

**Launceston Ratepayers' Association Inc.**

**P.O. Box 2039,  
NEWNHAM TAS 7248  
03 6326 3607 AH**

**[info@launcestonratepayers.intas.net.au](mailto:info@launcestonratepayers.intas.net.au)  
[www.launcestonratepayers.intas.net.au](http://www.launcestonratepayers.intas.net.au)**

29 May 2008

The General Manager  
Mr F. Dixon  
Launceston City Council  
Town Hall  
St John Street  
LAUNCESTON 7250

Dear Sir,

Re: DA 0245/2008

We refer to your public notice advertising for representations in relation to the use of a portion of the Albert Hall (Western Vestibule and the adjoining stables studio) for a government service centre.

From our investigation, we note that the intention is for this area of these buildings to be leased by LCC to Northern Tasmanian Development.

You are well-aware of our Association's opposition to residential ratepayers' funding of NTD from rates income.

However, our principal objections to this proposal are:-

1. The Albert Hall is a public facility, and whilst we appreciate that an income from office leasehold should defray to some extent the rate burden, we are concerned that the separation of this part of the building from the halls by an unrelated tenant, could disadvantage a more important use from being attracted to the major part of the facility, leading to a less-viable operation overall. Already we have been advised that a new tenant for the Hall has decided that the Victoria's Restaurant/café does not suit its business and accordingly the operators of that part of the complex has been told it will not be granted a sub-lease.
2. The small on-site car park is already insufficient for other users of the site, and although not advertised for use by this NTD tenant, we have been advised by your staff that that is intended to be the case. This demonstrates that the advertising for this application is deficient. Alternatively, no parking is being provided for the (unspecified) number of staff that will be occupying the premises.

The site plan displayed as part of this application, shows 17 numbered carparking spaces on the site (plus another 4 un-numbered spaces). Spaces numbered 13 – 17 are entered from Tamar Street, and each one is marked on-site with nameplates for various users. Curiously, there does not appear to be any vacant (un-named) spaces, and an investigation of your files would reveal what parking spaces have been already allocated to other users, as part of their Development Permits. Our investigation has also revealed that the 2 spaces marked for the Tasmanian Design

Centre, are in fact not authorised for use by them, and apparently have simply been occupied by that user. We ask that Council investigate all of these aspects.

We are also concerned that tenant should not be subsidized by the City and hence gain an unfair advantage over other commercial tenants who occupy rated properties and effectively pay/fund rates and water charges etc.

In summary, from the viewpoint where Council acts as owners of the property, we do not believe that this application is in the best interests of Launceston ratepayers; and from the viewpoint that Council is acting as a Planning Authority for this application, we do not believe that the application sits comfortably with the Planning Scheme requirements.

Accordingly, we request that Council encourage NTD to seek out other premises in the area, and refuse this application.

Yours faithfully,

***Kelvin Jowett***

Vice President

For and on behalf of the Launceston Ratepayers' Association Inc.