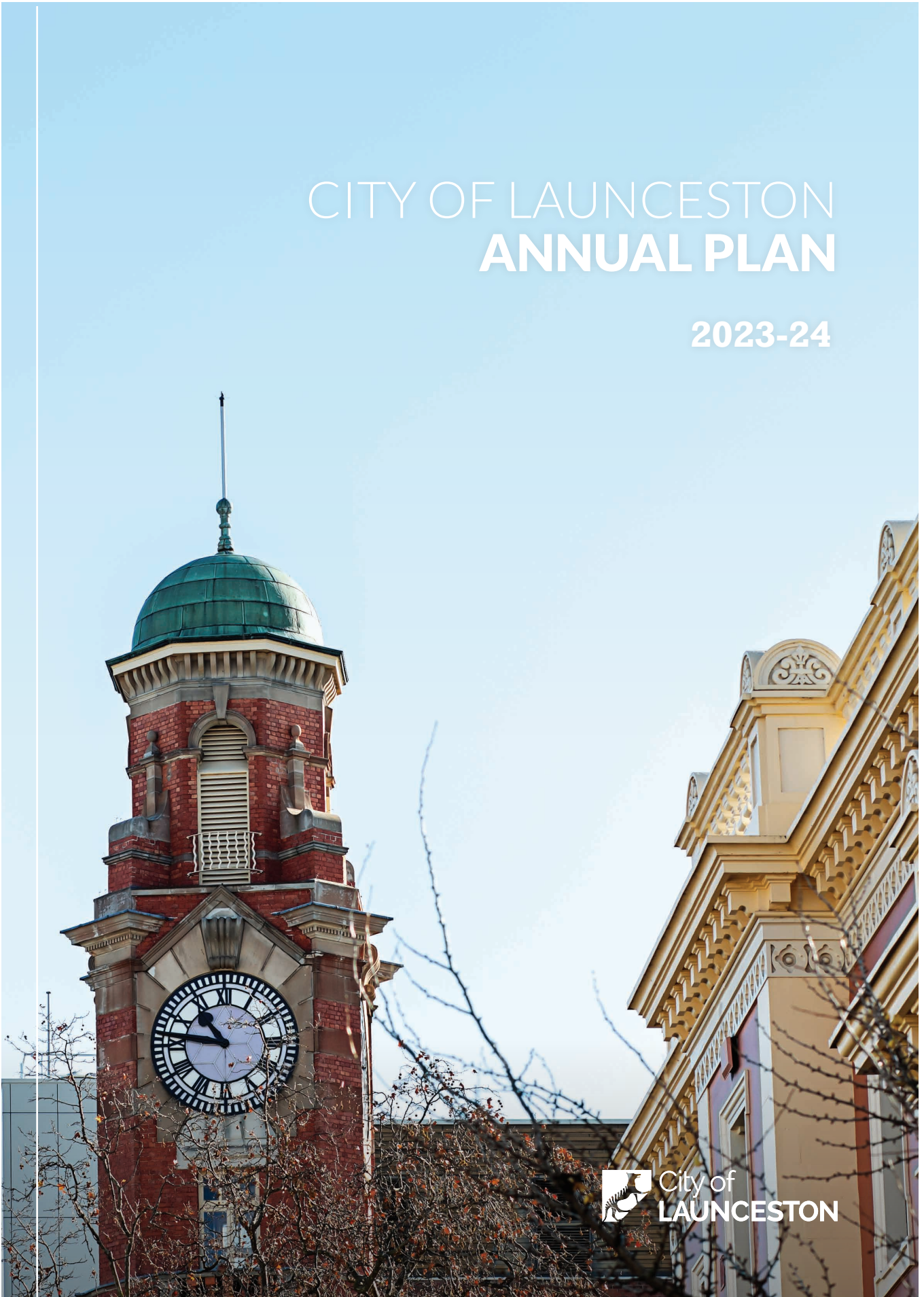
The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Proposed 2023/2024 Annual Plan [**16.1.1** - 16 pages]
2. Proposed 2023/2024 Statutory Estimates [**16.1.2** - 17 pages]
3. Proposed Capital Projects 2023/2024 [**16.1.3** - 2 pages]
4. Proposed Major Operational Projects 2023/2024 [**16.1.4** - 1 page]

CITY OF LAUNCESTON ANNUAL PLAN

2023-24



Executive Summary	4
How we plan for the future	6
Strategic Priority 1	8
Strategic Priority 2	10
Strategic Priority 3	12
Strategic Priority 4	14
Strategic Priority 5	16
Strategic Priority 6	18
Strategic Priority 7	20
Statutory Estimates	24
Public Health Goals and Objectives	28

About the Annual Plan

In addition to the operational activities undertaken by the City of Launceston, the Annual Plan 2023/24 sets out the high level actions officers will undertake to achieve the goals and strategies from the Corporate Strategic Plan 2014-2024. These 41 high level actions are considered to be of greatest significance and interest to the community and our stakeholders. Our Summary of Estimates 2023/24 is presented at the conclusion of this document, along with an explanation of public health goals and objectives.

Summarised progress for the full reporting year will be published in the City of Launceston's 2023/24 Annual Report.

How to read the Annual Plan

The seven strategic priorities, 10-year goals and focus areas presented in the Corporate Strategic Plan 2014-2024 are listed within this Annual Plan. Under this, Annual Plan Actions for the 2023/24 financial year are then grouped. Connecting our Annual Plan Actions to our Focus Areas, 10-Year Goals and Strategic Priorities allows us to demonstrate how we are working towards achieving our strategic objectives.

The actions detailed in this Annual Plan link to 24 of the 32 Focus Areas in the Corporate Strategic Plan 2014-2024. However, all of the Focus Areas will be addressed over the life of the Corporate Strategic Plan.

In addition, the City of Launceston also undertakes various key services (Business as Usual activities) which support the achievement of the Corporate Strategic Plan's strategic objectives. Key services are captured in the City of Launceston's Four Year Delivery Plan and therefore are not recorded in the Annual Plan.

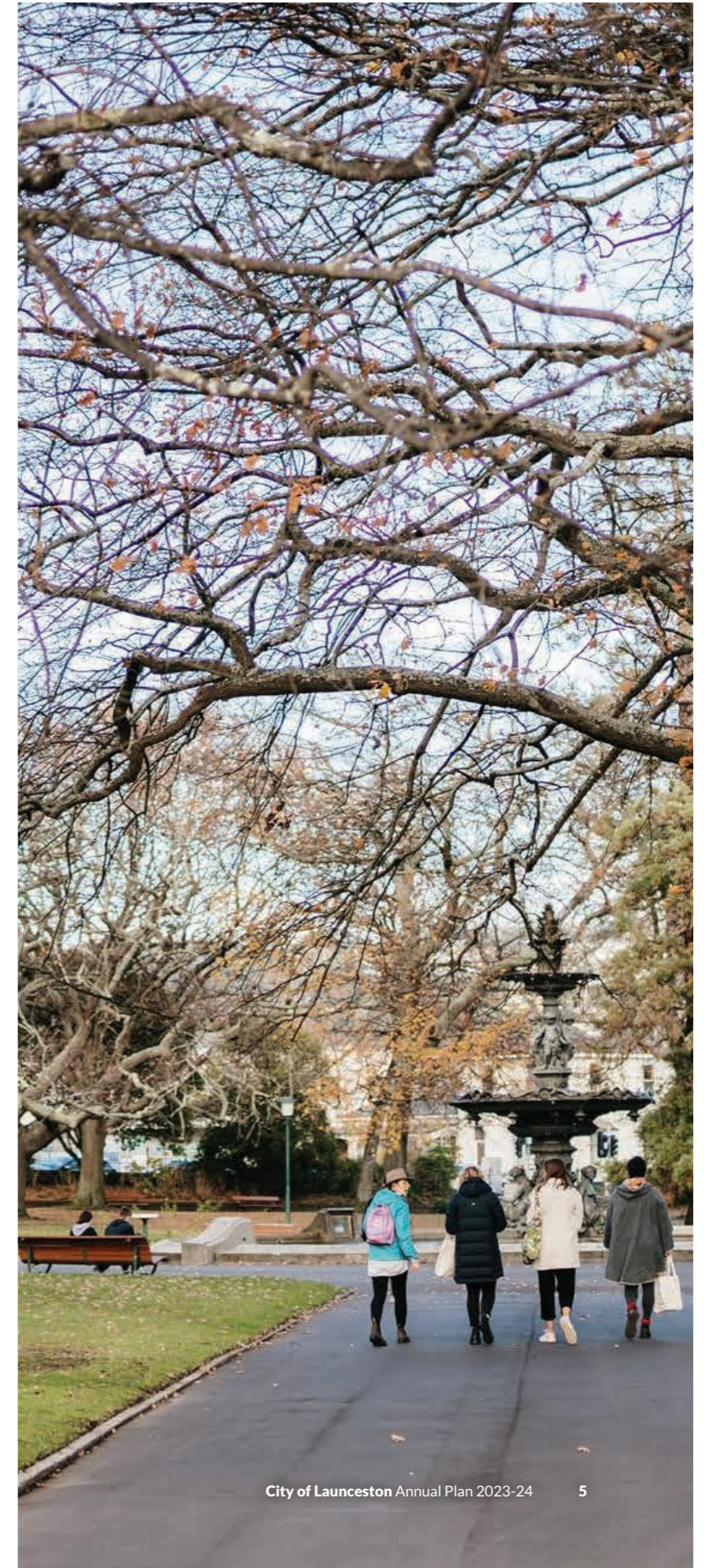
CITY OF LAUNCESTON ANNUAL PLAN

2023-24



Executive Summary

**To be included prior to
Council adoption in June 2023**



How we plan for the future

The City of Launceston has a strong Integrated Corporate Planning Framework that aligns short and medium term strategies and goals to our community's long-term regional vision.

Our framework allows for holistic planning that is guided by our stakeholders. It helps us develop our people and resources to meet community needs. Additionally, the monitoring and reporting of our performance gives us the information we need to adapt and respond to our changing operating environment.

Our cycle of strategic and operational planning, doing, monitoring and reviewing is represented in the following diagram.

The Local Government Act 1993 (Tas) requires the City of Launceston, in consultation with the community, to

prepare a 10-year Strategic Plan that will be reviewed at least every four years. The same Act requires us to prepare an Annual Plan that is consistent with the Strategic Plan.

Our Annual Plan must state the manner in which we will meet the goals and objectives of our Strategic Plan. It must include estimates of the City of Launceston's revenue and expenditure for the financial year. It must also include a summary of the major strategies to be used in relation to the City of Launceston's public health goals and objectives.

This Annual Plan is informed by our Corporate Strategic Plan 2014-2024 and, in turn, by the Greater Launceston Plan (GLP).

Integrated Corporate Planning Framework





STRATEGIC
PRIORITY

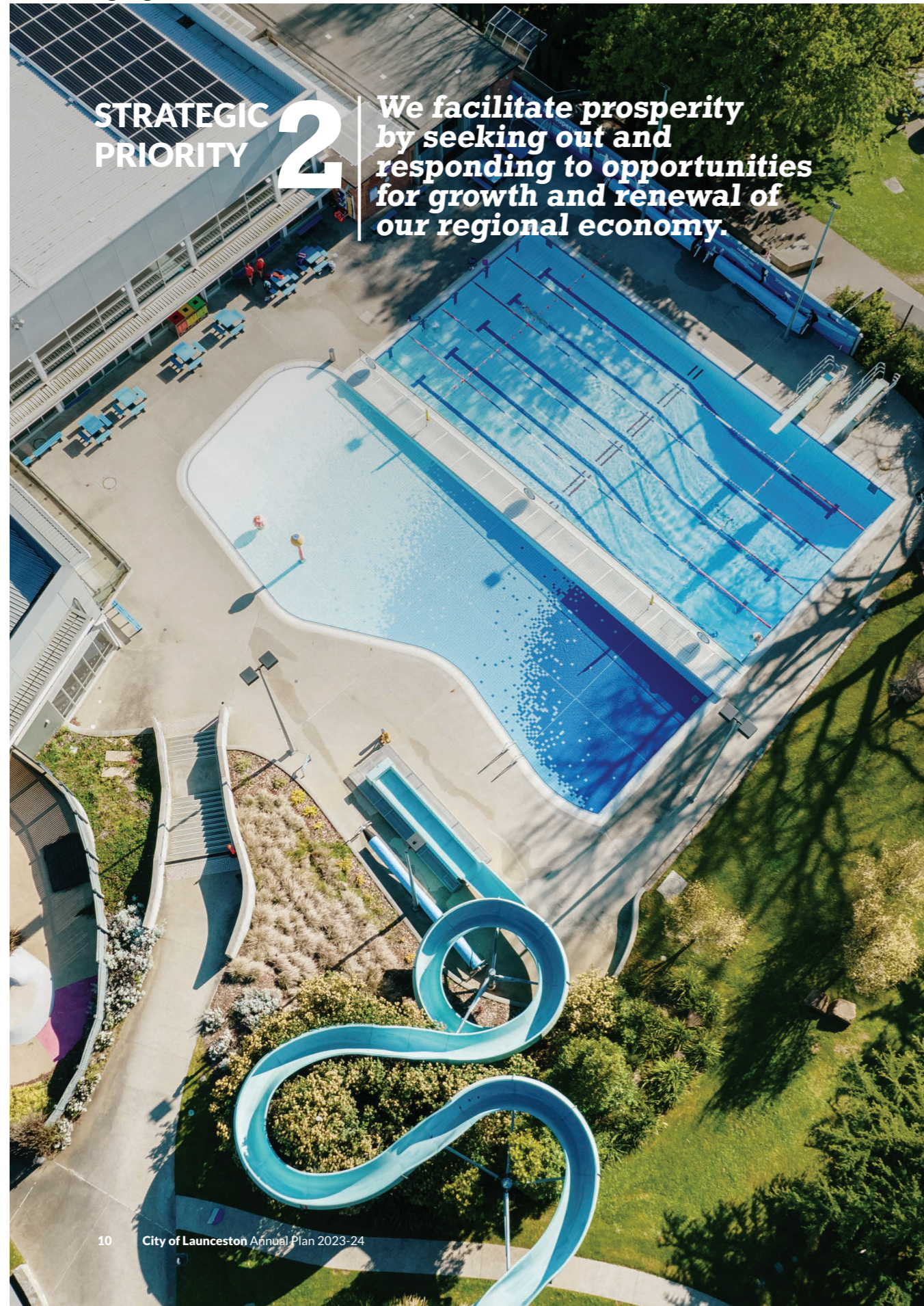
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We connect with our
Community and our
Region through meaningful
engagement, cooperation
and representation.

Our interactions with our community are authentic, timely, accurate and open. We want to build strong and productive relationships with our community and regional partners.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities, and address the future challenges facing our community and region.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.	Develop a City of Launceston Regional Sports Facility four-year implementation program and where possible, commence addressing identified areas of need.	Infrastructure and Assets	Leader
To develop and consistently utilise contemporary and effective community engagement processes.	Continue to engage with our community on <ul style="list-style-type: none"> • Aboriginal Partnership Plan • Tomorrow Together themes • Key infrastructure projects • Key projects and initiatives of community impact 		Leader



We use our influence and resources to deliver the foundations for ongoing economic development. We want Launceston to be the heart of a thriving regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy, and foster creative and innovative people and industries.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To promote tourism, and the development of a quality tourism offering for Launceston.	Partner with the State Government's International Engagement Program where there are clear benefits to the City of Launceston which are aligned with our Sister City relationships.	Chief Executive Officer	Advocate
To facilitate direct investment in the local economy to support its growth.	Implement Economic Development Strategy including Business Friendly Council and night-time economy initiatives.	Organisational Services	Leader
To actively market the City and Region and pursue investment.	Finalise and progress Smart Cities Strategy.	Organisational Services	Leader
To promote tourism, and the development of a quality tourism offering for Launceston.	Update Launceston Strategic Tourism Plan.	Community and Place	Leader
To provide an environment that is supportive to business and development within the municipality.	Work with Stadiums Tasmania to finalise the transfer of UTAS Stadium and to embed key agreements with respect to content and events.	Chief Executive Officer	Leader
To provide an environment that is supportive to business and development within the municipality.	Work with Northern Tasmania Development Corporation (NTDC) to implement the Northern Economic Development Strategy.	Chief Executive Officer	Leader



STRATEGIC PRIORITY 3

We are a progressive leader that is accountable to our governance obligations and responsive to our community.

Our decision-making and actions are evidence-based, strategic, transparent and considered. We are ethical, fair and impartial in complying with, and enforcing the law.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To maintain a financially sustainable organisation.	Implement recommendations of the QVMAG Futures Plan.	Chief Executive Officer	Leader
To provide for the health, safety and welfare of the community.	Develop and implement a flood resilient community program.	Community and Place	Leader
To ensure decisions are made on the basis of accurate and relevant information.	Continue the level of service project.	Organisational Services	Leader
To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.	Update the Cultural Roadmap based on findings and insights from our Organisation Cultural Inventory Survey.	Organisational Services	Leader
To fairly and equitably discharge our statutory and governance obligations.	Commence a review of the Corporate Strategic Plan.	Organisational Services	Leader
To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations.	Undertake the Corporate Application Replacement Program.	Organisational Services	Leader



STRATEGIC PRIORITY 4

We value our City's Unique Identity by celebrating our special heritage and culture, and building on our competitive advantages to be a place where people choose to live, work and visit.

We facilitate our community's sense of place by enhancing local identity. We want people to be proud to say that Launceston is "my city".

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To support the central business district (CBD) and commercial areas as activity places during day and night.	Develop and commence implementation of Stage 2 Launceston City Heart Project which includes the following key areas of investment: <ul style="list-style-type: none"> Greening of our City Improved public transport infrastructure Creating greater opportunities for pedestrianisation of the CBD 	Community and Place	Leader
To promote and enhance Launceston's rich heritage, culture and natural environment.	Launceston Heritage List Review and Precincts - continue the review of the City of Launceston's local heritage list.	Community and Place	Leader
To promote and enhance Launceston's rich heritage, culture and natural environment.	Implement the first year of the four year action plan from the Cultural Strategy.	Community and Place	Leader
To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.	Undertake a review of the City of Launceston Events Strategy.	Community and Place	Leader
To promote and enhance Launceston's rich heritage, culture and natural environment.	Implement the Public Art Strategy.	Community and Place	Leader
To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.	Undertake review of the City of Launceston Open Space Strategy.	Infrastructure and Assets	Leader
To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.	Develop and commence staged implementation of an improvement plan for the Princess Theatre and Earl Arts Centre upgrade.	Infrastructure and Assets	Leader



STRATEGIC PRIORITY 5 | **We Serve and Care for our Community by providing equitable and efficient services that reflects needs and expectations of our community.**

We are invested in our community’s long term health, well-being, safety and resilience. We want to be trusted and respected by our community.

10-Year Goal: To offer access to services and spaces for all community members, and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To plan for and provide services and facilities that recognise the changing demographics and needs of our community.	Implement Council commitments from the My Place My Future Plan, and support State and Federal Governments on implementation of their actions.	Community and Place	Leader
To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.	Implement the action plan for the Access Framework.	Community and Place	Leader
To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.	Continue to roll out the ABCDE Learning Sites community development program, including the conclusion of the Invermay Learning Site in December 2023.	Community and Place	Leader
To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.	Develop and implement the Homelessness Action Plan through collaboration with the Homelessness Advisory Committee.	Community and Place	Leader
To plan for and provide services and facilities that recognise the changing demographics and needs of our community.	Finalise and commence implementing a master plan for Northern Tasmanian Cricket Association (NTCA) precinct and associated action plan.	Infrastructure and Assets	Leader



**STRATEGIC
PRIORITY 6**

We Protect our environment by caring for our unique natural assets and amenity, and sensitively managing future development opportunities.

We strive to minimise the impact of our actions on the environment, while planning for, adapting to and managing the impact of climate change. We want to protect the special character and values of our city for future generations.

10-Year Goal: To enhance the unique natural character, values, and amenity of our city by minimising the impacts of our organisations and our community's activities in the environment.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To contribute to air and river quality improvements in Launceston.	Support the Tamar Estuary Management Taskforce including supporting the implementation of the 10-year vision for the kanamaluka/Tamar Estuary.	Chief Executive Officer	Service Provider Part
To contribute to air and river quality improvements in Launceston.	Support TasWater and NRM North with the implementation of the \$129.2M River Health Action Plan to improve catchment management and reduce overflows from the combined system.	Infrastructure and Assets	Service Provider Part
To contribute to air and river quality improvements in Launceston.	Develop a Clean Air Strategy and a supporting implementation plan.	Community and Place	Leader
To reduce our and the community's impact on the natural environment.	Implement Urban Waterway Health Management Program.	Infrastructure and Assets	Leader
To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding.	Review Stormwater System Management Plan.	Infrastructure and Assets	Leader
To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding.	Integrate development policy and assessment to facilitate best practice stormwater management, including consideration of water quality.	Infrastructure and Assets	Leader
To reduce our and the community's impact on the natural environment.	Implement the City of Launceston Urban Greening Action Plan.	Infrastructure and Assets	Leader
To reduce our and the community's impact on the natural environment.	Continue to implement the City of Launceston Sustainability Action Plan.	Infrastructure and Assets	Leader



STRATEGIC PRIORITY 7

We are a City Planning for our Future by ensuring our approach to strategic land-use, development and infrastructure investment is coordinated, progressive, and sustainable.

We play a leading role in balancing the enviable amenity of our municipality with the needs of future development and growth. We want to influence the delivery of the right investment for our City and Region.

10-Year Goal: To facilitate appropriate development via integrated land-use planning, infrastructure investment, and transport solutions within our municipality and region.

Focus Area	Annual Plan Action/s 2023-24	Lead Network	Our Role
To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.	City Deal Agreement* Continue to work with the Commonwealth and State Governments to successfully implement commitments and projects under the City Deal program that deliver a range of economic and social benefits to the City.	Chief Executive Officer	Service Provider Part
To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.	Implementation Review A review of each City Deal is scheduled every three years. Plan and deliver the Review from Council's perspective.	Chief Executive Officer	Service Provider Part
To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.	Continue work on St Leonards Residential Growth Strategy and Masterplan.	Community and Place	Leader
To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.	Continue work on "South Prospect "Residential Growth Strategy and Masterplan and initiate planning scheme amendments to facilitate development with the South Prospect Growth Corridor.	Community and Place	Leader

To ensure that our application of the land use planning system at a local and regional level is effective and efficient.	Participate in the Northern Regional Land Use Strategy Review.	Community and Place	Service Provider Part
To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.	Finalise Building Bulk and Massing Report (Building Heights).	Community and Place	Leader
To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.	Action the 2022-2025 Launceston Transport Strategy Implementation Plan.	Infrastructure and Assets	Leader



**ANNUAL PLAN
STATUTORY ESTIMATES**
2023-24

STATUTORY ESTIMATES

To be included prior to
Council adoption in June 2023

STATUTORY ESTIMATES

**To be included prior to
Council adoption in June 2023**

STATUTORY ESTIMATES

**To be included prior to
Council adoption in June 2023**

Public Health Statement GOALS AND OBJECTIVES

XXXXX

- XXXX
- XXXX
- XXXX
- XXXX



28 City of Launceston Annual Plan 2023-24



City of Launceston Annual Plan 2023-24 29



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City of Launceston

Proposed Statutory Estimates Year Ending 30 June 2024

The Proposed Statutory Estimates for 2023/24 forecast an Underlying Surplus of \$0.928M. Including externally funded Capital Grants of \$1.913M and the \$4.500M contribution to the Tamar Estuary River Health Action Plan (TERHAP), an Operating Deficit of \$1.659M is forecast.

Council regularly reviews its Long Term Financial Plan with a view to maintaining a small underlying surplus annually.

Council has budgeted for a general rate increase of 4.50% in 2023/2024, in line with Council's Long Term Financial Plan along with 0.75% of growth in the rating base. This proposed increase is well below the latest Consumer Price Index figure available for Hobart, which was a 7.7% increase over the 12 months to December 2022.

The Waste Management Charges will increase by \$21.70 per 85 litre bin, \$23.40 per 140 litre bin, and \$50.60 per 240 litre bin. The increases are due to cost increases associated with the collection, disposal and processing of landfill, recycling and FOGO (Food Organics & Garden Organics) of approximately 14%. This increase is in line with Local Government trends both in Tasmania and nationally, and are tied to a number of factors such as the price of fuel, Consumer Price Index increases, Council's new Sustainable Pricing Model and growth in the municipality.

Under the State Government Waste and Resource Recovery Act 2022 a charge of \$20 per tonne (plus annual indexation) must be collected by Council for any waste disposed to Council operated landfill facilities. The average tonnage of waste disposed of per property that receives the kerbside waste service is 0.49 tonne per annum and as a result the Council needs to recover \$10.50 per property to offset this levy, an increase of \$0.90 from the prior year. This levy will be shown on rates notices as a separate line beneath the State Govt Fire Service Contribution charge and will be called State Govt Waste Levy (Offset) which will equal \$10.50 per property that receives a kerbside waste service in 2023/24.

Fees & Charges have generally increased by 3% and the details are provided in the list of Fees & Charges for 2023/24.

Interest Revenue is expected to increase on the previous years budget, primarily due to increases to the Official Cash Rate and resultant investment returns on offer. Council continually monitors investment returns on offer and will continue to utilise Green Deposits for a percentage of Council's cash holdings within the parameters of Council's Investment Policy & Strategy.

Investment Revenue is forecast to be consistent with the prior year, under the assumption that the full TasWater dividend will be received and the anticipated receipt of additional dividends not paid by TasWater at the height of the Covid-19 pandemic. Council has budgeted a modest dividend from its ownership stake in the Launceston Airport Corporation.

Loan interest expense relates to interest free loans received from the State Government. There is a corresponding revenue line which negates this expense, meaning there is no overall net cost to Council.

University of Tasmania Stadium has been included in the budget for part of the financial year, ahead of the potential ownership transfer to Stadiums Tasmania

Net cash expended of \$6.461M is comprised of the forecast underlying surplus of \$0.928M, a \$4.500M contribution to the TERHAP, a Capital Works program of \$20.386M (Council and External funds), an interest free loan repayment of \$20.000M and anticipated borrowings of \$6.000M.

Some significant inclusions in Council's proposed Capital Works program for 2023/24 are;

- Major Plant Replacement Purchases - \$1,610,000
- Road Reseal Program - \$1,600,000
- Alexandra Suspension Bridge Stage 2 - \$1,500,000
- Roads Reconstruction Program - \$1,415,000
- City Park Play Space & Duck Pond Renewal - \$1,400,000
- Princess Theatre & Earl Arts Centre Redevelopment - \$1,200,000
- Footpath Reconstruction Program - \$1,020,000
- Addition of a new Pump Track - \$500,000
- South Prospect Development Roads Network - \$500,000
- Launceston Aquatic Centre various works - \$440,000
- Sport Facility Renewal Program - \$300,000
- Community Halls Renewal Program - \$300,000
- YMCA Upgrade - \$250,000
- Royal Park Amenities Upgrade - \$250,000
- Christmas Tree and Decorations - \$115,000
- Royal Park Skate Park Upgrade - \$20,000

Statements and Schedules

Operating Statement	2024	2023
	\$'000	\$'000
<u>Revenues (Excluding Capital Revenue)</u>		
Rates and Charges	74,568	70,148
Fire Service Levy	9,093	8,785
Statutory Fees and Fines	5,440	4,694
User Fees	25,408	23,034
Grants and Contributions - Subsidised Loans Interest	368	278
Grants and Contributions - Other	7,590	7,371
Interest Earnings	5,714	1,668
Investments	3,569	3,569
Bequests and Donations	120	115
Other Income	999	1,113
	<u>132,869</u>	<u>120,775</u>
<u>Expenses</u>		
Labour	52,798	50,573
Materials and Services	22,228	21,172
Depreciation	29,034	25,043
Administrative	5,915	6,119
Combined Drainage - TasWater	1,657	1,626
Electricity and Gas	2,793	2,872
Contributions and Events Support	3,024	2,996
Water, Rent and Land Tax	2,000	1,717
Remissions and Abatements	300	277
Fire Commission Levy	9,093	8,785
State Government Waste Levy (Offset)	2,179	1,710
Interest Expense - Subsidised Loans	368	278
Interest Expense - Leases	2	6
Amortised Rehabilitation	50	50
Asset Disposal Loss	500	400
	<u>131,941</u>	<u>123,624</u>
Underlying Operating Surplus (Deficit)	928	(2,849)
Capital Grants and Interest	1,913	1,621
TERHAP Contribution	<u>(4,500)</u>	<u>(3,700)</u>
Operating Surplus (Deficit)	<u>(1,659)</u>	<u>(4,928)</u>

Comparative figures are taken from the previous statutory budget and not updated to reflect budget changes made during the year.

Funds (Cash) Statement	2024	2023
	\$'000	\$'000
<u>Source of Funds</u>		
Net Cash from Operating Activities	27,925	20,566
Loan Proceeds	<u>6,000</u>	<u>6,000</u>
	<u>33,925</u>	<u>26,566</u>
<u>Application of Funds</u>		
Capital Expenditure		
Council Funds	18,473	15,116
Grant Funds	<u>1,913</u>	<u>1,621</u>
	<u>20,386</u>	<u>16,737</u>
Loan Repayments		
Standard Loans	-	-
ALGCP Loans	<u>20,000</u>	<u>-</u>
	<u>40,386</u>	<u>16,737</u>
Net Cash Generated (Expended)	<u>(6,461)</u>	<u>9,829</u>

Reconciliation of Net Cash from Operating Activities	2024	2023
	\$'000	\$'000
Underlying Operating Surplus (Deficit)	928	(2,849)
TERHAP Contribution	(4,500)	(3,700)
Asset Disposal Loss	500	400
Capital Grants and Contributions	<u>1,913</u>	<u>1,621</u>
Change in Net Assets from Operations	(1,159)	(4,528)
Depreciation and Amortisation		
Infrastructure	20,167	17,451
Buildings	4,691	3,923
Plant and Equipment	3,817	3,187
Data Systems	359	483
Amortised Rehabilitation	<u>50</u>	<u>50</u>
Net Cash from Operating Activities	<u>27,925</u>	<u>20,566</u>

Expenditure Analysis

Labour

Council has an ongoing commitment to workplace health and safety, employee training and professional development which are all included in the overall labour cost. Workers Compensation Insurance is included in labour costs, and has increased in line with industry trends.

An increase of 3.50%, in line with Council's Enterprise Agreement, has been budgeted for staff salaries.

Materials and Services

These costs relate to the operation and maintenance of the Council's facilities; they include consumables such as fuel and utilities, support and contributions for community events and regional bodies, administrative costs (insurance, printing, postage etc) plant, contractors and materials.

Council has seen significant cost escalations with regards to many of these costs when preparing the 2023/2024 budget.

Depreciation

Depreciation is a significant non-cash expense and will continue to be affected by revaluation changes, revised estimates of the asset useful lives and the creation of new Council assets or externally funded projects that create new assets. Given the Council's substantial asset portfolio, depreciation continues to be a significant cost in each operational budget. As the price of Council assets increase in line with inflationary pressures and an annual revaluation cycle, depreciation is expected to increase in line with these factors.

Council is conducting a review of its Road Asset Lives at the time of publication, it is anticipated that the result of this review will be finalised by the time the budget is formally adopted. The review proposes an increase in the useful lives of some road asset types and will therefore reduce Council's overall depreciation expenditure.

Administrative

	2024	2023
	\$'000	\$'000
General Administration	853	960
Advertising and Promotion	223	262
Computer and Communications	556	545
Election Expense and Roll Maintenance	30	410
Expert Advice	714	698
Insurance (Excludes Workers Comp)	1,253	1,105
Maintenance	226	209
Payment Fees and Debt Recovery	456	404
Postage, Printing and Stationery	369	375
Councillors	616	602
Audit Fees	119	104
Vehicles	501	444
	5,916	6,118

General Administration includes a range of expenses including committee costs, bank fees, security services and safety services etc. The other sub-categories are self-explanatory.

TasWater

	2024	2023
	\$'000	\$'000
<u>Combined Drainage</u>		
Operating Cost Contribution	897	866
Capital Contribution Provision	<u>760</u>	<u>760</u>
	1,657	1,626
Tamar Estuary River Health Action Plan Contribution	<u>4,500</u>	<u>3,700</u>
	6,157	5,326

Contributions have been budgeted for based on advice from TasWater. Council's contribution to the TERHAP is \$4.500M in 2023/2024 and forms part of an \$11.000M commitment over three years. This will be excluded from Council's underlying result.

Electricity and Gas

	2024	2023
	\$'000	\$'000
Utilities Gas	170	142
Utilities Electricity	<u>2,624</u>	<u>2,730</u>
	2,794	2,872

Council has significantly invested in solar energy systems, with over 2,000 panels in place across a number of Council facilities. This has resulted in savings in excess of \$133,000 per annum.

Contributions and Events Support

	2024	2023
	\$'000	\$'000
<u>Regional Cooperation</u>		
Northern Tasmania Development Corp	208	208
Environment & Sustainability	26	23
Tamar Region NRM	142	132
NRM North	71	65
Tourism Northern Tasmania Inc	<u>170</u>	<u>170</u>
	617	598
<u>Internal Service Provision</u>		
Launceston Flood Authority	<u>182</u>	<u>182</u>
	182	182
<u>Provision of Services</u>		
NTCA	400	400
Business Events Tasmania	50	50
Theatre North	<u>124</u>	<u>114</u>
	574	564

Contributions

L.G.A.T.	79	76
C.B.D. Promotional	564	564
Conference & Business Incentives	15	31
Community & Economic Assistance	218	221
Community Grants	80	80
	956	972

Events Support

Small Signature Event Sponsorship	20	20
Major Event Sponsorship	185	210
Signature Event Sponsorship	200	225
Small Event Sponsorship	100	109
New Years Eve Sponsorship	46	46
Special Event Sponsorship	70	70
Partnership Agreements Sponsorship	75	-
	696	680

Total Contributions and Events Support	3,025	2,996
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Water, Rent and Land Tax

	2024	2023
	\$'000	\$'000
Water Fixed Charges	773	710
Water Volumetric Charges	397	362
External Rent	82	65
Land Tax	748	580
	2,000	1,717

Remissions and Abatements

	2024	2023
	\$'000	\$'000
Remission - Rates	300	277
	300	277

Council Concessions

	2024	2023
	\$'000	\$'000
Pensioner Concessions		
Garbage Disposal	542	317
Parking, Off Street	127	128
	669	445

Garbage Disposal concessions have increased with the increase in charges at the Launceston Waste Centre. The Council provides a range of other concessions through its fee structures.

Debt Levels

\$6.000M was borrowed with a five year repayment term in the 2019/2020 financial year for a property purchase under the same loan program.

In 2020/2021 two loans of \$10.000M each with a three year repayment term were borrowed under the Local Government Loan Program as part of the Covid-19 Stimulus Package. This money will be used for both Capital and Operational purposes. Interest on the Accelerated Loan Program and the Local Government Loan Program borrowings are fully subsidised by the State Government.

A \$6.000M borrowing scheduled for the 2022/2023 financial year did not proceed. Borrowing of \$6.000M is proposed for 2023/2024, which is a carry forward of the 2022/2023 borrowing that did not occur.

Council has the capacity to repay all debts as they fall due.

Loan Schedule Extract	Interest (Net)	Borrowing	Repayment	Balance
	\$000	\$000	\$000	\$000
2019/2020 Actual	-	6,000	-	15,000
2020/2021 Actual	-	20,000	-	35,000
2021/2022 Actual	-	-	9,000	26,000
2022/2023 Actual	-	-	-	26,000
2023/2024 Proposed	-	6,000	20,000	12,000

It is expected that any borrowings that are not subsidised would be used to fund projects that produce an economic return and/or generate sufficient revenue to service any loan interest charges.

Capital Works Program

The following table provides an extract from the Capital Works Program for 2023/2024. Council has budgeted for \$18.473M (of Council funded) capital projects in 2023/2024, which is less than previous years due to a significant backlog of works which has accumulated over several years. Council will seek to address this backlog in 2023/2024 and beyond, while allocating funding for additional projects where necessary and appropriate. Council seeks to prioritise the renewal and upgrade of existing assets, with 91% of Capital funding being allocated to these projects in 2023/2024.

	2024	
	\$'000	%
Source of Funds		
Council Funds	18,473	90.62%
Grant Funds	1,913	9.38%
Total Funds	<u>20,386</u>	<u>100.00%</u>
Expenditure Category		
Renewal and Upgrade	18,461	90.56%
Additions	1,925	9.44%
Total Program	<u>20,386</u>	<u>100.00%</u>

	2024	2023
	\$'000	\$'000
OPERATING and CAPITAL Expenditure Summary		
(Excluding Non-Cash Expenses - Depreciation and Asset Disposal Losses)		
Governance	2,752	2,888
Organisational Support	16,455	14,845
Technical & Logistics Support	3,043	2,751
Cultural Facilities	10,196	9,458
Economic Development & Promotion	6,672	6,665
Other Community Amenities	2,977	4,180
Public Order & Safety	798	786
Health	1,469	1,407
Environmental Protection	513	425
Community Development	1,416	1,236
Planning Approvals	2,521	2,417
Building Control	1,241	1,228
Garbage Collection & Disposal	11,679	10,747
Fire Levy	9,098	8,790
Flood Mitigation	1,429	3,347
Cemetery & Crematoria	1,458	1,439
Recreational Facilities	24,934	19,928
Roads & Traffic	12,891	12,922
Street Lighting	1,119	1,129
Street Cleaning	3,170	2,662
Parking Facilities	3,491	3,111
Stormwater Drainage	7,550	5,930
Interest Expense	368	278
Loan Repayments	20,000	-
	<u>147,240</u>	<u>118,568</u>
Financed by:		
Operating Revenues (Excluding Capital Revenues)	132,869	120,775
Capital Grants and Contributions	1,913	1,621
Total Operating Revenues	<u>134,782</u>	<u>122,396</u>
Loan Proceeds (Gross)	6,000	6,000
	<u>140,782</u>	<u>128,396</u>
Net Cash Generated (Expended)	<u>(6,458)</u>	<u>9,828</u>

*Minor differences to Funds (Cash) Statement are a result of rounding.
Comparative figures are taken from the previous statutory budget and not updated to reflect budget changes made during the year.*

	2024	2023
	\$'000	\$'000
OPERATING and CAPITAL Expenditure Detail		
(Excluding Non-Cash Expenses - Depreciation and Asset Disposal Losses)		
Governance	2,752	2,888
Operations Expenditure Other	1,713	1,656
LGAT Contribution	79	76
Election Costs	-	380
Pensioner Concessions-Parking	127	128
Pensioner Concessions-Refuse	470	317
Pensioner Concessions-Waste Levy	72	62
General Rate Remissions	292	269
Capital Expenditure	-	-
Organisational Support	16,455	14,845
Operations Expenditure	15,105	13,419
Capital Expenditure	1,350	1,425
Technical & Logistics Support	3,043	2,751
Operations Expenditure	1,316	1,526
Capital Expenditure	1,727	1,225
Cultural Facilities	10,196	9,458
Operations Expenditure Total	7,811	7,595
Capital Expenditure Total	2,385	1,863
Princess Theatre		
Operations Expenditure	417	386
Capital Expenditure	1,200	500
QVMAG		
Operations Expenditure Other	7,379	7,196
Capital Expenditure Total	1,185	1,363
Auto Museum		
Operations Expenditure Other	15	13
Capital Expenditure	-	-
Economic Development & Promotion	6,672	6,665
Operations Expenditure	6,557	6,665
Capital Expenditure	115	-
Other Community Amenities	2,977	4,180
Operations Expenditure Other	1,619	2,676
Public Toilets (Excl Parks Facilities)	298	299
Capital Expenditure	1,060	1,205
Public Order & Safety	798	786
Operations Expenditure Other	552	530
Pound & RSPCA Funding	246	256
Capital Expenditure	-	-

Health	1,469	1,407
Operations Expenditure Other	1,403	1,342
Immunisations	66	65
Capital Expenditure	-	-
Environmental Protection	513	425
Operations Expenditure	513	425
Capital Expenditure	-	-
Community Development	1,416	1,236
Operations Expenditure	1,416	1,236
Capital Expenditure	-	-
Planning Approvals	2,521	2,417
Operations Expenditure Other	2,521	2,417
Capital Expenditure	-	-
Building Control	1,241	1,228
Operations Expenditure	1,241	1,228
Capital Expenditure	-	-
Garbage Collection & Disposal	11,679	10,747
Garbage Collection	7,655	6,674
Hard Goods Collection	62	60
Garbage Collection Rate Remissions	2	2
Garbage Disposal	3,480	3,961
Capital Expenditure	480	50
Fire Levy	9,098	8,790
Operations Expenditure	9,093	8,786
Fire Levy Rate Remissions	5	5
Capital Expenditure	-	-
Flood Mitigation	1,429	3,347
Operations Expenditure	1,429	1,422
Capital Expenditure	-	1,925
Cemetery & Crematoria	1,458	1,439
Operations Expenditure	1,368	1,284
Capital Expenditure	90	155
Recreational Facilities	24,934	19,928
Operations Expenditure Total	18,895	18,143
Capital Expenditure Total	6,039	1,785
Swimming Pools		
Operations Expenditure Other	5,345	5,297
Capital Expenditure	440	175

Community Halls		
Operations Expenditure Other	235	205
Capital Expenditure	550	300
Albert Hall		
Operations Expenditure Other	145	200
Capital Expenditure	-	-
Sporting Grounds		
Operations Expenditure Other	2,245	2,426
Capital Expenditure	300	455
Parks & Gardens		
Operations Expenditure Other	10,926	10,016
Capital Expenditure	4,749	855
Roads & Traffic	12,891	12,922
Operations Expenditure Other	3,453	2,754
Roads & Bridges Maintenance	3,293	3,198
Capital Expenditure	6,145	6,970
Street Lighting	1,119	1,129
Operations Expenditure	1,119	1,129
Capital Expenditure	-	-
Street Cleaning	3,170	2,662
Operations Expenditure	3,170	2,662
Capital Expenditure	-	-
Parking Facilities	3,491	3,111
Operations Expenditure Other	3,009	2,685
Park & Ride (Tiger Bus)	342	342
Capital Expenditure	140	85
Stormwater Drainage	7,550	5,930
Operations Expenditure	6,695	5,880
Capital Expenditure	855	50
Interest Expense	368	278
Loan Repayments	20,000	-
	<u>147,240</u>	<u>118,568</u>

Trading & Major Facilities

	2024	2023
	\$'000	\$'000
PARKING FACILITIES		
Income		
Trading & Fee Income	8,174	7,423
Concessions Reinstated	127	128
Other	62	79
	8,363	7,630
Expenses		
Operations	3,472	3,164
Depreciation	728	652
Full Cost Attribution	599	583
	4,799	4,399
Net Income/(Expenses)	3,564	3,231
Capital Expenditure	140	85

	2024	2023
	\$'000	\$'000
LAUNCESTON WASTE CENTRE		
Income		
Trading & Fee Income	9,180	7,429
Concessions Reinstated	470	317
	9,650	7,746
Expenses		
Operations	1,767	1,196
Rehabilitation Interest	50	50
Depreciation	1,822	1,558
Full Cost Attribution	248	240
	3,887	3,044
Net Income/(Expenses)	5,763	4,702
Capital Expenditure	480	50

	2024	2023
	\$'000	\$'000
QUEEN VICTORIA MUSEUM and ART GALLERY		
Income		
Trading & Fee Income	458	349
Grants & Donations	1,963	1,807
	<u>2,421</u>	<u>2,156</u>
Expenses		
Operations	7,379	7,196
Depreciation	1,078	863
Full Cost Attribution	388	375
	<u>8,845</u>	<u>8,434</u>
Net Income/(Expenses)	<u>(6,424)</u>	<u>(6,278)</u>
Capital Expenditure	1,185	1,363

	2024	2023
	\$'000	\$'000
LAUNCESTON AQUATIC CENTRE		
Income		
Trading & Fee Income	4,790	4,698
	<u>4,790</u>	<u>4,698</u>
Expenses		
Operations	5,284	5,237
Depreciation	1,118	956
Full Cost Attribution	178	172
	<u>6,580</u>	<u>6,365</u>
Net Income/(Expenses)	<u>(1,790)</u>	<u>(1,667)</u>
Capital Expenditure	440	175

	2024	2023
	\$'000	\$'000
YORK PARK and INVERESK PRECINCT		
Income		
Trading & Fee Income	957	963
Other	68	69
	<u>1,025</u>	<u>1,032</u>
Expenses		
Operations	786	1,378
Depreciation	1,629	1,423
Full Cost Attribution	168	168
	<u>2,583</u>	<u>2,969</u>
Net Income/(Expenses)	<u>(1,558)</u>	<u>(1,937)</u>
Capital Expenditure	-	-

	2024	2023
	\$'000	\$'000
CARR VILLA CEMETERY and CREMATORIA		
Income		
Trading & Fee Income	1,450	1,371
	1,450	1,371
Expenses		
Operations	1,368	1,284
Depreciation	204	172
Full Cost Attribution	77	74
	1,649	1,530
Net Income/(Expenses)	(199)	(159)
Capital Expenditure	90	155

	2024	2023
	\$'000	\$'000
VISITOR INFORMATION CENTRE		
Income		
Trading & Fee Income	86	76
Grants & Donations	120	120
	206	196
Expenses		
Operations	617	610
Depreciation	3	3
Full Cost Attribution	51	49
	671	662
Net Income/(Expenses)	(465)	(466)
Capital Expenditure	-	-

Valuation and Rating Details

	2024	2023
The Assessed Annual Value (AAV) upon which the Estimates are calculated:	\$'000	\$'000
<i>Based on values from 1st July, 2016</i>	TBA	657,290
<i>Adjusted AAV from 1 July, 2016</i>	TBA	880,097
<u>General Rates applied to AAV</u>	Cents/ \$AAV	Cents/ \$AAV
General	TBA	5.8975
Residential	TBA	5.8975
Commercial	TBA	7.0265
Commercial (CBD)	TBA	8.0647
Industrial	TBA	6.5288
Primary Production	TBA	5.5864
Public Service	TBA	7.0315
Quarry and Mining	TBA	5.0871
Sport and Recreation	TBA	7.0497
Vacant (non-use)	TBA	5.4642
<u>Service Rates on behalf of State Fire Commission</u>		
Urban Fire Levy	TBA	1.1670
Lilydale Country Fire District Levy	TBA	0.3261
Rural Fire Levy	TBA	0.2987
<u>Other Rates Charges</u>	\$	\$
Fixed General Rates	TBA	312.80
Fire Levy Minimum Charge	TBA	44.00
<u>Service Charges</u>	\$	\$
Waste Management - per 85 litre bin	170.00	148.30
Waste Management - per 140 litre bin	215.00	191.60
Waste Management - per 240 litre bin	368.00	317.40
<i>As of the 2016/2017 year the 85 litre bin is no longer available</i>		
<u>Rates and Charges Summary</u>	\$'000	\$'000
General Rate		
Residential	33,692	31,740
Commercial	11,732	11,168
Industrial	3,479	3,310
Public Service	3,423	3,255
Primary Production	1,098	1,043
Quarry and Mining	7	7
Sport and Recreation	287	275
Vacant (non-use)	641	632
General Charge	<u>11,873</u>	<u>11,277</u>
	66,232	62,707

Waste Management Charge	7,564	6,561
CBD Promotional Services	295	423
Budgeted Growth	477	456
	<u>74,568</u>	<u>70,147</u>
Fire Levy	9,093	8,785
Total Rates and Charges	<u>83,661</u>	<u>78,932</u>
<u>Rate Remissions</u>	\$'000	\$'000
General	295	272
Fire General	5	5
Total Rate Remissions	<u>300</u>	<u>277</u>
<u>CBD Promotional Budget</u>	\$'000	\$'000
Income		
City Rates (CBD Differential Component)	295	423
General Rates	269	141
Expenses		
Operations	564	564
Surplus/(Deficit)	<u>-</u>	<u>-</u>

Council is phasing out the CBD Commercial Rate over a four year period, with the balance of the contribution to Central Launceston Marketing Inc (previously CityProm) being funded from General Rates. 2022/2023 was the first year of this transition, with the amount budgeted from General Rates being 25% of the overall contribution. This will increase to 50% in 2023/2024, and so on.

	Cents/ \$AAV	Cents/ \$AAV
<u>Variation in General Rate (cents per \$AAV)</u>		
Commercial CBD From Residential	TBA	2.1672
Commercial CBD From Commercial	TBA	1.0382
<u>State Fire Commission</u>	\$'000	\$'000
Income		
Fire Levy	9,093	8,785
Interest	22	22
	<u>9,115</u>	<u>8,807</u>
Expenses		
Fire Levy	9,093	8,785
Remissions	5	5
	<u>9,098</u>	<u>8,790</u>
Surplus/(Deficit)	<u>17</u>	<u>17</u>

The Council is required under legislation to collect the fire levy on behalf of the State Fire Commission.

2023-24 Capital Projects			
	Council Funds	External Funds	Total Amount
RENEWAL	15,048,000	1,113,000	16,161,000
Community and Place	650,000	0	650,000
Cemeteries	55,000	0	55,000
Carr Villa Drainage Works Renewal 23/24	25,000	0	25,000
Carr Villa Road Surface Renewal 23/24	30,000	0	30,000
Parking Programs	40,000	0	40,000
Parking Officer Hand Held Machines	40,000	0	40,000
Swimming Centres	440,000	0	440,000
LA Internal Finishes & Fittings Renewal 23/24	65,000	0	65,000
LA Plant & Equipment Renewal 23/24	65,000	0	65,000
LAFit Cardio equipment	130,000	0	130,000
LAFit Strength Equipment Replacement	100,000	0	100,000
LA Water Treatment Plant	80,000	0	80,000
Tourism Programs	115,000	0	115,000
Christmas Decorations	90,000	0	90,000
Christmas Tree	25,000	0	25,000
Creative Arts and Cultural Services	360,000	0	360,000
Museums	360,000	0	360,000
QVMAG Minor Exhibition Hardware Renewal Program 23/24	50,000	0	50,000
QVMAG Planetarium Show Renewal 23/24	10,000	0	10,000
QVMAG Plant and Equipment Renewal 23/24	300,000	0	300,000
Infrastructure and Assets	12,688,000	1,113,000	13,801,000
Community Halls	335,000	0	335,000
Community Hall Renewal Program 23/24	300,000	0	300,000
Keying System Implementation	35,000	0	35,000
Fleet Replacement	1,727,000	0	1,727,000
Light Vehicle Replacement 23/24 Purchases	330,000	0	330,000
Light Vehicle Replacement 23/24 Sale	-99,000	0	-99,000
Major Plant Replacement 23/24 Purchases	1,610,000	0	1,610,000
Major Plant Replacement 23/24 Sale	-274,000	0	-274,000
Minor Plant Replacement 23/24 Purchases	160,000	0	160,000
Museums	600,000	0	600,000
QVMAG Gas Boiler Replacement to Electric	600,000	0	600,000
Parks Bridge Replacement	1,614,000	0	1,614,000
Parks Bridge Renewal Program 23/24	114,000	0	114,000
Alexandra Suspension Bridge Stage 2	1,500,000	0	1,500,000
Parks Improvements	420,000	0	420,000
City Park Fence	100,000	0	100,000
Irrigation System Renewal 23/24	100,000	0	100,000
Lighting Structure Renewal Program 23/24	100,000	0	100,000
Parks BBQ Renewal Program 23/24	40,000	0	40,000
Parks Furniture Replacement Program 23/24	30,000	0	30,000
Parks Road and Carpark Reseal Program 23/24	50,000	0	50,000
Parks Playground	1,195,000	0	1,195,000
City Park Play Space & Duck Pond Renewal	1,150,000	0	1,150,000
City Wide Play Space Equipment Renewal 23/24	45,000	0	45,000
Parks Sporting Facility	300,000	0	300,000
Sport Facility Renewal Program 23/24	300,000	0	300,000
Roads Footpath	1,090,000	0	1,090,000
Footpath Reconstruction Program 23/24	1,020,000	0	1,020,000
Footpath Reseal Program 23/24	70,000	0	70,000
Roads Resealing	2,100,000	0	2,100,000
Resheeting Program 23/24	500,000	0	500,000
Road Reseal Program 23/24	1,600,000	0	1,600,000
Roads Urban	642,000	1,113,000	1,755,000
Centre Way Lane Surface Rehabilitation	60,000	0	60,000
Roads Reconstruction Program 23/24	302,000	1,113,000	1,415,000
Transport - Other Asset Renewal 23/24	30,000	0	30,000
Trevallyn Road Kings Bridge Retaining Wall Reconstruction	250,000	0	250,000
Stormwater Urban Programs	275,000	0	275,000
Stormwater Main Renewal Program 23/24	275,000	0	275,000
Theatres	1,200,000	0	1,200,000
Princess Theatre and Earl Arts Centre Redevelopment	1,200,000	0	1,200,000
Town Hall/Annexe Buildings	540,000	0	540,000
Town Hall and Annexe Refurbishment 23/24	500,000	0	500,000
Town Hall Annexe Plant & Equipment Renewal 23/24	40,000	0	40,000
Trails & Bikeways	350,000	0	350,000
Track/Footpath/Trail Renewal Program 23/24	350,000	0	350,000
Waste Programs	300,000	0	300,000
Perimeter Fencing and Entry Gate	300,000	0	300,000
Organisational Services	1,350,000	0	1,350,000
Information Technology	640,000	0	640,000
IT Infrastructure Renewal Program 23/24	554,000	0	554,000
Teams Telephony and Contact Centre Solution	86,000	0	86,000
Other Corporate Programs	710,000	0	710,000

CoL Printer Renewal Program 23/24	30,000	0	30,000
Municipal Revaluation	680,000	0	680,000
UPGRADE	2,000,000	300,000	2,300,000
Community and Place	100,000	0	100,000
Parking Programs	100,000	0	100,000
Multi-Storey Car Park Access Management System	100,000	0	100,000
Infrastructure and Assets	1,900,000	300,000	2,200,000
Community Halls	250,000	0	250,000
YMCA Provision for Upgrade	250,000	0	250,000
Parks Playground	250,000	0	250,000
City Park Play Space & Duck Pond Upgrade	250,000	0	250,000
Parks Sporting Facility	20,000	0	20,000
Royal Park Skate Park Upgrade	20,000	0	20,000
Public Conveniences	250,000	0	250,000
Royal Park Amenity Upgrade	250,000	0	250,000
Roads Blackspot	100,000	100,000	200,000
Black Spot Program 23/24	100,000	100,000	200,000
Roads Rural	50,000	100,000	150,000
Safer Rural Roads 23/24	50,000	100,000	150,000
Roads Urban	200,000	0	200,000
Invermay / Lindsay St - Traffic Signals	200,000	0	200,000
Roads Vulnerable Road User	50,000	100,000	150,000
Vulnerable Road User	50,000	100,000	150,000
Stormwater Urban Programs	480,000	0	480,000
Water/ Development - Gallopers Rise	480,000	0	480,000
Town Hall/Annexe Buildings	170,000	0	170,000
Gallagher Mobile Connect	50,000	0	50,000
Town Hall / Annex Switchboard Upgrade	120,000	0	120,000
Waste Programs	80,000	0	80,000
Lilydale Waste Transfer Station	80,000	0	80,000
ADDITION	1,425,000	500,000	1,925,000
Community and Place	35,000	0	35,000
Cemeteries	35,000	0	35,000
Carr Villa Drainage Works New 23/24	15,000	0	15,000
Carr Villa Road Works New 23/24	20,000	0	20,000
Creative Arts and Cultural Services	225,000	0	225,000
Museums	225,000	0	225,000
QVMAG Display Furniture	200,000	0	200,000
QVMAG General Storage	25,000	0	25,000
Infrastructure and Assets	1,165,000	500,000	1,665,000
Parks Improvements	400,000	0	400,000
Street Tree Strategy & Urban Implementation	400,000	0	400,000
Parks Sporting Facility	500,000	0	500,000
Pump Track	500,000	0	500,000
Roads Urban	0	500,000	500,000
South Prospect Growth Area New Roads	0	500,000	500,000
Stormwater Urban Programs	100,000	0	100,000
Parklands Parade Detention Basin - Spillway Works	100,000	0	100,000
Town Hall/Annexe Buildings	65,000	0	65,000
Town Clock Automation	65,000	0	65,000
Waste Programs	100,000	0	100,000
LWC R1 and R5 Cell Liner Design and Construct	100,000	0	100,000
Grand Total	18,473,000	1,913,000	20,386,000

Major Operational Projects 2023/24 V3

Row Labels	Sum of Council Funds	Sum of Grants Funds	Sum of Total Funds
Organisational Services Network	1,760,000		1,760,000
Other Corporate Programs	40,000		40,000
CoL Enterprise Agreement Negotiations	40,000		40,000
Information Technology	1,720,000		1,720,000
Corporate Applications Replacement Project (CARP)	1,720,000		1,720,000
Community and Place Network	145,000	-	145,000
Other Corporate Programs	145,000	-	145,000
Regional Land Use Strategy	70,000	-	70,000
Building Heights Review	25,000	-	25,000
South Prospect Development	50,000	-	50,000
Grand Total	1,905,000	-	1,905,000

16.2. Fees and Charges 2023/2024

FILE NO: SF2968

AUTHOR: Nathan Williams (Manager Finance)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To determine various Council fees for the 2023/2024 financial year in accordance with the requirements of the *Local Government Act 1993* (Tas).

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 2 March 2023 - Budget and Annual Plan Discussion

Workshop - 30 March 2023 - Waste Charges and Waste Rate

RECOMMENDATION:

That Council, pursuant to section 205 of the *Local Government Act 1993* (Tas), sets the fees as detailed below for the financial year ending 30 June 2024:

Line No.	Fee Name	GST Status	2023/2024 Fee
1	COMMUNITY AND PLACE		
2	Environmental Health		
3	Regulated system registration - New/Annual renewal	GST Exempt (Div 81)	\$62.00
4	Regulated system registration - Overdue annual renewal	GST Exempt (Div 81)	\$123.00
5	Regulated system registration - Retrospective	GST Exempt (Div 81)	\$123.00
6	Public health risk operator licence - New/Annual renewal	GST Exempt (Div 81)	\$140.00
7	Public health risk operator licence - Overdue annual renewal	GST Exempt (Div 81)	\$201.00
8	Public health risk operator licence - Retrospective	GST Exempt (Div 81)	\$201.00
9	Public health risk premises registration - New/Annual renewal	GST Exempt (Div 81)	\$193.00

Line No.	Fee Name	GST Status	2023/2024 Fee
10	Public health risk premises registration - Overdue annual renewal	GST Exempt (Div 81)	\$253.00
11	Public health risk premises registration - Retrospective	GST Exempt (Div 81)	\$346.00
12	Place of assembly licence application	GST Exempt (Div 81)	\$342.00
13	Place of assembly licence application received fewer than 30 days before the event	GST Exempt (Div 81)	\$513.00
14	Private water supplier registration - New/Annual renewal	GST Exempt (Div 81)	\$82.00
15	Private water supplier registration - Overdue annual renewal	GST Exempt (Div 81)	\$203.00
16	Private water supplier registration - Retrospective	GST Exempt (Div 81)	\$203.00
17	Water carrier registration - New/Annual renewal	Taxable	\$171.00
18	Water carrier registration - Overdue annual renewal	GST Exempt (Div 81)	\$232.00
19	Water carrier registration - Retrospective	GST Exempt (Div 81)	\$232.00
20	On-Site Wastewater Management Systems - Application fee	GST Exempt (Div 81)	\$240.00
21	On-site Wastewater Management Systems EHO assessment	Taxable	\$171.00
22	Food business registration - New/Annual renewal - Schools, community groups and charities	GST Exempt (Div 81)	\$193.00
23	Food business registration - Overdue annual renewal - Schools, community groups and charities	GST Exempt (Div 81)	\$253.00
24	Food business registration - Retrospective - Schools, community groups and charities	GST Exempt (Div 81)	\$253.00
25	Food business registration - Low risk foods, P3 - New registration	GST Exempt (Div 81)	\$239.00
26	Food business registration - Low risk foods, P3 - Annual renewal	GST Exempt (Div 81)	\$193.00
27	Food business registration - Low risk foods, P3 - Overdue annual renewal	GST Exempt (Div 81)	\$253.00
28	Food business registration - Low risk foods, P3 - Retrospective	GST Exempt (Div 81)	\$300.00
29	Food business registration - Medium risk foods, P2 - New registration	GST Exempt (Div 81)	\$308.00
30	Food business registration - Medium risk foods, P2 - Annual renewal	GST Exempt (Div 81)	\$215.00
31	Food business registration - Medium risk foods, P2 - Overdue annual renewal	GST Exempt (Div 81)	\$276.00

Line No.	Fee Name	GST Status	2023/2024 Fee
32	Food business registration - Medium risk foods, P2 - Retrospective	GST Exempt (Div 81)	\$369.00
33	Food business registration - High risk foods, P1 - New registration	GST Exempt (Div 81)	\$403.00
34	Food business registration - High risk foods, P1 - Annual renewal	GST Exempt (Div 81)	\$310.00
35	Food business registration - High risk foods, P1 - Overdue annual renewal	GST Exempt (Div 81)	\$371.00
36	Food business registration - High risk foods, P1 - Retrospective	GST Exempt (Div 81)	\$464.00
37	Food business supermarket registration - Up to three food sections - New registration	GST Exempt (Div 81)	\$556.00
38	Food business supermarket registration - Up to three food sections - Annual renewal	GST Exempt (Div 81)	\$464.00
39	Food business supermarket registration - Up to three food sections - Overdue annual renewal	GST Exempt (Div 81)	\$524.00
40	Food business supermarket registration - Up to three food sections - Retrospective	GST Exempt (Div 81)	\$617.00
41	Food business supermarket registration - More than three food sections - New registration	GST Exempt (Div 81)	\$865.00
42	Food business supermarket registration - More than three food sections - Annual renewal	GST Exempt (Div 81)	\$773.00
43	Food business supermarket registration - More than three food sections - Overdue annual renewal	GST Exempt (Div 81)	\$833.00
44	Food business supermarket registration - More than three food sections - Retrospective	GST Exempt (Div 81)	\$926.00
45	Food business registration - Seasonal sporting clubs - New/Annual renewal	GST Exempt (Div 81)	\$107.00
46	Food business registration - Seasonal sporting clubs - Overdue annual renewal	GST Exempt (Div 81)	\$168.00
47	Food business registration - Seasonal sporting clubs - Retrospective	GST Exempt (Div 81)	\$168.00
48	Food business Statewide registration - community groups and charities - New/Annual renewal	GST Exempt (Div 81)	\$0.00
49	Food business temporary registration - Schools, community groups and charities - Once-off event	GST Exempt (Div 81)	\$0.00
50	Food business temporary registration - Schools, community groups and charities - Once-off event - received fewer than 10 working days prior to the event	GST Exempt (Div 81)	\$61.00
51	Food business temporary registration - Once-off event	GST Exempt (Div 81)	\$52.00

Line No.	Fee Name	GST Status	2023/2024 Fee
52	Food business temporary registration - Once-off event - Application received fewer than 10 working days prior to event	GST Exempt (Div 81)	\$112.00
53	Environmental Health Officer request for service - non statutory requirements	GST Exempt (Div 81)	\$171.00
54	Environmental Health Officer statutory service requirements - assessments, reports, inspections	GST Exempt (Div 81)	\$171.00
55	Food business registration - Low risk foods, P3 - New registration part year fee - applicable from April until July each financial year	GST Exempt (Div 81)	\$110.00
56	Food business registration - Medium risk foods, P2 - New registration part year fee - applicable from April until July each financial year	GST Exempt (Div 81)	\$165.00
57	Food business registration - High risk foods, P1 - New registration part year fee - applicable from April until July each financial year	GST Exempt (Div 81)	\$196.00
58	Building		
59	<u>Residential</u>		
60	Permitted - Minor Structures, swimming pools and Minor Residential (\$50,000 and under)	GST Exempt (Div 81)	\$225.00
61	Notifiable - Minor Structures, swimming pools and Minor Residential (\$50,000 and under)	GST Exempt (Div 81)	\$213.00
62	Permitted - Major Residential (over \$50,000)	GST Exempt (Div 81)	\$394.00
63	Notifiable - Major Residential (over \$50,000)	GST Exempt (Div 81)	\$369.00
64	Permitted - Minor/small assembled swimming pools	GST Exempt (Div 81)	\$0.00
65	Notifiable - Minor/small assembled swimming pools	GST Exempt (Div 81)	\$0.00
66	Building Certificate Residential	GST Exempt (Div 81)	\$213.00
67	<u>Commercial</u>		
68	Permitted - Minor Commercial (\$100,000 and under)	GST Exempt (Div 81)	\$338.00
69	Notifiable - Minor Commercial (\$100,000 and under)	GST Exempt (Div 81)	\$286.00
70	Permitted - Major Commercial (over \$100,000)	GST Exempt (Div 81)	\$732.00
71	Notifiable - Major Commercial (over \$100,000)	GST Exempt (Div 81)	\$637.00
72	Permitted - Major Commercial (over \$300,000)	GST Exempt (Div 81)	\$1,126.00
73	Building Certificate Commercial	GST Exempt (Div 81)	\$285.00

Line No.	Fee Name	GST Status	2023/2024 Fee
74	<u>Various</u>		
75	Permitted - Amendment to Building Permits (per amendment)	GST Exempt (Div 81)	\$108.00
76	Notifiable - Amendment to Building Permits (per amendment)	GST Exempt (Div 81)	\$108.00
77	Retrieval of Documents (per half hour)	GST Exempt (Div 81)	\$52.00
78	Certificate of Substantial Compliance	GST Exempt (Div 81)	\$0.00
79	Temporary Occupancy Permits	GST Exempt (Div 81)	\$172.00
80	Temporary Occupancy Permit - Non-profit Organisation	GST Exempt (Div 81)	\$0.00
81	Extension of Time	GST Exempt (Div 81)	\$108.00
82	Low Risk Notification (Form 80)	GST Exempt (Div 81)	\$108.00
83	<u>Staged Building Permits Residential / Minor</u>		
84	Stage 1	GST Exempt (Div 81)	\$213.00
85	Stage 2	GST Exempt (Div 81)	\$108.00
86	Stage 3	GST Exempt (Div 81)	\$108.00
87	<u>Staged Building Permits Residential / Major</u>		
88	Stage 1	GST Exempt (Div 81)	\$369.00
89	Stage 2	GST Exempt (Div 81)	\$185.00
90	Stage 3	GST Exempt (Div 81)	\$185.00
91	<u>Staged Building Permits Commercial</u>		
92	Stage 1 (full PA fee)	GST Exempt (Div 81)	-
93	Stage 2 (full PA fee)	GST Exempt (Div 81)	-
94	Stage 3 (full PA fee)	GST Exempt (Div 81)	-
95	<u>Levy (Set by State Government)</u>		
96	Training Levy (set by State Government)	-	-
97	Building Levy (set by State Government)	-	-
98	Plumbing		
99	Permitted - Assessment Fee (Domestic)	GST Exempt (Div 81)	\$76.00

Line No.	Fee Name	GST Status	2023/2024 Fee
100	Notifiable - Assessment Fee (Domestic)	GST Exempt (Div 81)	\$76.00
101	Permitted - Assessment Fee (Commercial)	GST Exempt (Div 81)	\$167.00
102	Notifiable - Assessment Fee (Commercial)	GST Exempt (Div 81)	\$167.00
103	Permitted - Inspection Fee (including additional inspections)	GST Exempt (Div 81)	\$167.00
104	Notifiable - Inspection Fee (including additional inspections)	GST Exempt (Div 81)	\$167.00
105	Permitted - Minor plumbing Fee (domestic one fixture)	GST Exempt (Div 81)	\$243.00
106	Notifiable - Minor plumbing Fee (domestic one fixture)	GST Exempt (Div 81)	\$243.00
107	Permitted - Minor plumbing Fee (commercial one fixture)	GST Exempt (Div 81)	\$243.00
108	Notifiable - Minor plumbing Fee (commercial one fixture)	GST Exempt (Div 81)	\$243.00
109	Permitted - Residential up to three fixtures	GST Exempt (Div 81)	\$508.00
110	Notifiable - Residential up to three fixtures	GST Exempt (Div 81)	\$508.00
111	Permitted - Residential up to six fixtures	GST Exempt (Div 81)	\$711.00
112	Notifiable - Residential up to six fixtures	GST Exempt (Div 81)	\$711.00
113	Permitted - Residential up to nine fixtures	GST Exempt (Div 81)	\$1,029.00
114	Notifiable - Residential up to nine fixtures	GST Exempt (Div 81)	\$1,029.00
115	Residential Units	GST Exempt (Div 81)	\$711.00
116	Plus each unit over 1	GST Exempt (Div 81)	\$334.00
117	More than six units - per inspection	GST Exempt (Div 81)	\$162.00
118	Permitted - Outbuilding/Miscellaneous structure	GST Exempt (Div 81)	\$167.00
119	Notifiable - Outbuilding/Miscellaneous structure	GST Exempt (Div 81)	\$167.00
120	Permitted - Demolition	GST Exempt (Div 81)	\$274.00
121	Notifiable - Demolition	GST Exempt (Div 81)	\$274.00

Line No.	Fee Name	GST Status	2023/2024 Fee
122	Permitted - Pool	GST Exempt (Div 81)	\$285.00
123	Notifiable - Pool	GST Exempt (Div 81)	\$285.00
124	Amendment to Plumbing Approval (per amendment)	GST Exempt (Div 81)	\$108.00
125	Extension to Plumbing Approval (per amendment)	GST Exempt (Div 81)	\$108.00
126	Planning Assessments		
127	Advertising Fee	GST Exempt (Div 81)	\$381.00
128	Development Fee per \$1,000 (minimum \$428 for non-residential and \$250 minimum for residential (for work under \$100,000). Maximum Development Fee of \$34,405 for (for work over \$13,374,000))	GST Exempt (Div 81)	\$2.66
	Note: 100% refund where a development application is taken in error and is deemed to be exempt or assessed as No Permit Required		
129	Retrospective applications except where work was carried out by a previous owner more than three years prior to the lodgement of the application (twice the fee calculated above)	GST Exempt (Div 81)	\$0.00
130	Development application fees associated with public art	GST Exempt (Div 81)	\$0.00
130	Heritage only residential application (where the heritage code is the only trigger for an application) - Advertising Fee only	GST Exempt (Div 81)	\$0.00
131	Subdivision - other than stratum title subdivision (plus \$110 per additional lot created)	GST Exempt (Div 81)	\$441.00
132	Minor amendment	GST Exempt (Div 81)	\$339.00
133	Extended permit	GST Exempt (Div 81)	\$276.00
134	Scanning of plans where electronic copy not provided (per plan, A2 size and larger)	GST Exempt (Div 81)	\$3.00
135	Provision of a certificate of title (plus fees as set by <i>TheLIST</i> (www.list.tas.gov.au))	GST Exempt (Div 81)	\$23.00
136	Document Searches and provision of electronic documents (per half hour)	Taxable	\$52.00
137	Planning Scheme Amendment (plus Tasmanian Planning Commission Fee)	GST Exempt (Div 81)	\$4,728.00
138	Tasmanian Planning Commission Fee (set by Tasmanian Planning Commission)	GST Exempt (Div 81)	\$0.00

Line No.	Fee Name	GST Status	2023/2024 Fee
139	Combined Amendment and Development Application (Planning Scheme Fee plus Development Fee (no advertising fee) plus Tasmanian Planning Commission Fee)	GST Exempt (Div 81)	\$0.00
140	Examination and certification of a Strata Plan Fee plus \$52 per lot	GST Exempt (Div 81)	\$277.00
141	90% refund where an application has been registered and no further work undertaken	GST Exempt (Div 81)	\$0.00
142	50% refund where an application has been partially processed	GST Exempt (Div 81)	\$0.00
143	Where an application has been substantially assessed - refund to be determined by General Manager Community and Place Network	GST Exempt (Div 81)	\$0.00
144	Planning Permit search and provision of electronic documents - residential property - per address	GST Exempt (Div 81)	\$68.00
145	Planning Permit search and provision of electronic documents - non-residential property - per address per hour	GST Exempt (Div 81)	\$136.00
146	Copy of Residential Building Plans - non refundable search fee	Taxable	\$68.00
147	Copy of Commercial Building Plans - non refundable search fee per hour	Taxable	\$136.00
148	Copy of Residential and Commercial Building Plans - additional fee per copied page, when copy is larger than A3 size	Taxable	\$23.00
149	Review development proposal and issue a statement confirming No Permit Required	GST Exempt (Div 81)	\$0.00
150	Strata Title inspection (per visit)	GST Exempt (Div 81)	\$178.00
151	Examination and sealing of a Final Plan	GST Exempt (Div 81)	\$530.00
152	Application for an adhesion order - requirement by Council permit	GST Exempt (Div 81)	\$168.00
153	Application for an adhesion order - not a requirement by Council permit	GST Exempt (Div 81)	\$527.00
154	Application for a Section 71 agreement under LUPAA - requirement by Council permit	GST Exempt (Div 81)	\$168.00
155	Application for a Section 71 agreement under LUPAA - not a requirement by Council permit	GST Exempt (Div 81)	\$527.00
156	Application for a petition to amend registered plan	GST Exempt (Div 81)	\$530.00
157	Amendment to a sealed plan hearing fee	GST Exempt (Div 81)	\$594.00
158	Application to amend sealed or strata plan	GST Exempt (Div 81)	\$350.00

Line No.	Fee Name	GST Status	2023/2024 Fee
159	Miscellaneous - anything not listed elsewhere	Taxable	\$375.00
160	Staged Development Scheme - <i>Strata Titles Act (1998)</i> - up to five lots	GST Exempt (Div 81)	\$793.00
161	Staged Development Scheme - <i>Strata Titles Act (1998)</i> - 6-30 lots	GST Exempt (Div 81)	\$1,588.00
162	Staged Development Scheme - <i>Strata Titles Act (1998)</i> - more than 31 lots	GST Exempt (Div 81)	\$3,167.00
163	Amendment to a Staged Development Scheme	GST Exempt (Div 81)	\$793.00
164	Reproduction of Paper Prints/Digital Images (per page)		
165	External Customers		
166	A4	Taxable	\$10.00
167	A3	Taxable	\$15.00
168	A2	Taxable	\$19.00
169	A1	Taxable	\$23.00
170	A0	Taxable	\$33.00
171	>A0	Taxable	\$39.00
172	Planning Scheme Maps. Full set A1 hard copy paper maps (PDFs available for free on City of Launceston website)	Taxable	\$685.00
173	Dog Registrations		
174	Lifelong registration of male or female desexed dog	GST Exempt (Div 81)	\$145.00
175	Lifelong registration of male or female entire dog	GST Exempt (Div 81)	\$490.00
176	Pensioner, Lifelong registration of male or female desexed dog	GST Exempt (Div 81)	\$71.00
177	Pensioner, Lifelong registration of male or female entire dog	GST Exempt (Div 81)	\$220.00
178	Male or Female entire dog with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$66.00
179	Pensioner, one dog (desexed) only with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$15.00
180	Pensioner, one dog (whole) only with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$23.00
181	Sterilised dogs with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$31.00
182	Guide and assistance dogs - paid on or before 1 July	GST Exempt (Div 81)	\$0.00
183	Declared Dangerous Dog with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$750.00
184	Transfer of registration (Mutual Agreement)	GST Exempt (Div 81)	\$0.00

Line No.	Fee Name	GST Status	2023/2024 Fee
185	New Dog Registrations (paid after 1 May)	GST Exempt (Div 81)	\$0.00
186	Replacement Dog Tag	GST Exempt (Div 81)	\$6.00
187	Bulk registration - a 50% subsidy for a single person registering six or more dogs to a single address.	GST Exempt (Div 81)	\$0.00
188	Dangerous Dogs		
189	Dangerous Dog Sign	GST Exempt (Div 81)	\$96.00
190	Dangerous Dog Collar - small	GST Exempt (Div 81)	\$64.00
191	Dangerous Dog Collar - medium	GST Exempt (Div 81)	\$64.00
192	Dangerous Dog Collar - large	GST Exempt (Div 81)	\$64.00
193	Kennel Licences		
194	Kennel Licence - initial licence fee for 3 - 5 dogs	GST Exempt (Div 81)	\$138.00
195	Kennel License - initial licence fee for six or more dogs	GST Exempt (Div 81)	\$138.00
196	Kennel Licence Renewal Fee - all categories	GST Exempt (Div 81)	\$77.00
197	Impounding Fee		
198	Impounding Fee - first time	GST Exempt (Div 81)	\$35.00
199	Second and subsequent impounding	GST Exempt (Div 81)	\$74.00
200	Daily Maintenance Fee for impounded dogs	GST Exempt (Div 81)	\$34.00
201	Impounding Fee for large animals (horse, cow, sheep, pig, etc.)	GST Exempt (Div 81)	\$81.00
202	Daily Maintenance Fee for impounded large animals (horse, cow, sheep, pig, etc.)	GST Exempt (Div 81)	\$43.00
203	Fee to make an official dog barking complaint	GST Exempt (Div 81)	\$32.00
204	Animal Surrender Fee	GST Exempt (Div 81)	\$58.00
205	Other		
206	Fire Hazard/Weed Clearance - Cost recovery of contractor costs (plus Contractor costs)	Taxable	\$112.00
207	Abandoned Vehicles - Cost recovery of contractor costs (plus Contractor costs)	Taxable	\$218.00
208	Car Parks		
209	Paterson Street East - first hour	Taxable	\$2.40

Line No.	Fee Name	GST Status	2023/2024 Fee
210	Paterson Street East - each 30 minutes after that	Taxable	\$1.20
211	Paterson Street West - first hour	Taxable	\$2.40
212	Paterson Street West - each 30 minutes after that	Taxable	\$1.20
213	Elizabeth Street - first hour	Taxable	\$2.40
214	Elizabeth Street - each 30 minutes after that	Taxable	\$1.20
215	Elizabeth Street - Early Bird (Daily rate)	Taxable	\$7.00
216	CH Smith - first hour	Taxable	\$2.40
217	CH Smith - each 30 minutes after that	Taxable	\$1.20
218	York Street West - per hour	Taxable	\$2.80
219	Bathurst Street - two hours	Taxable	\$2.50
220	Bathurst Street - Daily Rate	Taxable	\$6.00
221	Inveresk - per hour	Taxable	\$2.50
222	Inveresk - Forster Street end - per hour	Taxable	\$1.00
223	Inveresk - Forster Street end - all day	Taxable	\$4.00
224	Cimitiere/Cameron Street - per hour or part thereof	Taxable	\$2.00
225	Cimitiere/Cameron Street - per day	Taxable	\$8.00
226	Royal Park - per hour	Taxable	\$2.00
227	Royal Park - per day	Taxable	\$6.00
228	Park Street - per hour	Taxable	\$1.50
229	Basin - Half Day - four hours	Taxable	\$4.00
230	Basin - Full Day - eight hours	Taxable	\$6.00
231	River Edge - per hour	Taxable	\$2.00
232	River Edge - per day	Taxable	\$7.00
233	Home Point - per hour	Taxable	\$2.00
234	Launceston Aquatic - 90 minutes	Taxable	\$1.00
235	Launceston Aquatic - three hours	Taxable	\$2.00
236	Launceston Aquatic - six hours	Taxable	\$4.00
237	On Street Meters		
238	1 hour meters: per hour	Taxable	\$3.40
239	3 hour meters: per hour	Taxable	\$2.90
240	9 hour meters: per hour	Taxable	\$1.40
241	Car Park Rentals		
242	York Street West per month	Taxable	\$180.00
243	Paterson Street West per month	Taxable	\$280.00
244	Bathurst Street Car Park per month	Taxable	\$190.00
245	CH Smith - Staff Parking	Taxable	\$25.50
246	Cimitiere/Cameron Street per month	Taxable	\$140.00
247	Paterson Street East (after hours) per month	Taxable	\$75.00
248	Elizabeth Street Car Park per month	Taxable	\$190.00
249	CH Smith Car Park per month	Taxable	\$280.00
250	Free Tiger Bus Permit per month	Taxable	\$40.00
251	Other		
252	Meter Hoods: per day	Taxable	\$30.00
253	Accessible Parking Permits: per year - Fee is reduced to \$7.00 if Permit is returned	Taxable	\$25.00

Line No.	Fee Name	GST Status	2023/2024 Fee
254	Commercial Vehicle Permits: per year	Taxable	\$580.00
255	Car Park Event Hire - per level per hour	Taxable	\$100.00
256	Lost ticket	Taxable	\$15.60
257	Replacement access card for car parks	Taxable	\$15.00
258	Bond - Paterson Street West reserved bay access remote	Non Taxable	\$50.00
259	Launceston Aquatic Centre		
260	Aquatic Entry		
261	Adult	Taxable	\$8.20
262	Child	Taxable	\$6.20
263	Infant (Under 2)	Taxable	
264	Toddler (2-4)	Taxable	\$4.40
265	Toddler and supervisor	Taxable	\$6.40
266	Family	Taxable	\$22.70
267	Concession (includes students)	Taxable	\$6.60
268	Non-Swim/Spectator/Supervisor	Taxable	\$2.00
269	Water Slide		
270	1 Ride	Taxable	\$1.00
271	4 Pack	Taxable	\$4.00
272	8 Pack	Taxable	\$6.00
273	16 Pack	Taxable	\$10.00
274	Unlimited rides (per head)	Taxable	\$10.00
275	Aquatic plus Entry		
276	Aquatic plus Visit - Adult	Taxable	\$13.80
277	Aquatic plus Visit - Concession	Taxable	\$11.00
278	Group Fitness Classes		
279	Single Group Fitness Class	Taxable	\$18.00
280	Single Group Fitness Class Concession	Taxable	\$14.40
281	Supervised Pool Parties		
282	Booking Fee	Taxable	\$79.00
283	Miscellaneous		
284	Learn to Swim Instructor or Lifeguard	Taxable	\$60.00
285	Fitness Instructor (Aqua or Gym) (per hour or class)	Taxable	\$112.00
286	Inflatable excluding Operator (per hour)	Taxable	\$126.00
287	<u>Additional Charges (per hour)</u>		
288	Cleaning	Taxable	\$44.00
289	Storage (per square metre, per year)	Taxable	\$114.00
290	<u>Swim School</u>		
291	LTS (Adult/Child) per class	GST Free	\$19.50
292	Private Instruction (Adult) - per class	GST Free	\$60.00
293	Private LTS Lesson (Child) - per class	GST Free	\$50.00
294	<u>Aquatic Education - Holiday Programs (per class)</u>		
295	Holiday Clinic/Program (per class)	GST Free	\$16.50

Line No.	Fee Name	GST Status	2023/2024 Fee
296	Swimming Instructor (per hour)	GST Free	\$58.70
297	<u>Aquatic Education - Education Department Swimming and Water Safety</u>		
298	Schools Program Instructor (per class) 8+ students	GST Free	\$7.30
299	Education Department - Without instructor (per class)	GST Free	\$3.80
300	Schools Program Instructor (per class) 8- students	GST Free	\$13.40
301	Memberships		
302	<u>Aquatic Membership</u>		
303	3 Month	Taxable	\$210.30
304	12 Month	Taxable	\$681.20
305	Direct Debit (fortnightly)	Taxable	\$26.20
306	3 Month Concession	Taxable	\$168.70
307	12 Month Concession	Taxable	\$514.80
308	Direct Debit (fortnightly) Concession	Taxable	\$19.80
309	<u>Health and Fitness</u>		
310	Complete Membership - (fortnightly)	Taxable	\$50.50
311	Complete Membership - 12 Month Upfront	Taxable	\$1,313.00
312	Complete Membership - 3 Month Upfront	Taxable	\$388.25
313	Complete Membership Concession - (fortnightly)	Taxable	\$40.40
314	Complete Membership Concession - 12 Month Upfront	Taxable	\$1,050.40
315	Complete Membership Concession - 3 Month Upfront	Taxable	\$322.60
316	Complete Membership - Off Peak (fortnightly)	Taxable	\$39.10
317	Complete Membership - Off Peak - 12 Month Upfront	Taxable	\$1,016.60
318	Complete Membership - Off Peak - 3 Month Upfront	Taxable	\$314.15
319	Complete Membership - Off Peak - Concession (fortnightly)	Taxable	\$31.28
320	Complete Membership - Off Peak - Concession - 12 Month Upfront	Taxable	\$813.28
321	Complete Membership - Off Peak - Concession - 3 Month Upfront	Taxable	\$263.32
322	LAfit Membership (fortnightly)	Taxable	\$43.90
323	LAfit Membership - 12 Month Upfront	Taxable	\$1,141.40
324	LAfit Membership - 3 Month Upfront	Taxable	\$345.35
325	LAfit Membership Concession (fortnightly)	Taxable	\$35.10
326	LAfit Membership Off-Peak (fortnightly)	Taxable	\$32.90
327	LAfit Membership Off-Peak - 12 Month Upfront	Taxable	\$855.40
328	LAfit Membership Off-Peak - 3 Month Upfront	Taxable	\$273.85

Line No.	Fee Name	GST Status	2023/2024 Fee
329	LAfit Membership Off-Peak Concession (fortnightly)	Taxable	\$26.30
330	LAfit Membership Off-Peak Concession - 12 Month Upfront	Taxable	\$683.80
331	LAfit Membership Off-Peak Concession - 3 Month Upfront	Taxable	\$230.95
332	Complete Corporate (fortnightly)	Taxable	\$40.20
333	Complete Health and Fitness Single Visit	Taxable	\$21.00
334	Personal Training Single Session	Taxable	\$68.00
335	Personal Training Single Session (two or more participants) - per person	Taxable	\$50.00
336	Personal Training Single Session (two or more participants non-member) - per person	Taxable	\$68.00
337	Personal Training Single Session - Non Member	Taxable	\$87.00
338	Program Pool Rehab Casual Entry	Taxable	\$21.00
339	LAfit Membership Concession - 12 Month Upfront	Taxable	\$912.60
340	LAfit Membership Concession - 3 Month Upfront	Taxable	\$288.15
341	<u>Aquatic Plus Membership</u>		
342	3 Month	Taxable	\$231.25
343	12 Month	Taxable	\$765.00
344	Direct Debit (fortnightly)	Taxable	\$31.00
345	3 Month Concession	Taxable	\$180.00
346	12 Month Concession	Taxable	\$586.00
347	Direct Debit (fortnightly) Concession	Taxable	\$24.00
348	<u>Membership Services</u>		
349	Suspension Fee per week	Taxable	\$4.20
350	Facility Hire		
351	Lap Lane Hire		
352	<u>Peak Standard Rates (per hour)</u>		
353	Competition Pool - 50m Lane hire	Taxable	\$87.00
354	Competition Pool - 25m Lane hire	Taxable	\$44.00
355	Competition Pool - Long Course - Eight Lanes Exclusive Use	Taxable	\$522.00
356	Competition Pool - Short Course - Eight Lanes Exclusive Use	Taxable	\$264.00
357	<u>Peak Annual Hire (per hour)</u>		
358	Competition Pool - 50m Lane hire	Taxable	\$67.00
359	Competition Pool - 25m Lane hire	Taxable	\$34.00
360	Competition Pool - Long Course - Eight Lanes Exclusive Use	Taxable	\$402.00
361	Competition Pool - Short Course - Eight Lanes Exclusive Use	Taxable	\$204.00
362	<u>Off Peak All Hirers Rates (per hour)</u>		
363	Competition Pool - 50m Lane hire	Taxable	\$44.00

Line No.	Fee Name	GST Status	2023/2024 Fee
364	Competition Pool - 25m Lane hire	Taxable	\$23.00
365	Competition Pool - Long Course - Eight Lanes Exclusive Use	Taxable	\$352.00
366	Competition Pool - Short Course - Eight Lanes Exclusive Use	Taxable	\$184.00
367	Out of Hours All Hirers Rates (per hour)		
368	Out of Hours Short Course Exclusive	Taxable	\$419.00
369	Out of Hours Long Exclusive	Taxable	\$594.00
370	Programs Pool (per hour)		
371	Annual Hire (per hour)		
372	Programs Pool Hire (exclusive use)	Taxable	\$114.00
373	Programs Pool 1/2 (exclusive use)	Taxable	\$57.00
374	Programs Pool 1/4 (exclusive use)	Taxable	\$28.50
375	Outdoor Leisure Pool and Waterslide		
376	Waterslide - During public hours	Taxable	\$55.00
377	Waterslide - Outside public water slide hours	Taxable	\$85.00
378	Outdoor Leisure Pool	Taxable	\$191.00
379	Outdoor Pool - Five lanes exclusive use (off peak)	Taxable	\$115.00
380	Outdoor Pool - Five lanes exclusive use (peak)	Taxable	\$170.00
381	Room Hire		
382	Studio or Group Fitness Room		
383	Hourly Rate	Taxable	\$62.00
384	Daily Rate	Taxable	\$248.00
385	Leisure Package		
386	2 Hours After Hours Use - Outdoor	Taxable	\$1,876.00
387	2 Hours After Hours Use - Indoor	Taxable	\$1,783.00
388	2 Hours After Hours Use - Deluxe	Taxable	\$3,617.00
389	Group Hire		
390	Group Child Rec Swims	Taxable	\$5.40
391	Learn to Swim		
392	Learn to Swim Pool - exclusive	Taxable	\$80.00
393	Learn to Swim lane hire	Taxable	\$18.00
394	Multi Visit Passes		
395	Child 10 Pass	Taxable	\$55.80
396	Child 20 Pass	Taxable	\$99.20
397	Adult 10 Pass	Taxable	\$73.80
398	Adult 20 Pass	Taxable	\$131.20
399	Concession 10 Pass	Taxable	\$59.40
400	Concession 20 Pass	Taxable	\$105.60
401	Family 5 Pass	Taxable	\$102.15
402	Family 10 Pass	Taxable	\$181.60
403	<u>Aquatic Plus Pass (does not include Aquatic Group Exercise)</u>		
404	Adult 10 Pass	Taxable	\$124.20
405	Adult 20 Pass	Taxable	\$220.80

Line No.	Fee Name	GST Status	2023/2024 Fee
406	Concession 10 Pass	Taxable	\$99.00
407	Concession 20 Pass	Taxable	\$176.00
408	Group Fitness Classes		
409	Adult 10 Group Fitness Pass	Taxable	\$162.00
410	Adult Concession 10 Group Fitness Pass	Taxable	\$129.60
411	Miscellaneous		
412	Cash Handling - 5% of Gross Turnover	Taxable	
413	Direct Debit - Cancellation Fee (Centrewide)	Taxable	\$60.00
414	Rejection Fee	Taxable	\$3.00
415	User Group Access Card	Taxable	\$6.00
416	Lilydale Pool		
417	Learn to Swim Instructor or Lifeguard	Taxable	\$61.00
418	Carr Villa Memorial Park		
419	Burials		
420	Single Depth (at need)	Taxable	\$4,119.00
421	Single Depth (when right of burial held)	Taxable	\$3,032.00
422	Single Depth (at need) Lawn Cemetery Special Feature Tree	Taxable	\$4,710.00
423	Single Depth (when right of burial held) Lawn Cemetery Special Feature Tree	Taxable	\$4,085.00
424	Double Depth (at need)	Taxable	\$4,509.00
425	Double Depth (when right of burial held)	Taxable	\$3,525.00
426	Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2,100mm x 700mm	Taxable	\$410.00
427	Infant under 12 years (at need)	Taxable	\$1,159.00
428	Infant under 12 years (when right of burial held)	Taxable	\$896.00
429	Pre-purchase of right of burial	Taxable	\$2,005.00
430	Conversion Free Ground to Private	Taxable	\$504.00
431	Cremations		
432	Over 16 years of age	Taxable	\$673.00
433	Under 16 years of age	Taxable	\$443.00
434	Stillborn children and infants under six months - no charge	Taxable	\$0.00
435	Pathology Launceston - per box	Taxable	\$97.00
436	Pathology Launceston General Hospital - per box	Taxable	\$973.00
437	Miscellaneous Fees		
438	Additional time for a Chapel service (up to 30 minutes)	Taxable	\$68.00
439	Use of the Chapel for a service (up to 60 minutes)	Taxable	\$136.00
440	Saturday morning surcharge - burial	Taxable	\$858.00
441	Saturday morning surcharge - cremation	Taxable	\$858.00
442	Interment outside business hours	Taxable	\$246.00
443	Permit for monumental work	Taxable	\$198.00

Line No.	Fee Name	GST Status	2023/2024 Fee
444	Installation of plaque (includes supply and install of vase)	Taxable	\$204.00
445	Installation of plaque (Second Book of Life and single cremation plaques) each	Taxable	\$100.00
446	Exhumation Fee plus digging fee	Taxable	\$4,054.00
447	Installation of temporary wooden cross	Taxable	\$79.00
448	Memorial position on Cemetery Entrance Chapel Wall	Taxable	\$246.00
449	Record search per each half hour	Taxable	\$54.00
450	Issue of Cremation Certificate	Taxable	\$54.00
451	Additional charge for hardware supplies (per unit)	Taxable	\$27.00
452	Waterlily Rocks - Memorial only	Taxable	\$567.00
453	Preservation of Ashes (excluding cost of memorial plaque)		
454	Administration for ash records	Taxable	\$68.00
455	A' Section Rose Garden first placement	Taxable	\$1,645.00
456	A' Section Rose Garden each of second and third placements (if required)	Taxable	\$749.00
457	B' Section Rose Garden first placement	Taxable	\$1,218.00
458	B' Section Rose Garden each of second and third placements (if required)	Taxable	\$596.00
459	Red Oak Tree position Lawn Cemetery	Taxable	\$1,509.00
460	Barakee Waters - Placement single depth (each)	Taxable	\$1,645.00
461	Barakee Waters - 2nd placement at double depth (each)	Taxable	\$1,218.00
462	Barakee Waters - Cremorial Panel (per niche)	Taxable	\$1,645.00
463	Clay Grove and Kooyong Garden placement - per placement	Taxable	\$1,218.00
464	Granite Wall, per single niche	Taxable	\$1,218.00
465	Northern Wall Main Bay per single niche	Taxable	\$350.00
466	Northern Wall Pergola Pillars per single niche	Taxable	\$967.00
467	Northern Wall Ex Serviceman - DVA criteria	Taxable	\$508.00
468	Lawn and Pergola Walls first placement in niche	Taxable	\$1,218.00
469	Lawn and Pergola Walls second placement in niche	Taxable	\$749.00
470	Colonnade Walls per single niche	Taxable	\$979.00
471	Western Wall per single niche	Taxable	\$979.00
472	Fence Piers per single niche	Taxable	\$979.00
473	Feature Gardens Special Rose per placement	Taxable	\$1,765.00
474	Feature Gardens Water Feature first placement	Taxable	\$1,765.00
475	Feature Gardens Water Feature second placement	Taxable	\$1,221.00
476	Pool of Eternal Memories	Taxable	\$1,221.00
477	Ash Interment - Placement in a grave or a memorial plinth on a grave	Taxable	\$617.00

Line No.	Fee Name	GST Status	2023/2024 Fee
478	Dispatch by mail (plus postage)	Taxable	\$100.00
479	Scattering - no charge	Taxable	\$0.00
480	Collection - no charge	Taxable	\$0.00
481	Removal from placement	Taxable	\$100.00
482	Removal and re-attachment of plaque for refurbishment	Taxable	\$97.00
483	Ash Placement Garden - Garden of Memories		
484	Bed 1, 2, 3, 4, 17 and 18 - Tier 1 - per placement	Taxable	\$1,391.00
485	Bed 5 ,6, 14 and 19 - Tier 2 - per placement	Taxable	\$1,597.00
486	Bed 7, 8, 9, 10, 11, 12, 13, 15 and 16 - Tier 2 - first placement	Taxable	\$1,597.00
487	Bed 7, 8, 9, 10, 11, 12, 13, 15 and 16 - Tier - second placement at double depth	Taxable	\$1,288.00
488	Bed 7 ,8, 9, 10, 11, 12, 13, 15 and 16 - Tier 2 - Third and fourth placement when double block reserved	Taxable	\$1,288.00
489	Bed 20, 21, 22, 23, 24 and 25 - Tier 3 - per placement	Taxable	\$1,700.00
490	Ash Placement Garden - Reflection Walls		
491	Wall 1-11 - Tier 4 - per placement	Taxable	\$2,009.00
492	Ash placement Garden - Niche Walls		
493	Wall A. Row A-D - per placement	Taxable	\$1,597.00
494	Wall A. Row E-F - per placement	Taxable	\$1,391.00
495	Wall B. Row A-D - per placement	Taxable	\$1,597.00
496	Wall B. Row E-F - per placement	Taxable	\$1,391.00
497	Wall C. Row A-D - per placement	Taxable	\$1,597.00
498	Wall C. Row E-F - per placement	Taxable	\$1,391.00
499	Wall D. Row A-D - per placement	Taxable	\$1,597.00
500	Wall D. Row E-F - per placement	Taxable	\$1,391.00
501	Wall E. Row A-D - per placement	Taxable	\$1,597.00
502	Wall E. Row E-F - per placement	Taxable	\$1,391.00
503	Lilydale Cemetery		
504	Cremations		
505	Columbarium - per single niche	Taxable	\$749.00
506	Building Surveying		
507	<u>General</u>		
508	Hourly Rate	Taxable	\$193.00
509	Additional Inspections (inspections associated with current Certifications and Permits)	Taxable	\$193.00
510	<u>Domestic</u>		
511	Accredited Practitioner - Demolition (includes up to one inspection)	Taxable	\$838.00
512	Accredited Practitioner - Underpinning	Taxable	\$838.00

Line No.	Fee Name	GST Status	2023/2024 Fee
513	Accredited Practitioner - Swimming Pool (above ground) (includes one inspection - pool fence)	Taxable	\$385.00
514	Accredited Practitioner - Swimming Pool (in ground)(includes up to three inspections)	Taxable	\$1,088.00
515	Accredited Practitioner - Deck (includes up to two inspections)	Taxable	\$963.00
516	Accredited Practitioner - Verandah/Pergola (includes up to two inspections)	Taxable	\$963.00
517	Accredited Practitioner - Garage/Carport/Shed (includes up to two inspections)	Taxable	\$963.00
518	Accredited Practitioner - Retaining Wall (includes up to two inspections)	Taxable	\$963.00
519	Accredited Practitioner - two Structures (example deck and garage) (includes up to three inspections)	Taxable	\$1,320.00
520	Accredited Practitioner - three Structures (example deck, garage and carport) (includes up to four inspections)	Taxable	\$1,445.00
521	Accredited Practitioner - Addition/Alteration - Less than 35m ² (includes up to three inspections)	Taxable	\$1,088.00
522	Accredited Practitioner - New Dwelling and Major Alteration - (includes up to four inspections)	Taxable	\$2,776.00
523	Accredited Practitioner - New Dwelling and Outbuilding - (includes up to five inspections)	Taxable	\$3,116.00
524	Accredited Practitioner - Addition/Alteration - over 35m ² (includes up to three inspections)	Taxable	\$1,932.00
525	Accredited Practitioner - Multi Units - two Units - if built simultaneously (includes up to five inspections)	Taxable	\$3,399.00
526	Accredited Practitioner - Multi Units - More than two Units (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
527	Certificate of Substantial Compliance - (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
528	<u>Commercial</u>		
529	Accredited Practitioner - Demolition (includes up to one inspection)	Taxable	\$1,088.00
530	Accredited Practitioner - Internal fitout - maximum 250m ² (includes two inspections)	Taxable	\$1,320.00
531	Accredited Practitioner - Internal fitout - over 250m ² (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00

Line No.	Fee Name	GST Status	2023/2024 Fee
532	Accredited Practitioner - Takeaway/Café fitout - less than 20 people(includes up to two inspections)	Taxable	\$1,088.00
533	Accredited Practitioner - Takeaway/Café fitout - greater than 20 people (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
534	Accredited Practitioner - Addition/Alteration (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
535	Certificate of Substantial Compliance (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
536	<u>Other</u>		
537	Amended Certifications (Hourly Rate)	Taxable	\$193.00
538	Extension of time (12 months) BS Service contract past two years	Taxable	\$385.00
539	Consultancy Work - Hourly Rate	Taxable	\$193.00
540	Re-Open Expired File - Less than four years	Taxable	\$963.00
541	Re-Open Closed File - Greater than four years	Taxable	\$1,445.00
542	Strata Reports - one Unit	Taxable	\$725.00
543	Strata Reports - two Units or more (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
544	Occupancy Permit Class 1	Taxable	\$578.00
545	Temporary Occupancy Permit (new) 12 months	Taxable	\$193.00
546	Travel Return to Base (per km and greater than 25km from Launceston CBD)	Taxable	\$3.00
547	Occupancy Permit Class 2-9 (hourly rate only, total fee will be quoted upon inspection)	Taxable	\$193.00
548	Invermay Park (per hour)		
549	<u>Training Fee</u>		
550	2 hour sessions (minimum fee) - per session	Taxable	\$104.00
551	If training exceeds two hours, additional charge per hour	Taxable	\$21.00
552	<u>Half and Full Day Use</u>		
553	Half Day Fee - five hours (minimum fee)	Taxable	\$105.00
554	Full Day Fee (above does not include lights)	Taxable	\$200.00
555	Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms		
556	<u>Ancillary Fees</u>		
557	Change Rooms (per hire)	Taxable	\$54.00
558	Kiosk (per hire) (outside of Old Launcestonian Football Club who has kiosk included in agreement)	Taxable	\$66.00
559	<u>Lighting</u>		
560	Invermay Park (per hour)	Taxable	\$21.00

Line No.	Fee Name	GST Status	2023/2024 Fee
561	<u>Facility Hire</u>		
562	Railway Workers Hill Toilets	Taxable	\$117.00
563	Erection of Signs (advertising)	Taxable	\$133.00
564	Roundhouse (toilets available for hire through Show Society)	Taxable	\$197.00
565	Inveresk Multi Purpose Arena (per full day)	Taxable	\$252.00
566	Inveresk Multi Purpose Arena (training charges)	Taxable	\$81.00
567	Inveresk Events Area (per day)	Taxable	\$392.00
568	Main Carpark (not offered as a hire space)	Taxable	\$652.00
569	Old Cycle Track (excludes toilets) (per day)	Taxable	\$197.00
570	University of Tasmania Stadium		
571	Training Fee (no lights)	Taxable	\$210.00
572	Training Fee (with lights)	Taxable	\$268.00
573	Change Rooms (per hire)	Taxable	\$79.00
574	<u>Tasmanian State League</u>		
575	Day Match	Taxable	\$1,229.00
576	Night Match	Taxable	\$2,048.00
577	Finals - Dependent on number of matches and facilities used		
578	Fun Runs	Taxable	\$392.00
579	Other events upon negotiation of facilities used		
580	<u>Facility Hire</u>		
581	RACT Function Centre North	Taxable	\$587.00
582	RACT Function Centre South	Taxable	\$458.00
583	RACT Function Centre Full	Taxable	\$914.00
584	RACT Corporate Suite	Taxable	\$133.00
585	UTAS Function Centre Level 2	Taxable	\$718.00
586	Street Party Closure	GST Exempt (Div 81)	\$140.00
587	Advertising Prospectus		
588	Brochure Display DL Renewal (per annum)	Taxable	\$175.00
589	Brochure Display A4/A5 (per annum)	Taxable	\$258.00
590	Showcase Display (per month)	Taxable	\$361.00
591	Static Screen (per month)	Taxable	\$52.00
592	24/7 Promotional Screen (per month)	Taxable	\$227.00
593	A2 Poster Display (per annum)	Taxable	\$1,854.00
594	Membership Package (Platinum)	Taxable	\$749.00
595	Membership Package (Gold)	Taxable	\$795.00
596	Membership Package (Silver)	Taxable	\$258.00
597	Membership Package (Bronze)	Taxable	\$165.00
598	Bookeasy Commission		
599	Gold Operator (existing) - 15%	GST Free	
600	24 Hour Operator (existing) - 15%	GST Free	

Line No.	Fee Name	GST Status	2023/2024 Fee
601	Banner Booking Fees		
602	Group 1: Charles Street and Kingsway Paterson Street to York Street (eight) and Kingsway (four) - 12 single or double sided - Specification A	Taxable	\$569.00
603	Group 2: Paterson Street Charles Street to George Street - 12 single or double sided - Specification A	Taxable	\$317.00
604	Group 3: York Street Charles Street to George Street - 10 single or double sided - Specification A	Taxable	\$317.00
605	ORGANISATIONAL SERVICES		
606	Disposal of Land		
607	Ordinary request for the sale, exchange or disposal of an interest in council land or public land (including easements and excluding leases) pursuant to sections 177 and 178 of the <i>Local Government Act 1993</i> (Tas). Applications containing more than one easement will be charged with an extra \$100 for each additional easement within that application	Taxable	\$1,576.00
608	Complex request for sale, exchange or disposal of an interest in council land or public land (including easements and excluding leases) pursuant to sections 177 and 178 of the <i>Local Government Act 1993</i> (Tas). Applications containing more than one easement will be charged an extra \$100 for each additional easement within that application	Taxable	\$3,152.00
609	Council Meeting		
610	Supply of copy of Council Meeting Recording	Non Taxable	\$19.00
611	Insurance		
612	Public Liability Insurance for Hall Hire	Taxable	\$20.00
613	Public Liability Insurance for Busking - per annum fee	GST Free	\$29.00
614	Electric Vehicle Charging Station		
615	Electric Vehicle Charging Stations - 50kw or above per kw/hour	Taxable	\$0.50 per kwh
616	Electric Vehicle Charging Stations - 22kw or above per kw/hour	Taxable	\$0.30 per kwh
617	INFRASTRUCTURE AND ASSETS		
618	Plan Checking and Inspections		
619	1.5% of the value of the public works for plan checking, construction audit inspection and practical completion and final inspections	GST Exempt (Div 81)	
620	Reinspections - per hour	Taxable	\$149.00
621	Food vendors (Mobile Vans) - one day licence (issued to vendor no more than twice per annum)	Taxable	\$175.00
622	Food vendors (Mobile Vans) - six month licence	Taxable	\$1,158.00

Line No.	Fee Name	GST Status	2023/2024 Fee
623	Food vendors (Mobile Vans) - 12 month licence	Taxable	\$2,307.00
624	Halls		
625	Community - non regular - per hour (minimum \$10 non-refundable)	Taxable	\$25.00
626	Community - regular and non regular - Bond for Key	Non Taxable	\$57.00
627	Commercial - regular hire (eg dance and martial arts classes) - per hour	Taxable	\$31.00
628	Commercial - non regular hire (eg one off events) - per hour	Taxable	\$49.00
629	Commercial - regular and non regular hire - Bond	Non Taxable	\$616.00
630	Bond - Casual Hire	Non Taxable	\$112.00
631	Store Room - Windmill Hill (No 1 and 2) - per user per week	Taxable	\$4.00
632	Store Room - St Catherine's (No 1, 2, 4, 5, 6 and 7) - per user per week	Taxable	\$4.00
633	Store Room - St Catherine's (No 3) - per user per week	Taxable	\$4.00
634	Community - regular - per hour (minimum \$10 non-refundable)	Taxable	\$20.00
635	Store Room - Soldiers Memorial Hall (No 1) - per user per week	Taxable	\$4.00
636	Store Room - Rocherlea Lockers (1, 2, 3 and 4) - per user per week	Taxable	\$4.00
637	Definition: Community - <i>Benevolent</i> - an organisation or association that has objects and activities of a charitable nature that holds an Australian Tax Office certificate granting <i>benevolent</i> status. <i>Community Association</i> - an incorporated or unincorporated association of members that has objects and activities of a social or recreational nature and openly offers membership to any member of the community reasonably able to participate in that activity. <i>Not-for-profits</i> - organisations that provide services to the community and do not operate to make a profit for its members. Definition: Commercial - regular: Cyclic, regular bookings eg. weekly, monthly. Any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward. Commercial - non regular: Any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward		

Line No.	Fee Name	GST Status	2023/2024 Fee
638	Malls		
639	Definition: Malls (Civic Square, Brisbane Mall, Quadrant) and Streets		
640	Hire Charges - Banners (Inclusive of installation and removal)		
641	Group 1: Charles Street - Paterson Street to Elizabeth Street - 18 single or double sided - Specification A	Taxable	\$3,020.00
642	Group 2: Paterson Street - Charles Street to George Street - 11 single or double sided - Specification A	Taxable	\$1,942.00
643	Group 3: George Street - Paterson Street to York Street - 9 single or double sided - Specification A	Taxable	\$1,599.00
644	Group 4: York Street - Charles Street to George Street - 9 single or double sided - Specification A	Taxable	\$1,599.00
645	Group 5: St John Street - York Street to Cameron Street - 11 single or double sided - Specification A	Taxable	\$1,824.00
646	Group 6: The Avenue - George Street to St John Street - 7 single or double sided - Specification A	Taxable	\$1,470.00
647	Group 7: Brisbane Street Mall - St John Street to Charles Street - 16 double sided -Specification B	Taxable	\$1,942.00
648	Group 8: Kingsway - three single or double sided - Specification A	Taxable	\$593.00
649	Survey, Membership Drives, Community groups, special interest groups (charities no charge) - non refundable	Taxable	\$18.00
650	Raffles - ticket sales (Community groups/charities no charge) - non refundable	Taxable	\$18.00
651	Raffles with car/boat	Taxable	\$40.00
652	Camping Grounds		
653	Myrtle Park		
654	Camp Site With Firepit (maximum two adults)	Taxable	\$26.00
655	Camp Site Without Firepit (maximum two adults)	Taxable	\$21.00
656	Extra Adult (after maximum of two per site)	Taxable	\$5.00
657	Sports Grounds		
658	Training Fee		
659	2 hour sessions (minimum) - per session	Taxable	\$52.00
660	If training exceeds two hours, additional charge per hour	Taxable	\$23.00
661	Half and Full Day Use		
662	Half Day Fee - five hour sessions (minimum)	Taxable	\$73.00
663	Sessions: up to midday OR from midday onwards (Calculations assume 10 hour day). Can also be used for a night time session of up to five hours		

Line No.	Fee Name	GST Status	2023/2024 Fee
664	Full Day Fee (up to 10 hours)	Taxable	\$146.00
665	10 hour sessions and above in one day. Does not include a night time session		
666	Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms		
667	Ancillary Sports Ground Fees		
668	Change rooms - Churchill Park, Youngtown Oval, Rocherlea and Royal Park - per hire	Taxable	\$57.00
669	Kiosk - Churchill Park and Rocherlea Rec Ground per hire	Taxable	\$57.00
670	Umpires Rooms - Churchill Park - per hire	Taxable	\$57.00
671	First Aid Room - Churchill Park - per hire	Taxable	\$18.00
672	North Field Meeting Room - Churchill Park - Regular - per hire	Taxable	\$19.00
673	North Field Meeting Room - Churchill Park - Casual - per hire	Taxable	\$36.00
674	Function Room and Kitchen - Churchill Park - full day hire	Taxable	\$356.00
675	Function Room and Kitchen - Churchill Park - half day or night time hire	Taxable	\$178.00
676	Function Room and Kitchen - Bond (no alcohol)	Non Taxable	\$112.00
677	Function Room and Kitchen - Bond (alcohol)	Non Taxable	\$616.00
678	Office - Churchill Park - NTJSA (including power) - per annum	Taxable	\$366.00
679	Office - Churchill Park - TSA per annum (including power)	Taxable	\$183.00
680	NTJSA and TSA - Function Room - preferred tenant rate per hire	Taxable	\$79.00
681	No subsidy available for Function room		
682	Sports Ground Lighting		
683	Rocherlea Rec Ground - per hour (Casual Hirers Rate Only)	Taxable	\$19.00
684	Youngtown Oval - per hour (Casual Hirers Rate Only)	Taxable	\$19.00
685	*NB - Commercial and Community Regular hirers will be issued individual FOB keys for meter reading and charges will apply according to usage		
686	Royal Park - per hour	Taxable	\$19.00
687	Churchill Park (per ground) - per hour	Taxable	\$19.00
688	Reserves and Malls		
689	(Note: The following are reserve hire fees only and does not include additional costs that may be incurred by the hirer, eg. marquee and stage fee, power, etc.)		

Line No.	Fee Name	GST Status	2023/2024 Fee
690	Category of Turf		
691	A - up to 100m ² - Non commercial rate - per day	Taxable	\$113.00
692	A - up to 100m ² - Commercial rate - per day	Taxable	\$170.00
693	B - 101m ² to 400m ² - Non commercial rate - per day	Taxable	\$226.00
694	B - 101m ² to 400m ² - Commercial rate - per day	Taxable	\$451.00
695	C - 400m ² and over - Non commercial rate - per day	Taxable	\$340.00
696	C - 400m ² and over - Commercial rate - per day	Taxable	\$677.00
697	Half day or night fees up to and including five hours @ 50% of the above. Applies to all parks and reserves. Reserve fees do not include additional costs that may be incurred by the hirer, eg. marquees and stage fees, power, etc.		
698	Stormwater Easement Permits		
699	Protection of Public Stormwater System - building over easement permit - Residential	Non Taxable	\$309.00
700	Protection of Public Stormwater System - building over easement permit - Commercial	Non Taxable	\$618.00
701	Miscellaneous		
702	Mountain Bike Events - half day up to and including five hours - per hire	Taxable	\$96.00
703	Mountain Bike Events - full day five hours and above - per hire	Taxable	\$184.00
704	Mountain Bike Training - two hour sessions	Taxable	\$19.00
705	Sports fields Outdoor Fitness Class Licence, eg. Boot Camp - two hour sessions	Taxable	\$19.00
706	Additional toilet cleaning - events (excludes Macquarie House toilets)	Taxable	\$73.00
707	Additional cleaning - facility hire	Taxable	\$73.00
708	Road Safety Centre - per hire	Taxable	\$34.00
709	Road Safety Centre - bond	Non Taxable	\$112.00
710	Recreation, Parks and Civic Spaces - key bond	Non Taxable	\$57.00
711	Request for access. RKY - admin fee	Taxable	\$25.00
712	Reserves Outdoor Fitness Class Licence, eg. Boot Camp - per annum	Taxable	\$0.00
713	Reserves Outdoor Fitness Class Licence, eg. Boot Camp - six months	Taxable	\$0.00
714	Fees associated with the hiring of City of Launceston owned buildings, venues, facilities and or spaces specifically related to the delivery of events the receive Signature Events Sponsorship	Non Taxable	\$0.00
715	Hoarding permit - up to 100m ² - per day	Taxable	\$170.00
716	Hoarding permit - 101m ² to 400m ² - per day	Taxable	\$451.00
717	Hoarding permit - over 400m ² - per day	Taxable	\$677.00

Line No.	Fee Name	GST Status	2023/2024 Fee
718	Launceston Waste Centre		
719	Tasmanian State Government Landfill Levy	Taxable	\$23.50
720	Domestic Waste		
721	Includes domestic vehicles only disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. and where waste = to 0.75 tonnes		
722	Domestic entry per tonne (with a \$15.50 minimum charge up to 0.090 tonnes) includes state waste levy of \$23.50 per tonne or part thereof	Mixed	\$157.00
723	Domestic Clean Fill and Rubble to transfer station per tonne (cars/utes/trailers) (with a \$15.50 minimum charge up to 0.090 tonnes) includes state waste levy of \$23.50 per tonne or part thereof	GST Exempt (Div 81)	\$157.00
724	Green waste per tonne (does not include FOGO) (with a \$15.50 minimum charge up to 0.090 tonnes) includes state waste levy of \$23.50 per tonne or part thereof	GST Exempt (Div 81)	\$157.00
725	Refrigerators/air conditioners per tonne (with a \$15.50 minimum charge up to 0.090 tonnes) includes state waste levy of \$23.50 per tonne or part thereof	Mixed	\$157.00
726	Mattress Disposal (All mattress sizes) Includes \$1.40 State Waste Levy	Mixed	\$14.50
727	Replacement ecard fee	GST Exempt	\$16.00
728	Lilydale and Nunamara Waste Transfer Stations		
729	Car/Wagon - includes \$2.25 State Waste Levy	Mixed	\$15.50
730	Ute/Van/Single Axle Trailer - includes \$4.00 State Waste Levy	Mixed	\$26.00
731	Tandem Axle Trailer - includes \$5.90 State Waste Levy	Mixed	\$39.00
732	Tyres		
733	Car/Motorcycle Tyres - each	Taxable	\$12.00
734	Light Truck/4WD Tyres - each	Taxable	\$22.00
735	Truck Tyres - each	Taxable	\$44.00
736	Bicycle Tyre - each	Taxable	\$2.00

Line No.	Fee Name	GST Status	2023/2024 Fee
737	Commercial and Trade Waste		
738	Includes vehicles that are either: 1. greater than 3.0 tonne GVM/GCM and/or skip bins/bulk bins disposing of household garbage, concrete, green waste, wood, metal, plastics etc. OR 2. badged with a commercial logo or are carrying commercial or trade waste OR 3. Disposing = 0.75 tonnes of waste whether the service is provided at landfill or waste transfer station		
739	Commercial waste (\$15.50 minimum charge/0.090 tonnes) Includes: • General waste (compacted or loose) • Skip bin / bulk bin • Concrete rubble • Shredded tyres State Waste Levy of \$23.50 per tonne or part thereof is included	Taxable	\$157.00
740	Clean fill - per tonne State Waste Levy of \$23.50 per tonne or part thereof is included	Taxable	\$157.00
741	Controlled Waste/Controlled Burials		
742	Controlled Waste Levy Exempt (Includes asbestos and quarantine waste) per tonne (0.5 tonne minimum charge)	GST Exempt (Div 81)	\$230.00
743	Controlled Waste (0.5 tonne minimum charge) Includes: • Medical • Asbestos • Quarantine • Low level contaminated soil controlled waste requires approval from the Council prior to disposal State Waste Levy of \$23.50 per tonne or part thereof is included	Taxable	\$253.50
744	Special excavation - (\$900 minimum charge - four hours) per hour	Taxable	\$350.00
745	Special treatments (cost plus 50%)	Taxable	
746	Dallas Tag		
747	Initial Tag provided (one only)	Taxable	\$0.00
748	Additional replacement cost - per tag	Taxable	\$54.00
749	Miscellaneous		
750	Water Charge per kilolitre (charged on maximum capacity of truck)	Taxable	\$5.00
751	Charge for delivery which is not weighed or reported	Taxable	\$2,500.00
752	Public Weighbridge Charge	Taxable	\$24.00
753	iWeigh Administration	Taxable	\$55.00

Line No.	Fee Name	GST Status	2023/2024 Fee
754	Food Organics and Garden Organics		
755	Commercial loads only		
756	0 - 5% Contamination per tonne	Taxable	\$87.00
757	5.1% -10% Contamination per tonne	Taxable	\$97.00
758	10.1% - 20% Contamination per tonne	Taxable	\$132.00
759	Greater than 20.1% per tonne	Taxable	\$170.00
760	Compost Product		
761	Wholesale Premium Compost per tonne (assumes density of 850kg/m ³)	Taxable	\$20.00
762	Unscreened Compost per tonne (assumes density of 850kg/m ³)	Taxable	\$10.00
763	Kerbside Collection Service		
764	Change allocated bin size (fee plus difference of annual waste charge)	GST Exempt (Div 81)	\$40.00
765	Empty a wheelie bin after one days notification - Urban/CBD	GST Exempt (Div 81)	\$30.00
766	Empty a wheelie bin after one days notification - Rural	GST Exempt (Div 81)	\$30.00
767	Cost to Replace 85L bin (with 140L bin)	GST Exempt (Div 81)	\$82.00
768	Cost to Replace 140L bin	GST Exempt (Div 81)	\$82.00
769	Cost to Replace 240L bin	GST Exempt (Div 81)	\$87.00
770	Kerbside Food Organics and Garden Organics (FOGO) registration fee	GST Exempt (Div 81)	\$65.00
771	Kerbside Food Organics and Garden Organics (FOGO) additional bin fee per annum (does not include registration fee) Includes: - Collection - Processing Fee	GST Exempt (Div 81)	\$91.00
772	Hard Waste Collection Charge (per registration)	GST Exempt (Div 81)	\$10.00
773	CBD Kerbside collection service annual fee per annum (140L waste, 240L Recycling) Non refundable	GST Exempt (Div 81)	\$225.50
774	CBD Kerbside collection service annual fee per annum (240L waste, 240L Recycling) Non Refundable	GST Exempt (Div 81)	\$378.50
775	Outdoor Dining		
776	Central CBD (The area bounded by Cimitiere, George, Charles and York Streets) - per m ²	GST Exempt (Div 81)	\$87.00
777	Outer CBD (Launceston City Area excluding the CBD) - per m ²	GST Exempt (Div 81)	\$52.00

Line No.	Fee Name	GST Status	2023/2024 Fee
778	Other minor areas - per m ²	GST Exempt (Div 81)	\$25.00
779	District Centres (the following shopping districts: Kings Meadows, Mowbray, Newstead and Invermay) - per m ²	GST Exempt (Div 81)	\$49.00
780	CREATIVE ARTS AND CULTURAL SERVICES		
781	Planetarium Entry		
782	Adults	GST Free	\$8.00
783	Children	GST Free	\$6.00
784	Family	GST Free	\$23.00
785	School holiday program - half day	GST Free	\$15.00
786	School holiday program - full day	GST Free	\$31.00
787	Workshop Materials	GST Free	\$2.00
788	Two shows - Adult	GST Free	\$12.00
789	Two shows - Child	GST Free	\$9.00
790	Two shows - Family	GST Free	\$31.00
791	Planetarium school entry	GST Free	\$6.00
792	Planetarium taster	GST Free	\$2.00
793	Planetarium group minimum adult	GST Free	\$80.00
794	Planetarium group minimum child	GST Free	\$60.00
795	Playgroup term booking with Friends of QVM discount	GST Free	\$9.00
796	Playgroup single entry with Friends of QVM discount	GST Free	\$11.00
797	Book Illustration		
798	Image within publication, print run less than 1,000 copies	Taxable	\$43.00
799	Image within publication, print run 1,000 or more copies	Taxable	\$84.00
800	Images for exhibition by other cultural institutions	Taxable	\$42.00
801	Book/Jacket Cover		
802	Image on cover, print run less than 1,000 copies	Taxable	\$121.00
803	Image on cover, print run 1,000 or more copies	Taxable	\$168.00
804	Flyer/Brochure	Taxable	\$43.00
805	Advertising, merchandise and commercial use, including all retail products and signage	Taxable	\$274.00
806	Research and scholarly publications	Taxable	\$19.00
807	Digitised of unscanned images (added to base cost)	Taxable	\$36.00
808	Publication via digital channels including non-commercial websites and social media (one year)	Taxable	\$36.00
809	Prices quoted are for use in Australia only. World rights may be purchased at double prices listed.		

Line No.	Fee Name	GST Status	2023/2024 Fee
810	Negotiable discounts are available on 10 or more items purchased at one time (commercial use excluded)		
811	Education		
812	Guided tour with expert guide - adult	GST Free	\$15.00
813	Guided tour with expert guide - child	GST Free	\$10.00
814	Guided tour with expert guide - Family	GST Free	\$41.00
815	Guided tour with expert guide - General Visitor - Adult	GST Free	\$6.00
816	Guided tour with expert guide - General Visitor - Child	GST Free	\$4.00
817	Guided tour with expert guide - General Visitor - Family	GST Free	\$15.00
818	Commercial tour bookings (price negotiable depending on requests from tour group)	GST Free	Negotiable
819	Booking fee	GST Free	\$11.00
820	Education guided tours - child (10 students minimum charge)	GST Free	\$4.00
821	Education guided tours - adult (10 students minimum charge)	GST Free	\$6.00
822	Playgroup - term booking	GST Free	\$10.00
823	Playgroup - single entry	GST Free	\$12.00
824	External groups using QVMAG facilities - adult	GST Free	\$5.00
825	External groups using QVMAG facilities - child	GST Free	\$3.00
826	Workshop sessions	GST Free	\$6.00
827	Workshop sessions	GST Free	\$10.00
828	Workshop cost will depend on length and complexity		
829	Venue Hire		
830	<u>Museum Meeting Room</u>		
831	Half Day	Taxable	\$427.00
832	Full Day or Evening	Taxable	\$530.00
833	<u>Museum Auditorium</u>		
834	Half Day	Taxable	\$422.00
835	Full Day or Evening	Taxable	\$577.00
836	<u>Museum Learning Centre</u>		
837	Half Day	Taxable	\$206.00
838	Full Day or Evening	Taxable	\$283.00
839	<u>Museum Foyer/Phenomena Factory</u>		
840	Evenings	Taxable	\$716.00
841	<u>Museum Foyer/Phenomena Factory and Courtyard</u>		
842	Evenings	Taxable	\$1,205.00
843	<u>Museum Temporary Gallery</u>		
844	Full Day or Evening	Taxable	\$0.00

Line No.	Fee Name	GST Status	2023/2024 Fee
845	<u>Art Gallery Meeting Room</u>		
846	Half Day	Taxable	\$118.00
847	Full Day or Evening	Taxable	\$211.00
848	<u>Art Gallery Creativity Centre</u>		
849	Half Day	Taxable	\$268.00
850	Full Day or Evening	Taxable	\$402.00
851	<u>Art Gallery, Gallery 2</u>		
852	Full Day or Evening	Taxable	\$0.00
853	<u>Art Gallery, Gallery 1</u>		
854	Full Day or Evening	Taxable	\$0.00
855	<u>Art Gallery, Gallery 4</u>		
856	Half Day	Taxable	\$0.00
857	Full Day or Evening	Taxable	\$0.00
858	<u>Art Gallery, Gallery 5, 6 and 7 (combined spaces)</u>		
859	Full Day or Evening	Taxable	\$0.00
860	<u>Art Gallery, Gallery 8</u>		
861	Full Day or Evening	Taxable	\$0.00
862	<u>Art Gallery, Gallery 9</u>		
863	Full Day or Evening	Taxable	\$0.00
864	<u>Art Gallery, Gallery 10</u>		
865	Full Day or Evening	Taxable	\$0.00
866	<u>Museum and Art Gallery Out of Hours Staffing Costs</u>		
867	After 5.30pm to midnight - one staff member	Taxable	\$72.00
868	After midnight - one staff member	Taxable	\$144.00
869	Public Holidays -one staff member	Taxable	\$77.00
870	Between 6am and 10am - one staff member	Taxable	\$46.00

REPORT:

Fee revenue for 2023/2024 is estimated at 23.2% of total operating revenue (excluding capital grants and contributions). Not all fees that comprise this revenue are set by Council through this process, for example, property certificates fees and other types of fees associated with penalty units are set by the State Government.

A schedule of the proposed fees for 2023/2024 is provided in the Recommendation and in general a 3% increase has been applied as a baseline increase. In some instances, where the fee amounts are small, a change may appear as a larger percentage increase. Rounding also impacts percentage increases. In many cases, fee amounts have not increased, or in fact have been reduced from the prior year. The annual Consumer Price Index for Hobart to December 2022 increased by 7.7%, with most fees having increased by less than this.

Principles

The review of fees for 2023/2024 continues to be predicated on the same principles as applied in previous years.

- the real value of fees should be maintained over time; must increase annually by at least the consumer price index or in line with Council’s adopted Long Term Financial Plan.
 - in the context of this budget a general baseline of 3.00% increase has been applied. This has been affected by rounding in many instances.
- the majority of fees and charges should be commercially appropriate.
 - competitive in the market (not subsidised by rates).
 - provide an adequate business return.
 - ensure compliance with competitive neutrality principles.
- fees and charges that relate to services provided should be cost reflective.
- fee concessions should be provided in a consistent and strategic context.
 - targeted provision of concession.
 - appropriate relativity between full and concessional fees.
- structure fees with payment incentives rather than payment penalties (where appropriate).
- structure fees to assist with the achievement of strategic customer outcomes and behaviours.
- continued simplification and consolidation of fees wherever possible.
- the appropriate setting of fees is an important way in which the City of Launceston can obtain a wider contribution to regional facilities.

Goods and Services Tax (GST)

An explanation of the varying GST status is as follows:

GST Status	Description
GST Exempt (Div. 81)	Excluded from GST by Division 81
GST Free	Supply is specifically GST Free under the GST Act
Mixed	Part is subject to GST and part is exempt under Division 81
Non Taxable	Beyond the scope of the GST Act
Taxable	Represents a taxable supply under the GST Act, GST is applicable

Specific Comments:

Waste Charges

Fees associated with the Launceston Waste Centre have been reviewed under a new sustainable pricing model, the first such pricing review since the 2013/2014 financial year. Changes to these fees have been based on three key principles:

1. compliance with relevant environmental legislation and standards;
2. transition towards a true user pays model; and
3. the City of Launceston has, and will continue to be, a major investor in the site and, therefore, seeks a return on investment given the associated risks.

Costs associated with kerbside collection, disposal and recycling have increased in line with increases to external contractor costs - driven primarily by fuel prices and CPI.

The Tasmanian Government imposed Landfill Levy Rate has increased in line with fee unit value for 2023/2024 as stipulated by the State Government. The levy will be \$23.50 per tonne of landfill, inclusive of GST, for 2023/2024.

Queen Victoria Museum and Art Gallery Fees

As part of the increased programmatic strategy of Queen Victoria Museum and Art Gallery (QVMAG) and in accordance with meeting the operational requirements of a cultural institution whereby its primary functions occur within the Galleries across both sites, QVMAG has amended its hire fees to remove all non-commercial spaces from the nominated fees and charges schedule. This strategy will allow the QVMAG to advocate and support for multi-disciplinary partnerships in the presentation of unique cultural experiences whilst allowing the institution to promote and focus on the activation of its commercial spaces in a targeted and holistic manner.

Parking Fees

On street meters have increased by \$0.10 per hour for one hour, three hour and hour meters.

Off street parking costs have remained the same as the prior year in most cases, for those car parks which have not increased in recent years, an increase to the nearest dollar or \$0.50 has been applied.

Dog Registrations and Impounding of Large Animal Fees

Due to the significant public demand and the associated level of staffing required to facilitate, registrations for dangerous dogs and the impounding, and daily maintenance fee, of large animals has increased by 30%.

RISK IMPLICATIONS:

The Council ensures all fees and charges are in accordance with the *Local Government Act 1993* (Tas) and any other relevant legislation.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

To the extent to which some fee changes impact behaviour through reduction in waste disposal or increase use of public transport, there is likely to be a positive environmental impact. The effect on household budgets has the potential to have some impact, but this is considered to be marginal given the spread of the impact of increased fees across the broader community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 3: We are a progressive leader that is accountable to our governance obligations and responsive to our community.

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

As per the report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

Nil

17. CHIEF EXECUTIVE OFFICER NETWORK

17.1. UNESCO City of Gastronomy Funding Request

FILE NO: SF0797

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

DECISION STATEMENT:

To consider a request for funding to be provided for the 2023/2024 financial year for the UNESCO City of Gastronomy program.

RECOMMENDATION:

That Council approves the request for financial support of \$37,500 for the UNESCO City of Gastronomy program in 2023/2024.

REPORT:

Introduction

The UNESCO Creative Cities Network (UCCN) was created in 2004 to promote cooperation with, and among, cities that have identified creativity as a strategic factor for sustainable urban development. The cities that make up this Network work together towards the common objective of *placing creativity and cultural industries at the heart of their development plans at the local level and cooperating actively at the international level*. The Network recognises seven areas of creativity, one of which is gastronomy.

UNESCO takes a broad definition of gastronomy to include all stages of the food supply chain but with a focus on using the region's unique cultural and creative identity in the area of gastronomy to address issues of economic, social and environmental sustainability within the broader Launceston region food plays a vital role in culture, creativity, social exchange and mental wellbeing.

The production, processing, distribution, preparation and consumption of food contributes significantly to the northern economy, while gastronomic tourism is a vital part of the visitor economy. It is with this appreciation that Council supported the initial bid for Launceston and Northern Tasmania to be designated as a UNESCO Creative City of Gastronomy, and, have provided annual financial contributions of \$25,000 for the 2021/2022 and 2022/2023 financial years.

The Northern Councils have recently received a request from the Creative City of Gastronomy team for funding to be provided for the 2023/2024 financial year. The following documentation has been provided in support of the funding request:

1. *A report on progress and submission to continue funding the 2023-24 work of Launceston and Northern Tasmania Gastronomy; and*
 2. *Regional Gastronomy Tables and the Activities for 2023-24.*
-

These documents are included as Attachments 1 and 2 to this report.

The reports outline the progress and achievements of the City of Gastronomy program against their Strategic Intents and Action Plan as follows:

Strategic Intent 1: Global Network

UCCN events

- Attend monthly meetings.
- Attending Creative Cities Event Australia and New Zealand being held Bendigo, Victoria.
- Gastronomy Travel Fair Macau - working with State Growth on participating to promote our food and visitor experiences.
- Annual UCCN meeting scheduled for Istanbul in September. Dates as yet not confirmed.
- All reporting requirements met.
- Planning for Gastronomy Symposium 25 to be held 2024.
- Launceston Airport as gateway to Gastronomy Region. Signage welcoming residents and visitors to Launceston and Northern Tasmania City and Region of Gastronomy.
- Video clips highlighting regional producers and gastronomic experiences in baggage collection area.

Strategic Intent 2: Social Prosperity

- Signed Memorandum of Understanding with FaRM project which focuses on food security and resilience.
- Meeting with stakeholders to consider re-applying for funding for school lunch program Deloraine High School.
- Visited community gardens George Town, Westbury and Deloraine.
- Following meeting with Mayor and the Chief Executive Officer, Launceston will now run educational campaign on verge gardening and what plants are suitable for low maintenance gardens.
- Advocating and promoting the work of School Food Matters school lunch program and 24 Carrot school gardening.
- Advocating for cooking skills to be re-introduced into curriculum.

Strategic Intent 3: Cultural Prosperity

- agriCULTURED 2023 planning underway with the event now auspiced by Launceston and Northern Tasmania Gastronomy.
- Working with Festivale on gastronomy focus for next year's event.
- Meeting with Junction to leverage designation and encourage local food produce including indigenous foods.
- Discussion around events will be part of each Gastronomy Table session.

Strategic Intent 4: Environmental Prosperity

- Advocating for circular economy activities.
- Social campaign on educating on seasonal produce to be followed by campaign on seasonal signature dishes and how to cook them.

Strategic Intent 5: Economic Prosperity

- Following the speaking engagement of Chair in Kuching in Borneo Malaysia 2022, a Nuffield study tour including local primary producers will be led by Kuching Gastronomy.
- Increasing traction of Melbourne and Sydney markets to social media promotions on City and Region of Gastronomy.
- Brand presence at business function to welcome new president of Hawthorn Football Club.
- Meeting with Visit Northern Tasmania on skill development within emerging Agri-tourism sector.

Additionally, the reports outline the development and launch of a gastronomy brand for the City and the Region in July 2022 and provides a summary of the strategic communications which achieved a reach of 127,213 Facebook and Instagram users in Northern Tasmania, engaging around 10,000 people for the campaign between September and December 2022.

Conclusion

The reports submitted by Launceston and Northern Tasmanian Gastronomy indicate that the program has now established itself and is continuing to develop and refine its role across the region. There has been progress made across each of the program's strategic intents and demonstrated that there is an opportunity to further define the identity of the City and Northern Region locally, nationally and globally through the gastronomy lens.

The 2023/2024 funding request represents a modest increase upon the Council's 2022/2023 funding levels and it is recommended that Council agree to fund the program to enable it to continue its important work in realising the region's gastronomic opportunities and contributing to environmental, cultural, social and economic prosperity.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Economic Impact

Networks such as the UNESCO Creative Cities Network have, over time, demonstrated tangible brand and economic value to the respective cities. This is in part due to heightened brand exposure to the audience in the network and opportunities for collaboration within the network resulting in attracting more visitors to the city and region, enhancing exposure and perception of the City's products and services in the marketplace and creating a strong identity around which innovation and enterprise can flourish, including attracting new businesses. For instance, the Tuscon City of Gastronomy (Arizona, USA) indicate that the national and international exposure and profile that Tuscon has received since its designation has been valued to be in the vicinity of \$35m per annum.

Environmental and Social Impact

Consideration contained in the report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
2. To facilitate direct investment in the local economy to support its growth.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.
5. To understand and support the establishment and growth of new and creative industries and businesses in Launceston.

BUDGET AND FINANCIAL IMPLICATIONS:

An allocation for \$37,500 has been made in the Council's Draft 2023/2024 Annual Plan and Budget for the City of Gastronomy program in anticipation of a request for funding being received. It is noted, however, that the event sponsorship funding sought for the agriCULTURED event is the subject of a competitive assessment process and cannot be committed too through this report.

DISCLOSURE OF INTERESTS:

The Chief Executive Officer has no interests to declare in this matter.

ATTACHMENTS:

1. Progress Report and Submission to Continue Funding the 2023-24 Work of Launceston and Northern Tasmania Gastronomy [17.1.1 - 16 pages]
2. Regional Gastronomy Tables and the Activities for 2023-24 [17.1.2 - 7 pages]

A report on progress and submission to continue funding the 2023-24 work of Launceston and Northern Tasmania Gastronomy.

To the General Managers
City of Launceston
and the Councils of Break O' Day,
Dorset,
George Town,
Northern Midlands,
Meander Valley and
West Tamar

What does gastronomy mean to you?

“Everyone having a seat at a kitchen table to share...a good meal, recipes, and stories.”



Our winner: Kathryn Kahl from Ravenswood



The overarching goal of the 2021 application for the UNESCO Creative City of Gastronomy designation was to gain official recognition of the City and Region's food system and culture.

We are an agrarian community, and our food system provides the foundation for our identity and prosperity. Our food culture has evolved to a level of depth and sophistication that is now internationally recognised.

The UNESCO acknowledgment provides a vehicle for us to talk with confidence about the value proposition and competitive advantage of our 'place'. This includes mature food system and culture of production, trade, value adding, eating, drinking, events, learning, sharing, skill development but also the 'Tasmanian paradox' of food insecurity amongst abundant production.

We are building strategic networks with other 'gastronomy' cities where there is the potential to learn, share and trade. China's southern island state of Macau is hosting a

gastronomy travel fair which offers a chef and producer from our city and region the opportunity to attend and promote our culinary skills and food products. Local Macau businesses who stock our foods will also be involved. We are presently developing this opportunity with State Growth, one that would not have come about without the gastronomy designation.

Our primary role is to advocate for funding for others who align with the sustainable development goals and to respond where there is a genuine gap. An example is agriCULTURED, the four-day event that brings the agri-food and cultural sectors together in our city and region. agriCULTURED needed a credible governance structure to secure funding from Events Tasmania for the next three years. agriCULTURED is now an event of Launceston and Northern Tasmania Gastronomy.

An example of a genuine gap, is an app-based 'seasonal gastronomic map' that can influ-

ence people to explore further, buy differently and share surplus throughout our region. There is no comparable product available, while the outcome has the potential to benefit the region's entire food system.

Launceston and Northern Tasmania Gastronomy is a volunteer board. Our budget is modest with each dollar considered and strategically placed. There are some project grants available that the board helps other groups access, but there is no funding to cover operating costs.

The board is committed to the international recognition of our city and region, the sustainable development goals, and influencing change within our communities to grow environmental, cultural, social, and economic prosperity. We hope you will continue to support this work through helping to support the boards operating costs.

Jane Bennett
Chair,
Launceston and
Northern Tasmania Gastronomy

Contents

1	The role of Launceston and Northern Tasmania Gastronomy	<i>page 3</i>
2	Action Plan 2023-24	<i>page 4</i>
3	Enabling Success	<i>page 5</i>
4	Strategic Intents and Actions December 2022 to March 2023	<i>page 8</i>
5	Our Wins	<i>page 10</i>
6	Funding Ask	<i>page 15</i>

1

The role of Launceston and Northern Tasmania Gastronomy

Our role with the UNESCO Creative Cities Network:

- Be a conduit between the City and Region of designation and the UNESCO Creative Cities Network and international members.
- Share learnings and global best practice.

Our role with our City and Region:

- Amplify the region's gastronomic value proposition.
- Elevate existing and emerging activities and projects.
- Attract funding for gastronomic activities and projects.
- Advocate for issues and activities relevant to the Sustainable Development Goals.
- Facilitate bringing groups together to work on gastronomy activities that matter to them.
- Partner with groups and organisations who share gastronomic aspirations and want to make change around the Sustainable Development Goals.
- Oversee the City and Region's Gastronomy Brand.

Launceston & Northern Tasmania Gastronomy:

*** Is not a funding body**

*** Does not duplicate the programs or activities of existing groups.**



Launceston City of Gastronomy Action Plan 2023-24



	1	2	3	4	5	Supporting:	Supporting:	Supporting the:
PROJECT	Gastronomy Table Program	Communications	Right to Food	Gastronomic Mapping	agriCultured	SAG 25	FaRM	Fermentation Hub
	Gastronomy Table Program - place-based conversations on gastronomic strengths and activities	Communications for change and impact	Right To Food Movement of the City and Region to share learnings and insights of need and change	Gastronomic Mapping - what gastronomic activities are happening in our city and region	agriCULTURED - 4 day event focusing on our city and region's rich agricultural production and culture	Development and promotion of the 25th Symposium of Australian Gastronomy 2024	FaRM: A sustainable Food and Resilience Movement	Fermentation Tasmania Ltd (FermenTas) - hub incubator and fermentation education and training
OUTCOME	Six regional Table sessions (Twice yearly) Raise awareness System Data gathering	Raise awareness of the SDGs through Gastronomy Influence Change behaviours	Four sessions annually Exchange knowledge Advocate policy changes	Raise awareness of the food system and gastronomic offerings across the region Influence Change behaviour	Promote innovation Celebrate our food culture	Sharing knowledge and insights Contributing to the Creative Cities Network	Healthy living Pathways to employment in agriculture and hospitality	Research and Innovation Training
PARTNERS	Northern Councils : City of Launceston, West Tamar, George Town, Dorset, Break O'Day, Northern Midlands and Meander Valley.	City of Launceston Northern Councils Launceston Central City Launceston Airport	Northern Suburbs Community Centre, University of Tasmania, City of Launceston, Launceston Gastronomy, Ravenswood Neighbourhood House, UTAS	City of Launceston, Launceston Gastronomy and Northern Councils, University of Tasmania, Food system representatives	City of Launceston, Launceston Gastronomy, Visit Northern Tasmania, QVMAG, Events Tasmania, Tourism Tasmania, Launceston City Council, NRM, UTAS, TIA, Community Gardens Australia, 24 Carrot Gardens, Harvest Market, Launceston Central City	Launceston Gastronomy, City of Launceston, Visit Northern Tasmania, Harvest Launceston Community Farmers Market, FermenTasmania, Business Events Tasmania, Sustain Australia	Northern Suburbs Community Centre, University of Tasmania, City of Launceston, Launceston Gastronomy, Ravenswood Neighbourhood House	City of Launceston, Launceston Gastronomy, Tasmanian Government, Australian Government, UTAS, TIA, TasTAFE, Institute of Brewers and Distillers agriCULTURED
Sustainable Development Goals	 	 	 	 	 	 		

3

Enabling Success

3.1 Our Theory of Change

OUR APPROACH

Our *Theory of Change* looks for opportunities in our challenges with the aim of positively impacting the city and region's prosperity.

WHEN:

- OUR INVESTORS AND FUNDERS,
- SOCIAL, CULTURAL AND ENVIRONMENTAL GROUPS AND ORGANISATIONS,
- OUR INTERNATIONAL, NATIONAL AND LOCAL CREATIVE CITIES NETWORKS,
- OUR BOARD AND SMALL SUPPORT TEAM;

apply: →

- • Systems thinking
- • Focused initiatives and communications for purpose
- • Place and strengths - based approaches
- • Learning, collaboration, and advocacy
- • Measurement against the Sustainable Development Goals;

to: →

- the issues and opportunities of our food system and culture:
- Production Value adding
- Trade
- Health and Wellbeing
- Agri-tourism Events
- A Clean and productive environment

THE IMPACT

will be growing and enriching our City and Region's economic, social, cultural and environmental prosperity.

3

Enabling Success

3.2 Measuring Progress

Within the Creative Cities of Gastronomy Network there is a formal progress measurement process. The work of the international Creative Cities Network is aligned to and seeks to advance the Sustainable Development Goals.

Each activity, program or project of Gastronomy is linked to the goals. Assessment is undertaken through Membership Monitoring and Reporting where peers from around the world rate progress. Launceston took part in the assessment of three cities last year which proved a great learning experience of innovations, best practice and alignment to the Sustainable Development Goals.

Launceston and Northern Tasmania Gastronomy is also developing a local measurement framework to assess the impact of initiatives. This is being led by board member, Rayne van den Berg, who recently attended COP 27 as part of the Australian Government delegation.

Each initiative will report on progress against our theory of change, strategic intents and the Sustainable Development Goals. This is a complex measurement project but one that has the potential to engage not only our communities but also the broader Creative Cities Network.

3

Enabling Success (Cont)

3.3 Regional Gastronomy Tables: the Right To Food Movement and Municipal Areas



Our 'Gastronomy Tables' are about bringing people together to learn, understand and work on issues that matter.

A 'table' was held with representatives of the Right to Food Movement. With food insecurity affecting so many people and so much going on in the space the benefit of getting everyone together from beyond the specific Launceston Northern Suburbs project was tested. Fifteen people representing all aspects of this vexed issue attended. High on their agenda is having information on what each is doing;

quarterly meetings; advocacy to government on policy change in land availability for community gardens; advocacy on teaching cooking skills in schools; working on relevant 'edible plantings' in neighbourhoods.

This concept has been extended to an inaugural round of regional gastronomy tables, about to take place. A 'table session' will be held in each of the six regional councils. All but the Break O'Day session will be held the week beginning 26 March. Break O' Day will be scheduled for end April.

The tables will enable awareness raising, collection of information on strengths particularly to inform the development of the gastronomic maps and the associated app and motivation around community-lead initiatives. They also enable the development of stronger connections and relationships between the board, the strategic intents, and communities of each municipality.

4

Strategic Intents and Action Plan December 2022 to March 2023

Strategic Intent 1: Global Network

Global Network Focal point, build collaborations, report back to UNESCO, attend mandatory global conferences

Actions

UCCN events

- Attend monthly meetings.
- Attending Creative Cities Event Australia and New Zealand being held Bendigo, Victoria.
- Gastronomy Travel Fair Macau - working with State Growth on participating to promote our food and visitor experiences.
- Annual UCCN meeting scheduled for Istanbul in September. Dates as yet not confirmed.
- All reporting requirements met.
- Planning for Gastronomy Symposium 25 to be held 2024.
- Launceston Airport as gateway to Gastronomy Region. Signage welcoming residents and visitors to Launceston and Northern Tasmania City and Region of Gastronomy.
- Video clips highlighting regional producers and gastronomic experiences in baggage collection area.

Strategic Intent 2: Social Prosperity

Food security, education and skill development of children and young adults in growing and preparing food, urban greening, and edible gardens

Actions

- Signed MOU with FaRM project which focuses on food security and resilience.
- Meeting with stakeholders to consider re-applying for funding for school lunch program Deloraine High School.
- Visited community gardens George Town, Westbury, and Deloraine.
- Following meeting with Mayor and General Manager Launceston will now run educational campaign on verge gardening and what plants are suitable for low maintenance gardens.
- Advocating and promoting the work of School Food Matters school lunch program and 24 Carrot school gardening.
- Advocating for cooking skills to be re-introduced into curriculum.

Strategic Intent 3: Cultural Prosperity

Work with others to promote region as innovative and creative food culture, promote local produce and indigenous foods, work with events to leverage designation.

Actions

- agriCULTURED 2023 planning underway with the event now auspiced by Launceston and Northern Tasmania Gastronomy.
- Working with Festivale on gastronomy focus for next year's event.
- Meeting with Junction to leverage designation and encourage local food produce including indigenous foods.
- Discussion around events will be part of each Gastronomy Table session.

4

Strategic Intents activities December 2022 to March 2023 (Cont)

Strategic Intent 4: Environmental Prosperity

Minimising food waste, sustainable agricultural practices, promoting local food production, circular economy

Actions

- Advocating for circular economy activities.
- Social campaign on educating on seasonal produce to be followed by campaign on seasonal signature dishes and how to cook them.

Strategic Intent 5: Economic Prosperity

Promote and sustain diversity, innovation and entrepreneurship, skilled workforce, investment

Actions

- Following the speaking engagement of Chair in Kuching in Borneo Malaysia 2022 a Nuffield study tour including local primary producers will be lead by Kuching Gastronomy.
- Increasing traction of Melbourne and Sydney markets to social media promotions on City and Region of Gastronomy.
- Brand presence at business function to welcome new president of Hawthorn Football Club.
- Meeting with Visit Northern Tasmania on skill development within emerging Agri-tourism sector.

5 Our Wins

2.1 Our new landmarks

A pivotal point was the development and launch of a gastronomy brand for the City and Region July 2022.

Under the UNESCO Creative Cities guidelines, the approved logo identifies Launceston as a Member of the Creative Cities Network and a City of Gastronomy. There are strict rules as to how the official UNESCO designation brand may be used.



Official Designation Logo

However, a key aspect of Launceston receiving the designation is the international acknowledgement that the City is the centre of **a region that has a vibrant food and beverage culture**. Consequently, we have developed a brand to work alongside the official UNESCO landmark that can be extended to the whole region, identifying outlets and experiences as part of our city and region's rich gastronomic offerings.



Regional Brandmark

“This.... presents us with many exciting opportunities to further promote our food and producer credentials, to support food education and agri-food initiatives, and develop programs and projects that foster greater understanding of where our Gastronomic journey can take us.”

Jeremy Rockliff,
Premier of Tasmania

Brand launch, July 2022

5

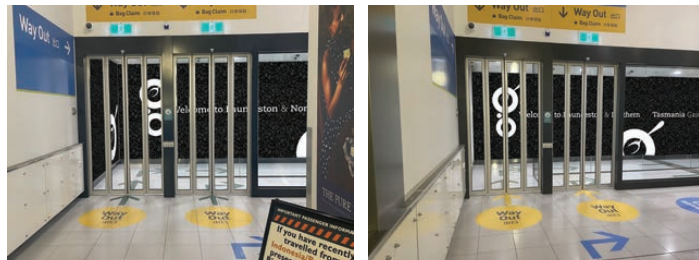
Our Wins (cont)

2.2 An 'Arrival Gateway' -a City AND Region brand presence at Launceston Airport



Highlighting the UNESCO designation at the point of arrival will give visitors a sense of the gastronomic experiences they can expect in Northern Tasmania. It will also give residents arriving back home a sense of pride.

Launceston Airport shares these aspirations. The first outcomes of the collaboration between our organisations will be seen in the first week of April 2023. The images show the arrival security hall. Videos and other signage is scheduled for installation through May 2023.



“

We were approached by Launceston and Northern Tasmania Gastronomy to establish the airport as the 'gateway' to the City and Region's gastronomic experiences. We have always been excited by the UNESCO international acknowledgement for Launceston and feel it is a perfect message to have within the airport where we welcome large numbers of visitors to our region each day. We look forward to the opportunity of working together to raise the profile of both the destination and the airport.

”

Launceston Airport

5

Our Wins (cont)

2.3 agriCULTURED

Launceston and the region are rich in events. Each gathering, in some way or another, features regional produce. The goal of the four-day event, agriCULTURED, is to link agricultural heritage and cultural endeavours.

agriCULTURED brings the agri-food and artistic sectors together for learning and sharing through conversations, food, art, landscapes, and community celebrations.

agriCULTURED required a credible governance structure to enable funding certainty. Stakeholders came together to examine governance models along with 'wants and offers' between the two organisations.

agriCULTURED has now become an event of Launceston and Northern Tasmania Gastronomy and the funding has been secured. The 2023 program is still in development, but Conversations in the City will once again be held in Launceston along with a variety of cultural events and activities in the region.

Some of the statistics on the 4 to 7 August 2022 agriCULTURED event emphasise its enormous potential.

Activity	Numbers
Audience all events	3,018
Visitors	357
93% of survey respondents rated the event as:	<ul style="list-style-type: none"> • Outstanding: 43% • Very Good: 36% • Good: 14%
The marketing digital strategy has increased traffic and to website, facebook and Instagram	
Publicity generated	48 press/digital articles
Reach of 2.45m	
\$295,000 advertising rate value	
Zero waste management for the event	Just over 50%

5 Our Wins (Cont)

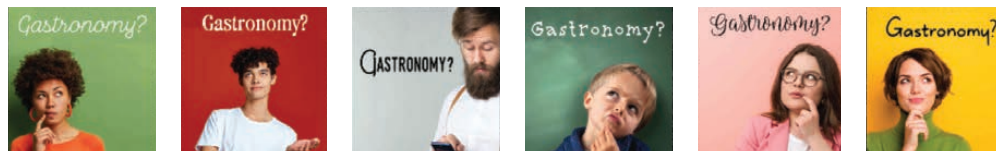
3.3 Strategic Communications: increasing regional understanding of ‘gastronomy’.

The UNESCO Designation is not simply an acknowledgment. It is also a commitment to the Sustainable Development Goals. Essential to understanding the significance of the designation and how we can leverage it is understanding what ‘gastronomy’ means.

“Gastronomy’ means far more than fine dining. It is the interplay between food and a regional culture. It can refer to any aspect of the food system: from where and how we grow, distribute, package, prepare and how we share it. It also includes the issue of food justice and how much we waste.

Our first campaign in the second half of 2022 targeted Northern Tasmanians and focused on the question ‘what does gastronomy mean to you?’

Between September and December 2022 the campaign reached 127,213 Facebook and Instagram users in Northern Tasmania, engaging around 10,000 people.



Screen grabs from the social media campaign. Gastronomy can be as simple as a great cup of coffee or a perfectly poached egg on home-made bread. Participants were encouraged to write in 20 words or less what gastronomy meant to them. The best entry received a \$500 voucher that could be spent at a venue of their choice anywhere in Northern Tasmania.

5

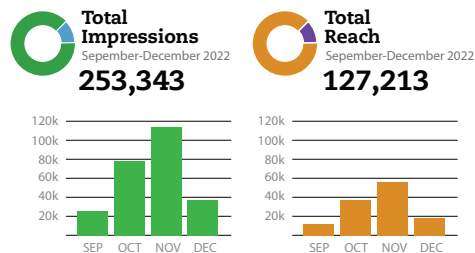
Our Wins (Cont)

3.3 Strategic Communications: increasing regional understanding of ‘gastronomy’.

Nearly 200 Northern Tasmanians from all over the region submitted entries. Twenty finalists were chosen and put to a public vote. In collaboration with Launceston Central City, the finalists were displayed in the Brisbane St Mall in the City. Three weeks and 200+ votes later Kathryn Kahl from Ravenswood topped the poll. *Kathryn chose to spend her \$500 voucher at Timbre in West Tamar.*

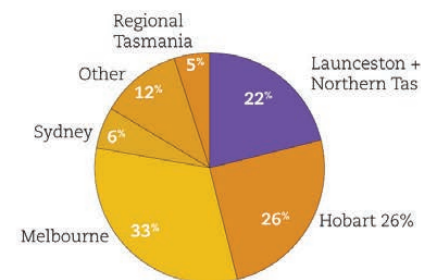
Although the campaign only targeted Northern Tasmania, 80% of the website traffic generated by the campaign came from Melbourne, Hobart and Sydney.

Social Media



Collated Social Media Summary September- December (from a standing start)

Web traffic sources www.cityofgastronomy.com.au



80% of the 3.5k unique visitors to the website came from outside the region.



“I have said it many times but the food, beverage and experience offerings Tasmania provides are world class and they continue to prove a big lure for both tourists and locals wanting to explore their own backyard,”

Steve Old
CEO

Tasmanian Hospitality Association



The 'Voting Wall' in Brisbane St Mall

6

Funding Request 2023-2024

There is an opportunity to further define the identity of the City and Northern Region locally, nationally, and globally through the Gastronomy lens. This will encourage the growth of local business and innovation, build local pride in produce and products and enhance the visitor experience.

The UNESCO recognition puts us on a world stage. We must make the most of this opportunity. Achieving success will not come without a focused and collaborative effort that is resourced.

The Board is extremely grateful for the initial support you have all provided this financial year and hope you have sufficient confidence in our work to contribute the following amounts for the 2023 /24 financial year.

Council	Funding 2022-23	Requested Funding 2023-24
George Town Council	\$2585.63	\$3878.45
Meander Valley Council	\$7,279.51	\$10,919.25
Break O’Day Council	\$2,305.52	\$3457.96
City of Launceston	\$25,000.00	\$37,500.00
City of Launceston – event grant to agriCULTURED	\$12,500.00	\$20,000.00
Dorset Council	\$2,428.68	\$3,643.00
Northern Midlands Council	\$4,940.20	\$7,410.30
West Tamar Council	\$8,872.96	\$13,309.44



Supplement

to the Report on Progress and Submission to Continue
Funding the 2023-24 work of Launceston and
Northern Tasmania Gastronomy

Regional Gastronomy Tables and the activities for 2023-24



**Launceston
& Northern Tasmania**
Gastronomy

Snapshot: the Regional Gastronomy Tables



We have almost completed our inaugural round of Regional Gastronomy Tables.

Break O'Day is scheduled for early May.

Locations:

Held in the Northern Midlands at Longford;
Meander Valley at Deloraine;
West Tamar at Exeter;
George Town at George Town;
Dorset at Scottsdale.
Break O'Day- venue to be decided.

Purpose:

Raise awareness of the designation and brand opportunities; discuss each municipality's gastronomic activities and key strengths.

What we have heard so far:

Produce:

The Region's produce is a mix of traditional large scale and emerging specialise small scale ventures. Combined we have a diverse range of local, quality produce and that needs to be highlighted in our gastronomy stories.

Value adding:

Small scale and specialised experiences are attractive to visitors. Each municipality has a unique focus. In the Northern Midlands food is connected to heritage and history. In the West Tamar, cellar doors and artisanal producer are emphasised.

Right to Food:

We confront the paradox of producing fresh, seasonal produce but an increasing number of our residents including our children are hungry and families are experiencing difficulty in putting food on the table each day.

Tourism and Agri-Tourism:

Experiences are rapidly emerging throughout the region.

Workforce:

A growing concern. The agricultural workforce requires the housing support for seasonal workers and hospitality needs an increase in skilled workers

Waste management:

Also an issue of growing concern to people and event organisers across the region. For events the call is **'No plastics'**

These highlighted regional issues will translate into initiatives and projects that will benefit both the City of Launceston and the Northern Region in our Action Plan.

Specific activities from these conversations:

The Right to Food Movement

This was the key concern from all participants who attended the 'Gastronomy Tables' At the request of system representatives who see this Launceston and Northern Tasmania Gastronomy as playing a role, three 'Right to Food' tables are planned.

Bring the players together from across the region to:

- Share and learn from each another
- Co-design sustainable social enterprise models for the operation of community gardens
- Lobby the State Government for the extension of the School Lunch Pilot (providing Tasmanian children with a nutritious meal each day) being delivered by *School Food Matters*. Presently there are five schools in Northern Tasmania participating in the pilot.

Skills development

In conjunction with VNT and THA, promote a skills development program for tourism and hospitality operators to connect with producers, and offer local seasonal produce in cafes and restaurants.

Free coffee training: During the Gastronomy Tables, Drysdale General Manger and board member, David Dunn offered to bring free 'coffee making' training to each municipality where there was interest.

Gastronomic Mapping:

Working with VNT and other partners, the production of 'gastronomic maps' and an associated app will feature the regional gastronomic experiences such as:

- Agri-tourism locations
- Community gardens
- Cafés and restaurants using local seasonal produce

agriCULTURED

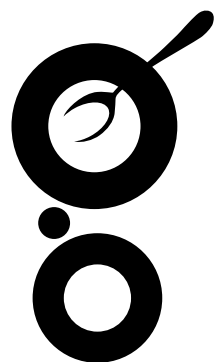
As per the previous years events there will be sub-events in the regions. At this stage the program has not been finalised so we cannot report on specifically where the activities will take place.

Your input

During the gastronomy programs some participants confirmed they wanted:

- Gastronomic mapping
- The development of the criteria for use of the regional gastronomic brand beyond each Council's use.

Using our Regional Brand



Launceston & Northern Tasmania Gastronomy

Each Council, as a financial supporter has use of the regional brand.

The Launceston and Northern Tasmanian Gastronomy communication team will work with you to develop ways the brand can be used to the benefit of each part of the Region.

The opportunity is to link gastronomy to your Municipality's economic development profile, health and well being plans and events and celebrations.

Funding ask 2023-24

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City of Launceston – event grant to agriCULTURED	\$12,500.00	\$20,000.00* <i>* This is a competitive bid which is presently under consideration.</i>
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**Launceston
& Northern Tasmania**
Gastronomy

18. MEETING CLOSURE

19. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 18 May 2023 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.