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Submission on ‘Notice of Intention to Lease Public Land’ advertised on 13 May 2020 in relation to passing the lease of the Royal National Agricultural and Pastoral Society of Tasmania, (the Show Society) to the University of Tasmania (UTas) for the purposes of car parking.

This Notice of Intention is not available on the Council’s list of All Public Notices. Why not? It is not available anywhere on the Council’s website. Why not? This is a poor state of affairs and a failure on the part of the council hierarchy to see that such public notices are both clearly advertised and easily available on the Council’s website. Although the notice states that more information and a map can be obtained by contacting the council, these should already be available on the website, rather than using up the time of council officers on an individual basis.

The information in the advertisement in the *Examiner* appears to be incomplete, perhaps deliberately, in the information it provides, including not showing an actual closing date (stating simply ‘within 21 days of 13 May 2020’ is not providing an actual closing date) There is no mention of the relevant section of the *Local Government Act* 1993 that governs such public land leases.

Because the notice in the *Examiner* does not provide further information and because the notice and anything associated with the matter is not available on the Council’s website, there is also no indication of the status of the lease in question. It does not state whether or not the Show Society has sold its lease to UTas, (despite

the report in the media some time ago), or whether that process is still in progress or ongoing.

On 1 June 2020 we were entertained on ABC TV evening news to the Pro Vice-Chancellor saying that UTas has submitted a DA for its parking. If that is the case, why is that DA not available now and why is it not mentioned in the Public Notice. And why was it not mentioned in the 19 March 2020 Council Meeting Agenda at Item 20.1?

The Launceston Planning Scheme specifies parking requirements for developments in advance as part of the approval process. In the case of the recent development by UTas at Inveresk, this has not been a requirement. Instead UTas has been permitted to continue running around in its usual ad hoc manner looking for land for parking after the DA approval. What sort of system is it, that allows such privileges to occur?

Because all UTas figures and claims for Inveresk have always been dubious and rubbery and flexible - and apart from the planning issue that any parking requirements should have been included with the original DA before any permits were granted - how does the council judge (because that's all it can be to date, a 'judgement') or properly calculate, as it should do, how many parking spaces according to the specifications of the Planning Scheme are, or will, be needed for the campus relocation?

This lease swap over and the UTas parking matter should have been resolved before any building DA approval was granted by the Council.

For several years now, the dates and numbers of students claimed by UTas to be studying at the future Inveresk campus constantly changes. When has the Council ever/actually required proven


statistics and or proper modelling from UTas on its projection of student numbers? Such numbers are needed to calculate parking requirements as per the Launceston Planning Scheme. Why is the council consistently giving UTas so much leeway on planning matters, leeway that would not be afforded ratepayers?

The relinquishing by the Show society of its lease has not been finalised and although the University Pro-vice Chancellor said on TV news that they had submitted a parking DA, where is the evidence of that? Presumably, if it has been submitted, then the public is being kept in the dark as to its existence, because it has not yet been advertised and it is not possible for members of the public to assess the lease matter as per the Notice of Intention.

Importantly, this makes it impossible for members of the public to assess the merits, sustainability or otherwise of turning a large area of public land into a car park.

Overall, the Council failed in its duty to ratepayers and residents when it passed Agenda Item 20.1 of 19 March 2020. I therefore object to the lease of this piece of Public land being handed to UTas for any reason, let alone for the purpose of large-scale car parking to the exclusion or detriment of other more suitable uses suited to the riverine location, railway heritage and nature of the site. I would also, therefore, like answers from the Council to the questions I have asked in this submission.

Yours faithfully,

, Launceston ratepayer and Invermay resident