City of
LAUNCESTON

SPECIAL COUNCIL MEETING MINUTES

SPECIAL COUNCIL MEETING
THURSDAY 18 JUNE 2026
1:00 PM

The Special Council Meeting of the City of Launceston Council was held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 18 June 2026

Time: 1:00 pm

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.

Jane Lewis
Acting Chief Executive Officer

VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

The video and audio of open sessions of ordinary Council meetings and special Council meetings that are held in the Council Chambers at Town Hall, will be streamed live via the Council's meeting stream channel on YouTube.

Video audio streaming and recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Video and Audio Streaming of Meetings Policy - 17-Plx-017.

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

The audio-visual recording equipment will be configured in a way which avoids coverage of the public gallery area and Council will endeavour to ensure images in this area are not streamed. However, Council expressly provides no assurances to this effect and by entering or exiting the Council Chamber or by remaining in the public gallery area, it is assumed that consent has been given to the Council to broadcast images and audio recordings.

The Mayor or their representative will provide notice that the meeting will be recorded through live streaming. By attending a Council meeting, attendees will be taken to have consented to their image, speech or statements being live streamed.

For further information, please refer to our Video and Audio Streaming of Meetings Policy and our Privacy Policy available at: https://www.launceston.tas.gov.au/Council-Region/Legislation-and-Policy/Policy

The following information was provided to members of the public in respect of attendance at the 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 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.

Present:
Mayor Councillor M K Garwood
Deputy Mayor Councillor D H McKenzie
Councillor A G Harris
Councillor T G Walker
Councillor J J Pentridge
Councillor A J Palmer
Councillor L M McMahon
Councillor S Cai
Councillor A J Britton
Councillor K M Preece
Councillor R A I Marsden

In Attendance:
Jane Lewis (Acting Chief Executive Officer)
Chelsea van Riet (Executive Leader Community Assets and Design)
Ali Kemp (Executive Leader Connections and Liveability)
Nathan Williams (Executive Leader Delivery and Performance)
Sarah McRobbie (Acting Executive Leader Strategy and Innovation)
Lucas Lim (Acting Team Leader Governance)
Kelsey Hartland (Policy Project)
Byron Fraser (Senior Leader Finance and Technology) (Agenda Items 4.1, 4.2 and 4.3)
Connie Nix (Strategic Finance Analyst)) (Agenda Items 4.1, 4.2 and 4.3)
Erica Deegan (Senior Leader Property and Asset Strategy) (Agenda Item 4.1)
Julie Maule (Senior Leader Corporate Planning and Strategy) (Agenda Item 5.1)

Apologies:
Nil

ORDER OF BUSINESS

1. OPENING OF MEETING - STATEMENT, ATTENDANCE AND APOLOGIES

Local Government (Meeting Procedures) Regulations 2025 - regulation 8

The Mayor, Councillor Matthew Garwood, opened the meeting at 1.01pm and provided the following statement:

> **An audio visual recording is being made of the meeting.**
>
> **All persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting.**
>
> **Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.**

2. COMMENCEMENT TIME OF MEETING

Local Government (Meeting Procedures) Regulations 2025 - Regulation 7(1) - A meeting is not to start before 5.00pm unless otherwise determined by absolute majority or by the council committee by simple majority.

This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council:

1. by absolute majority, pursuant to regulation 7(1) of the *Local Government (Meeting Procedures) Regulations 2025*, determines that this Special Council Meeting is to start at or as soon as possible after 1 pm on Thursday, 18 June 2026.

DECISION: 18 June 2026

MOTION

Moved Councillor Alan Harris, seconded Councillor Andrew Palmer.

That Council:

1. **by absolute majority, pursuant to regulation 7(1) of the *Local Government (Meeting Procedures) Regulations 2025*, determines that this Special Council Meeting is to start at or as soon as possible after 1 pm on Thursday, 18 June 2026.**

CARRIED BY ABSOLUTE MAJORITY 11:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48
Local Government (Meeting Procedures) Regulations 2025 – regulation 39(1)(f)

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

No Declarations of Interest were identified as part of these Minutes.

4. DELIVERY AND PERFORMANCE

4.1. 2026/2027 Statutory Estimates (Budget)

FILE NO: SF7154

AUTHOR: Byron Fraser (Senior Leader Finance and Technology)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the adoption of the Council's Statutory Estimates for the financial year ending 30 June 2027.

This decision requires an absolute majority of Council pursuant to section 82(2) of the Local Government Act 1993 (Tas).

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop – 12 March 2026 – Budget and Fees & Charges 2026/27
Workshop – 26 March 2026 – Budget 2026/27
Workshop – 21 May 2026 – Budget and Rates Modelling 2026/27

RECOMMENDATION:

That Council:

1. Pursuant to section 82(2) of the Local Government Act 1993 (Tas), adopts:

   (a) Estimated Revenue (including Capital Grants) $172.2m

   (b) Estimated Expenditure
   - Operating $161.7m
   - Capital $66.8m

   (c) Estimated Capital Works
   - Council Funded $54.0m
   - Externally Funded $12.8m

2. Pursuant to section 82(3)(a) of the Local Government Act 1993 (Tas), adopts the Statutory Estimates for the financial year ending 30 June 2027 as detailed in Attachment 1 (Doc Set ID 5380156).

	2027 ($m)	2026 ($m)
Revenue	172.2	150.3
Revenue (excluding Capital Funds)	159.4	147.4
Expenditure	161.7	148.2
Expenditure (excluding non-cash costs)	132.3	120.7
Capital Funds (Council and External funded)	66.8	34.0
Council Funded Capital Works	53.9	31.1
External Funded Capital Works	12.8	2.9

3. Pursuant to section 82(3)(a) of the Local Government Act 1993 (Tas), adopts the Capital Projects and Major Operational Projects for the financial year ending 30 June 2027 as detailed in Attachment 1 (Doc Set ID 5380156).

Byron Fraser (Senior Leader Finance and Technology), Erica Deegan (Senior Leader Property and Asset Strategy) and Connie Nix (Strategic Finance Analyst) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.

Robin Smith spoke to the Recommendation

DECISION: 18 June 2026

MOTION

Moved Deputy Mayor Hugh McKenzie, seconded Councillor Alan Harris.

That Council:

1. **Pursuant to section 82(2) of the Local Government Act 1993 (Tas), adopts:**

(a)	**Estimated Revenue (including Capital Grants)**	**$172.2m**
(b)	**Estimated Expenditure**	
	▪ **Operating**	**$161.7m**
	▪ **Capital**	**$66.8m**
(c)	**Estimated Capital Works**	
	▪ **Council Funded**	**$54.0m**
	▪ **Externally Funded**	**$12.8m**

2. **Pursuant to section 82(3)(a) of the Local Government Act 1993 (Tas), adopts the Statutory Estimates for the financial year ending 30 June 2027 as detailed in Attachment 1 (Doc Set ID 5380156).**

	2027 ($m)	2026 ($m)
Revenue	172.2	150.3
Revenue (excluding Capital Funds)	159.4	147.4
Expenditure	161.7	148.2
Expenditure (excluding non-cash costs)	132.3	120.7
Capital Funds (Council and External funded)	66.8	34.0
Council Funded Capital Works	53.9	31.1
External Funded Capital Works	12.8	2.9

3. **Pursuant to section 82(3)(a) of the Local Government Act 1993 (Tas), adopts the Capital Projects and Major Operational Projects for the financial year ending 30 June 2027 as detailed in Attachment 1 (Doc Set ID 5380156).**

CARRIED BY ABSOLUTE MAJORITY 11:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Deputy Mayor Councillor Hugh McKenzie	Can you give an indication of what the budget line for the City Heart one way street conversion is actually going to be spent on?	***Senior Leader Property and Asset Strategy*** *It is to continue the design work that has commenced this year by City Infrastructure.*
Deputy Mayor Councillor Hugh McKenzie	Where do we currently sit with our actual position for this financial year?	***Executive Leader Delivery and Performance*** *The initial projection was about $700,000 and as we have brought budget amendments through during the year, that deficit has grown to $1.9-2 million but we are favourable to budget by $1.5-2 million. We expect that we will be very close to breaking even for the 2025/26 financial year.*
Councillor Alan Harris	This item is for a 4.9% budget and if we approve it, going forward, it will become the budget for the Council for next 12 months or is there further items within the agenda that would be setting the rate?	***Executive Leader Delivery and Performance*** *There are 3 separate and very distinct items:* • *Setting the Statutory Estimates - the line-by-line budget for the capital and major operational program;* • *Rates and Charges Policy - overarching policy document setting the rates; and* • *Rating Framework - delves in to the detail of each valuation category - residential, commercial, primary production, etc, and the rate for each category.* *The 4.9% rates increase is the amount of money that has been added to next years' rates budget plus a 1.75% growth factor. The growth factor takes into account the supplementary valuation, new residential properties being constructed, new commercial areas and the additional rates we receive from those.*
Councillor Tim Walker	It might not be seen to be responsible to approve budget and not approve setting the rates accordingly to accommodate that budget. Is that a fair assessment?	***Executive Leader Delivery and Performance*** *Yes, that is a fair assessment.*

Councillor Tim Walker	A large capital expenditure this year will be the refurbishment of Margaret Street, it is a large figure of $10M. Should we expect any grants or assistance provided through the year? Grants provided in the budget are largely accounted for with the work with the Princess Theatre.	***Senior Leader Property and Asset Strategy*** *There is a significant portion of the Margaret Street project that is funded through a Roads to Recovery grant.*
Councillor Tim Walker	Can you provide some clarity on the grants?	***Senior Leader Property and Asset Strategy*** *The Princess Theatre forms a significant part of the grants associated with the capital works program but there is also some grants funding for the Kings Meadows Connector shared path, Margaret Street reconstruction. There is an intention to seek funding for the Innes Street project as well as grant funding secured for the RV rest stops.* ***Executive Leader Delivery and Performance*** *We will continue to explore grant funding opportunities throughout the year even though we are setting the budget now. If successful with grants we will bring those amendments back to Council to allocate that capital funding to other projects.*
Councillor Alan Harris	The estimated revenue is $172.2M and the estimated expenditure is $161.7M as operating and a further $66.8M in capital which totals $228.5M, am I missing something that are spending $50M more than our revenue or is there more money coming out of the Council funded external capital?	***Executive Leader Delivery and Performance*** *Our cash movement position is outlined in the attached Statutory Estimates. There is significant costs associated with non-cash expenditure such as depreciation.*

Deputy Mayor Councillor Hugh McKenzie	We do sensitivity analysis in relation to 4.9% rate increase across all our rateable properties. Can you explain how the allocation of the rates between residential, commercial and rural and how it is managed?	***Executive Leader Delivery and Performance*** *Simplistically the rates payable in terms of general residential are determined by the AAV set by the Valuer General. What we are proposing is to increase the residential rates on average 4.57% increase. What we have done is brought in line commercial, industrial and primary production categories are the same.*

4.2. Rates and Charges Policy

FILE NO: SF7153/SF0521

AUTHOR: Byron Fraser (Senior Leader Finance and Technology)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider the revised Rates and Charges Policy (23-Plx-010).

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Valuation of Land Act 2001 (Tas)
Fire Services Act 1979 (Tas)
Waste and Resource Recovery Act 2022 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

That Council:

1. pursuant to section 86B of the Local Government Act 1993 (Tas), adopts the revised Rates and Charges Policy (23-Plx-010) as set out below:

Rates and Charges Policy

PURPOSE:

This Policy provides the rating framework that the Council has adopted for rates and charges.

The Policy is prepared in accordance with section 86B of the *Local Government Act 1993* (Tas) (LGA 1993) and provides an overview of the rating framework that Council has adopted.

The Policy reflects the fundamental premise as set out in section 86A of the LGA 1993 that:

(a) rates are a tax and not a fee for service; and
(b) the value of land is an indicator of the capacity to pay.

The Council through the application of this Policy primarily levies rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and the management of the rate debt.

SCOPE:

The Policy sets out the Council's rates and charges (taxation) objectives in regard to:

(a) Statutory compliance; and
(b) Discretionary matters.

This document is a statement of policy and intent, it does not supersede or overrule the specific rating resolutions and policies that are determined by resolution of the Council.

POLICY:

Rating Objectives

To maintain an appropriate distribution of rates and charges consistent with the principles stated in this Policy with the objectives of:

(a) Consistent and equitable treatment of all residents and ratepayers;
(b) Achieving an appropriate mix and distribution of taxation from
    i. rates based on property values, fixed and service charges and revenue from other sources; and
    ii. different sectors (including land use categories and localities) within the municipality.
(c) Managing the impact on ratepayers of changes in
    i. the Council's funding requirements; and
    ii. property valuations as reflected in municipal revaluations.
(d) Using rate settings to support the achievement of strategic objectives.

Rating Strategies and Methodologies

The strategies and methodologies that have been developed consistent with the principles and rating objectives are as follows.

- The valuation methodology is based on assessed annual value.

- The inclusion of a general fixed charge (that is not based on a property's value) as a component of the general rate.

- The use of service charges for waste management (collection and processing) based on the capacity of the service provided.

- Transitional arrangements through the capping of rate increases for residential ratepayers when municipal revaluations occur. Transitional arrangements are also considered in other circumstances where there is the potential for a significant change in rates from a change in the Council's rating structure.

- Debt management policies and disincentives intended to encourage the timely payment of rates.

- The minimisation of rate remissions to support equitable outcomes for all ratepayers and for the remissions to be strategically targeted to address unintended consequences of legislation and policy.

- Exemptions based solely on the legislative provisions of section 87 of the LGA 1993.

Valuation Methodologies

The Council has determined to use assessed annual value as the basis of rates (section 89A(2) of the LGA 1993) within the municipality. Valuations are arranged by the Office of the Valuer General. Municipal valuations occur on a six yearly cycle, with indexation adjustments made between the full revaluation every two years.

Supplementary valuations occur when additions or significant alterations are made to a property. The values are determined as though the alterations existed at the date of the last municipal revaluation, with effect from the date the works are completed.

Rating Structures and Differential Rates

The Council uses the power provided by section 107 of the LGA 1993 to vary the rate based on property use. The property usage categories are residential, commercial, industrial, primary production, public (community) service, quarrying or mining, sport or recreation and vacant land (non-use).

Contribution Methodology

Assessed annual value (AAV) is a differential valuation system where the AAV varies with the use and capital value of the property. Through this differential valuation system together with differential rates based on property usage the contribution from sectors of the municipality varies with changes in property values. The use of assessed annual value is consistent with the rating principles contained in section 86A of the LGA 1993.

Fixed Charge

The Council has resolved to impose a fixed charge (section 91 of the LGA 1993) on each rateable property or tenancy, consistent with the legislation a minimum rate is not also levied. The application of a fixed charge recognises that all rateable properties should make a fixed contribution to the cost of the Council's operations and services. The application of a fixed charge reduces the rates that are raised based on property values. The Council recognises the regressive taxation effect of fixed charges and so limits the amount of the fixed charge. The total revenue raised from the fixed charge must not exceed an amount equal to 50% of the Council's general rates in each rating year.

Service Charges

The Council imposes a service charge (section 94(1) of the LGA 1993) for waste management services. Waste management (the collection of waste and recycling materials) is a defined service for which a pay for use charge is appropriate.

Private operators provide specific services to a limited number of organisations where for operational reasons it is not practical or efficient to provide the Council managed service. These organisations are able to opt out of the Council arranged service.

The Council varies or applies different charges based on the capacity of the bins that are now available, this pricing strategy is intended to provide incentives to reduce waste, encourage recycling and reflect the cost of waste disposal.

The Council also imposes a service charge (section 94(1) of the LGA 1993) for waste management services to offset a levy payable by the Council to the State Government under the *Waste and Resource Recovery Act 2022* (the Waste Management Levy Offset Service Charge). The State Government imposed levy commenced in 2022/2023 at $20.00 per tonne of waste disposed to the Council's operated landfill facilities. In

2024/2025, the levy was increased to $45.84 per tonne. From 2026/2027, the levy will be $70.56 per tonne. These amounts are subject to annual indexation increases, linked to the Consumer Price Index for Hobart and Fee Units as determined by the State Government.

The Council's methodology when calculating the Waste Management Levy Offset Service Charge is to use the average weight of landfill disposed of per property annually in the municipality, multiplied by the landfill levy which is published by the State Government annually. The City of Launceston will impose the Waste Management Levy Offset Service Charge on each property that has one or more bins on a per property basis only. Data collected indicates that on average, each property disposes 0.49 tonnes to landfill per year and at $70.56 per tonne (as advised by the State Government) this equates to a charge of $34.70 per property with one or more bins for 2026/2027. This amount is disclosed separately on rates notices for properties to which this Waste Management Levy Offset Service Charge applies.

Rating Independent Living Units (Retirement Villages)

General Rate

Residential Independent Living Units within retirement villages which are owned by a charitable organisation and operated exclusively for charitable purposes are exempt from the general rate (section 87(1)(d) of the LGA 1993).

Fire Rate

Residential Independent Living Units within retirement villages which are owned by a charitable organisation and operated exclusively for charitable purposes will have the Fire Rate charged on their property. Council has obtained independent legal advice on the matter and is of the view that by spreading the total fire levy to be raised amongst the community achieves a more equitable outcome. The total funds to be raised and remitted to the Tasmanian Fire Service is unchanged as a result of this.

The appropriateness of discretionary remissions is subject to ongoing monitoring by Council.

Residential properties or units owned commercially or by private individuals are not exempt from being charged the general rate or fire rate.

Residential Rate Cap (Transitional Arrangements)

The Council supports the fundamental principle, subject to any differential rating structures and remissions, that properties with the same value (in the same usage category) should pay the same rate.

The Council recognises that the municipal revaluation may produce circumstances where the rates on individual properties increase or decrease significantly. In order to assist residential ratepayers to transition to the new rating levels, Council has determined to cap the amount that the general rate (the value based component) can increase at 20 percent per annum following a municipal revaluation.

<u>Debt Management</u>
The Council recognises that some members of the community may not pay the applicable rates and charges either because
(a) they choose not to, or
(b) they are unable to due to financial difficulties.

The Council provides financial disincentives through interest and penalty charges and undertakes commercial debt collection practices to ensure that the payment of rates and charges is given appropriate priority.

The Council seeks to assist those members of the community in genuine financial difficulty through payment arrangements. It also understands that the failure to take appropriate and timely action can have a greater adverse consequence for the ratepayer than the debt collection action.

Unpaid Council rates and charges are a debt that is secured (similarly to a mortgage) against the property (section 119 of the LGA 1993). Thus, any debt must be repaid when the property is sold. The Council has the power to sell a property when debts are outstanding for more than three years (section 137 of the LGA 1993).

<u>Postponement of Payments</u>
Section 125 of the LGA 1993 provides the power for the Council to defer or postpone the payment of rates on the grounds of hardship. The Council has determined that it will not offer this long term debt management facility as there are other commercial facilities that should be used in these circumstances. The Council provides short term payment arrangements.

<u>Rate Remissions</u>
Under section 129 of the LGA 1993 the Council by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer and/or class of ratepayers. The Interim Rates and Charges Hardship Policy (23-Plx-011) sets out the process for applications in respect of remissions or postponement of rates, penalties or interest on the basis of financial hardship.

The Council is also required to exempt under section 87 of the LGA 1993 some properties from rates.

Without limiting the application of section 129 of the LGA the Council has resolved to provide rating remissions via the following policy documents:

- Crown leases/licences for jetties and slipways (Policy 23-Pl-008)
- Charitable organisations (Policy 23-Pxl-002)
- Small balances (Policy 23-Pl-006)
- Interim Rates and Charges Hardship (Policy 23-Plx-011)

<u>Other Rates</u>
<u>State Government Departments and Business Enterprises</u>
State Government properties, with some exceptions related to parks and infrastructure, are subject to rates and charges on the same basis as other properties (section 87(1)(b) of the LGA 1993).

Construction Rates
Construction rates can be levied (sections 97 and 98 of the LGA 1993) related to drainage infrastructure works. The Council uses developer contribution arrangements in preference to construction rates due to limitations contained in section 98 regarding the amount that can be charged.

Separate Rates
Separate rates can be levied (section 100 of the LGA 1993) where the Council believes the services provided are of particular benefit to the *affected land; or the owners or occupiers of that land*.

There are currently no separate rates.

Fire Service Rates
The Council as required by legislation raises rates on behalf of the State Fire Commission (section 93A of the LGA 1993). The amount of the rate revenue is determined by the State Fire Commission. The Council receives an administrative fee for the provision of the service.

Payments
The Council has spread the payment dates across the year with the instalments due.

Instalment 1 - 31 August
Instalment 2 - 30 November
Instalment 3 - 31 January
Instalment 4 - 30 April

Penalty charges apply when instalments are not paid by the due date, interest applies on unpaid balances.

Rates can be paid in full, by four instalments or by more frequent payments so long as the instalments are paid by the due date, penalty and interest will not be incurred.

Payment Methods
The Council provides a range of payment facilities that include the use of modern technologies and in person.

Discounts
The Council does not provide payment discounts (section 130 of the LGA 1993) due to the additional cost imposed on those who are unable to take advantage of such a facility (the estimated cost of discount significantly exceeds the additional interest earnings that would result from the take up of the discount.)

Application of Payments
Payments are applied to outstanding debts in accordance with the sequence prescribed in the legislation (section 131 of the LGA 1993).

<u>Notification</u>
Within 21 days of making any rates and charges, Council will;

- Circulate notice of the making, along with a summary of rates and charges made, in a daily newspaper circulated in the municipality; and
- Provide the Director for Local Government with a copy of the resolution relating to that making.

<u>Rates Notice</u>
Council will send each ratepayer a notice stating all requirements specified in section 122 of the LGA 1993.

<u>Objection</u>
Objections to rates notices can only be made based on the grounds specified in section 123 of the LGA 1993. The grounds broadly relate to factual or calculation errors.

Objections to valuation can be made under section 28 of the *Valuation of Land Act 2001* (VLA 2001) only on the grounds specified and within 60 days of the date of notice issue. Application can be made for the correction of errors of fact at any time.

<u>Disclaimer</u>
This Policy is a general statement of Council intent, it is not a statement of legislative compliance. The Policy provisions do not provide a legal basis for a challenge or objection to any rating matters. The Policy is updated from time to time, consistent with the legislation (section 86B(4) of the LGA 1993).

PRINCIPLES:

The Council's rating policies are formed within a framework that includes:

(a) The *Local Government Act 1993* (Tas);
(b) Established taxation principles;
(c) Organisational Values;
(d) The Council's Long Term Financial Plan; and
(e) The Council's Rating Resolution.

RELATED POLICIES & PROCEDURES:

23-Pl-003 Private Use of Council Land Policy
23-Pl-006 Property Debt (Small Charge) Remission Policy
23-Pl-008 Rating Exemptions and Remissions for Crown Lease Jetties and Slipways
23-Plx-002 Rating Exemptions and Remissions for Charitable Organisations Policy
23-Plx-011 Interim Rates and Charges Hardship Policy

RELATED LEGISLATION:

Local Government Act 1993 (Tas) (Part 9 - Rates and Charges)
Valuation of Land Act 2001
Fire Services Act 1979 (Tas)
Waste and Resource Recovery Act 2022 (Tas)

REFERENCES:

Access Economics/Henry Review (www.taxreview.treasury.gov.au)
Taxation Policy Criteria (Oakes Committee April 1990)

- Equity or Fairness
- Simplicity and Efficiency
- Accountability or Visibility
- Acceptability
- Benefits Derived
- Capacity to Pay

Local Government Rates and Charges - Guidance paper for policy development April 2012.

DEFINITIONS:

Economic Efficiency

- Does the rating methodology distort property ownership and development decisions in a way that results in significant efficiency costs?

Simplicity

- Is the system practical and cost-effective to administer?
- Is the system simple to understand and comply with?

Equity

- Does the tax burden fall appropriately across different classes of ratepayers?

Capacity to Pay (is the tax progressive or regressive?)

- Those with a greater capacity to pay contribute more.

Benefit Principle

- Should those who benefit more, contribute more?

Sustainability

- Does the system generate sustainable and reliable revenues?
- Is it durable and flexible in changing conditions?

Cross-border Competitiveness

- Does the rating system undermine the Council as a business location?

REVIEW:

This Policy will be brought for approval as part of the annual budgeting and planning cycle.

This Policy is required to be at a minimum reviewed as required by legislation. Section 86B(4) of the LGA 1993 requires that:
A Council must review its rates and charges policy -
(a) by the end of each successive four-year period after 31 August 2012.

There are other provisions in the legislation that trigger a policy review.

Byron Fraser (Senior Leader Finance and Technology) and Connie Nix (Strategic Finance Analyst) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.

<u>DECISION</u>: 18 June 2026

MOTION

Moved Councillor Alan Harris, seconded Deputy Mayor Hugh McKenzie.

That Council:

1. **pursuant to section 86B of the *Local Government Act 1993* (Tas), adopts the revised Rates and Charges Policy (23-Plx-010) as set out below:**

Rates and Charges Policy

PURPOSE:

This Policy provides the rating framework that the Council has adopted for rates and charges.

The Policy is prepared in accordance with section 86B of the *Local Government Act 1993* (Tas) (LGA 1993) and provides an overview of the rating framework that Council has adopted.

The Policy reflects the fundamental premise as set out in section 86A of the LGA 1993 that:

(a) rates are a tax and not a fee for service; and
(b) the value of land is an indicator of the capacity to pay.

The Council through the application of this Policy primarily levies rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and the management of the rate debt.

SCOPE:

The Policy sets out the Council's rates and charges (taxation) objectives in regard to:

(a) Statutory compliance; and
(b) Discretionary matters.

This document is a statement of policy and intent, it does not supersede or overrule the specific rating resolutions and policies that are determined by resolution of the Council.

POLICY:

Rating Objectives

To maintain an appropriate distribution of rates and charges consistent with the principles stated in this Policy with the objectives of:

- **(a) Consistent and equitable treatment of all residents and ratepayers;**
- **(b) Achieving an appropriate mix and distribution of taxation from**
  - **i. rates based on property values, fixed and service charges and revenue from other sources; and**
  - **ii. different sectors (including land use categories and localities) within the municipality.**
- **(c) Managing the impact on ratepayers of changes in**
  - **i. the Council's funding requirements; and**
  - **ii. property valuations as reflected in municipal revaluations.**
- **(d) Using rate settings to support the achievement of strategic objectives.**

Rating Strategies and Methodologies

The strategies and methodologies that have been developed consistent with the principles and rating objectives are as follows.

- **The valuation methodology is based on assessed annual value.**
- **The inclusion of a general fixed charge (that is not based on a property's value) as a component of the general rate.**
- **The use of service charges for waste management (collection and processing) based on the capacity of the service provided.**
- **Transitional arrangements through the capping of rate increases for residential ratepayers when municipal revaluations occur. Transitional arrangements are also considered in other circumstances where there is the potential for a significant change in rates from a change in the Council's rating structure.**
- **Debt management policies and disincentives intended to encourage the timely payment of rates.**
- **The minimisation of rate remissions to support equitable outcomes for all ratepayers and for the remissions to be strategically targeted to address unintended consequences of legislation and policy.**
- **Exemptions based solely on the legislative provisions of section 87 of the LGA 1993.**

Valuation Methodologies

The Council has determined to use assessed annual value as the basis of rates (section 89A(2) of the LGA 1993) within the municipality. Valuations are arranged by the Office of the Valuer General. Municipal valuations occur on a six yearly cycle, with indexation adjustments made between the full revaluation every two years.

Supplementary valuations occur when additions or significant alterations are made to a property. The values are determined as though the alterations existed at the date of the last municipal revaluation, with effect from the date the works are completed.

Rating Structures and Differential Rates
The Council uses the power provided by section 107 of the LGA 1993 to vary the rate based on property use. The property usage categories are residential, commercial, industrial, primary production, public (community) service, quarrying or mining, sport or recreation and vacant land (non-use).

Contribution Methodology
Assessed annual value (AAV) is a differential valuation system where the AAV varies with the use and capital value of the property. Through this differential valuation system together with differential rates based on property usage the contribution from sectors of the municipality varies with changes in property values. The use of assessed annual value is consistent with the rating principles contained in section 86A of the LGA 1993.

Fixed Charge
The Council has resolved to impose a fixed charge (section 91 of the LGA 1993) on each rateable property or tenancy, consistent with the legislation a minimum rate is not also levied. The application of a fixed charge recognises that all rateable properties should make a fixed contribution to the cost of the Council's operations and services. The application of a fixed charge reduces the rates that are raised based on property values. The Council recognises the regressive taxation effect of fixed charges and so limits the amount of the fixed charge. The total revenue raised from the fixed charge must not exceed an amount equal to 50% of the Council's general rates in each rating year.

Service Charges
The Council imposes a service charge (section 94(1) of the LGA 1993) for waste management services. Waste management (the collection of waste and recycling materials) is a defined service for which a pay for use charge is appropriate.

Private operators provide specific services to a limited number of organisations where for operational reasons it is not practical or efficient to provide the Council managed service. These organisations are able to opt out of the Council arranged service.

The Council varies or applies different charges based on the capacity of the bins that are now available, this pricing strategy is intended to provide incentives to reduce waste, encourage recycling and reflect the cost of waste disposal.

The Council also imposes a service charge (section 94(1) of the LGA 1993) for waste management services to offset a levy payable by the Council to the State Government under the *Waste and Resource Recovery Act 2022* (the Waste Management Levy Offset Service Charge). The State Government imposed levy commenced in 2022/2023 at $20.00 per tonne of waste disposed to the Council's operated landfill facilities. In 2024/2025, the levy was increased to $45.84 per tonne.

From 2026/2027, the levy will be $70.56 per tonne. These amounts are subject to annual indexation increases, linked to the Consumer Price Index for Hobart and Fee Units as determined by the State Government.

The Council's methodology when calculating the Waste Management Levy Offset Service Charge is to use the average weight of landfill disposed of per property annually in the municipality, multiplied by the landfill levy which is published by the State Government annually. The City of Launceston will impose the Waste Management Levy Offset Service Charge on each property that has one or more bins on a per property basis only. Data collected indicates that on average, each property disposes 0.49 tonnes to landfill per year and at $70.56 per tonne (as advised by the State Government) this equates to a charge of $34.70 per property with one or more bins for 2026/2027. This amount is disclosed separately on rates notices for properties to which this Waste Management Levy Offset Service Charge applies.

<u>Rating Independent Living Units (Retirement Villages)</u>

General Rate

Residential Independent Living Units within retirement villages which are owned by a charitable organisation and operated exclusively for charitable purposes are exempt from the general rate (section 87(1)(d) of the LGA 1993).

Fire Rate

Residential Independent Living Units within retirement villages which are owned by a charitable organisation and operated exclusively for charitable purposes will have the Fire Rate charged on their property. Council has obtained independent legal advice on the matter and is of the view that by spreading the total fire levy to be raised amongst the community achieves a more equitable outcome. The total funds to be raised and remitted to the Tasmanian Fire Service is unchanged as a result of this.

The appropriateness of discretionary remissions is subject to ongoing monitoring by Council.

Residential properties or units owned commercially or by private individuals are not exempt from being charged the general rate or fire rate.

<u>Residential Rate Cap (Transitional Arrangements)</u>

The Council supports the fundamental principle, subject to any differential rating structures and remissions, that properties with the same value (in the same usage category) should pay the same rate.

The Council recognises that the municipal revaluation may produce circumstances where the rates on individual properties increase or decrease significantly. In order to assist residential ratepayers to transition to the new rating levels, Council has determined to cap the amount that the general rate (the value based component) can increase at 20 percent per annum following a municipal revaluation.

Debt Management
The Council recognises that some members of the community may not pay the applicable rates and charges either because
(a) they choose not to, or
(b) they are unable to due to financial difficulties.

The Council provides financial disincentives through interest and penalty charges and undertakes commercial debt collection practices to ensure that the payment of rates and charges is given appropriate priority.

The Council seeks to assist those members of the community in genuine financial difficulty through payment arrangements. It also understands that the failure to take appropriate and timely action can have a greater adverse consequence for the ratepayer than the debt collection action.

Unpaid Council rates and charges are a debt that is secured (similarly to a mortgage) against the property (section 119 of the LGA 1993). Thus, any debt must be repaid when the property is sold. The Council has the power to sell a property when debts are outstanding for more than three years (section 137 of the LGA 1993).

Postponement of Payments
Section 125 of the LGA 1993 provides the power for the Council to defer or postpone the payment of rates on the grounds of hardship. The Council has determined that it will not offer this long term debt management facility as there are other commercial facilities that should be used in these circumstances. The Council provides short term payment arrangements.

Rate Remissions
Under section 129 of the LGA 1993 the Council by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer and/or class of ratepayers. The Interim Rates and Charges Hardship Policy (23-Plx-011) sets out the process for applications in respect of remissions or postponement of rates, penalties or interest on the basis of financial hardship.

The Council is also required to exempt under section 87 of the LGA 1993 some properties from rates.

Without limiting the application of section 129 of the LGA the Council has resolved to provide rating remissions via the following policy documents:
- **Crown leases/licences for jetties and slipways (Policy 23-Pl-008)**
- **Charitable organisations (Policy 23-Pxl-002)**
- **Small balances (Policy 23-Pl-006)**
- **Interim Rates and Charges Hardship (Policy 23-Plx-011)**

Other Rates
State Government Departments and Business Enterprises
State Government properties, with some exceptions related to parks and infrastructure, are subject to rates and charges on the same basis as other properties (section 87(1)(b) of the LGA 1993).

Construction Rates
Construction rates can be levied (sections 97 and 98 of the LGA 1993) related to drainage infrastructure works. The Council uses developer contribution arrangements in preference to construction rates due to limitations contained in section 98 regarding the amount that can be charged.

Separate Rates
Separate rates can be levied (section 100 of the LGA 1993) where the Council believes the services provided are of particular benefit to the *affected land; or the owners or occupiers of that land*.

There are currently no separate rates.

Fire Service Rates
The Council as required by legislation raises rates on behalf of the State Fire Commission (section 93A of the LGA 1993). The amount of the rate revenue is determined by the State Fire Commission. The Council receives an administrative fee for the provision of the service.

Payments
The Council has spread the payment dates across the year with the instalments due.

Instalment 1 - 31 August
Instalment 2 - 30 November
Instalment 3 - 31 January
Instalment 4 - 30 April

Penalty charges apply when instalments are not paid by the due date, interest applies on unpaid balances.

Rates can be paid in full, by four instalments or by more frequent payments so long as the instalments are paid by the due date, penalty and interest will not be incurred.

Payment Methods
The Council provides a range of payment facilities that include the use of modern technologies and in person.

Discounts
The Council does not provide payment discounts (section 130 of the LGA 1993) due to the additional cost imposed on those who are unable to take advantage of such a facility (the estimated cost of discount significantly exceeds the additional interest earnings that would result from the take up of the discount.)

Application of Payments
Payments are applied to outstanding debts in accordance with the sequence prescribed in the legislation (section 131 of the LGA 1993).

<u>Notification</u>
Within 21 days of making any rates and charges, Council will;
- **Circulate notice of the making, along with a summary of rates and charges made, in a daily newspaper circulated in the municipality; and**
- **Provide the Director for Local Government with a copy of the resolution relating to that making.**

<u>Rates Notice</u>
Council will send each ratepayer a notice stating all requirements specified in section 122 of the LGA 1993.

<u>Objection</u>
Objections to rates notices can only be made based on the grounds specified in section 123 of the LGA 1993. The grounds broadly relate to factual or calculation errors.

Objections to valuation can be made under section 28 of the *Valuation of Land Act 2001* (VLA 2001) only on the grounds specified and within 60 days of the date of notice issue. Application can be made for the correction of errors of fact at any time.

<u>Disclaimer</u>
This Policy is a general statement of Council intent, it is not a statement of legislative compliance. The Policy provisions do not provide a legal basis for a challenge or objection to any rating matters. The Policy is updated from time to time, consistent with the legislation (section 86B(4) of the LGA 1993).

PRINCIPLES:

The Council's rating policies are formed within a framework that includes:
- **(a) The *Local Government Act 1993* (Tas);**
- **(b) Established taxation principles;**
- **(c) Organisational Values;**
- **(d) The Council's Long Term Financial Plan; and**
- **(e) The Council's Rating Resolution.**

RELATED POLICIES & PROCEDURES:

23-PI-003 Private Use of Council Land Policy
23-PI-006 Property Debt (Small Charge) Remission Policy
23-PI-008 Rating Exemptions and Remissions for Crown Lease Jetties and Slipways
23-Plx-002 Rating Exemptions and Remissions for Charitable Organisations Policy
23-Plx-011 Interim Rates and Charges Hardship Policy

RELATED LEGISLATION:

***Local Government Act 1993* (Tas) (Part 9 - Rates and Charges)**
Valuation of Land Act 2001
Fire Services Act 1979 (Tas)
Waste and Resource Recovery Act 2022 (Tas)

REFERENCES:

Access Economics/Henry Review (www.taxreview.treasury.gov.au)
Taxation Policy Criteria (Oakes Committee April 1990)

- **Equity or Fairness**
- **Simplicity and Efficiency**
- **Accountability or Visibility**
- **Acceptability**
- **Benefits Derived**
- **Capacity to Pay**

Local Government Rates and Charges - Guidance paper for policy development April 2012.

DEFINITIONS:
Economic Efficiency

- **Does the rating methodology distort property ownership and development decisions in a way that results in significant efficiency costs?**

Simplicity

- **Is the system practical and cost-effective to administer?**
- **Is the system simple to understand and comply with?**

Equity

- **Does the tax burden fall appropriately across different classes of ratepayers?**

Capacity to Pay (is the tax progressive or regressive?)

- **Those with a greater capacity to pay contribute more.**

Benefit Principle

- **Should those who benefit more, contribute more?**

Sustainability

- **Does the system generate sustainable and reliable revenues?**
- **Is it durable and flexible in changing conditions?**

Cross-border Competitiveness

- **Does the rating system undermine the Council as a business location?**

REVIEW:
This Policy will be brought for approval as part of the annual budgeting and planning cycle.

This Policy is required to be at a minimum reviewed as required by legislation.
Section 86B(4) of the LGA 1993 requires that:
A Council must review its rates and charges policy -
(a) by the end of each successive four-year period after 31 August 2012.

There are other provisions in the legislation that trigger a policy review.

CARRIED 11:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor Tim Walker	What were the interactions with community to shape policy?	***Executive Leader Delivery and Performance*** *The primary mechanism for feedback was online through the Tomorrow Together platform. We also had a drop in session and received written feedback.*

4.3. 2026/2027 Rating Framework

FILE NO: SF7153/SF0521

AUTHOR: Byron Fraser (Senior Leader Finance and Technology)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider adoption of the Rating Framework for the financial year ending 30 June 2027.

This decision requires an absolute majority of Council pursuant to Part 9 of the Local Government Act 1993 (Tas).

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Valuation of Land Act 2001 (Tas)
Fire Service Act 1979 (Tas)
Waste and Resource Recovery Act 2022 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Workshop – 12 March 2026 – Budget and Fees & Charges 2026/27
Workshop – 26 March 2026 – Budget 2026/27
Workshop – 21 May 2026 – Budget and Rates Modelling 2026/27

RECOMMENDATION:

That Council:

1. pursuant to Part 9 of the *(Local Government Act 1993)* (Tas), determines by absolute majority to adopt the following Rating Framework for the financial year ending 30 June 2027:

RATING RESOLUTION

1. GENERAL RATE:

1.1 Pursuant to sections 90 and 91 of the Local Government Act 1993 (Tas), Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the municipal area of Launceston for the period commencing 1 July 2026 and ending 30 June 2027, which consists of two components as follows:

(a) a rate of **5.2759** cents in the dollar of the assessed annual value of the land; and a fixed charge of **$380.00**.

1.2 Pursuant to section 107(1) and (2) of the Local Government Act 1993 (Tas), by reason of:

(a) the use or non-use of any land which is within the municipal area; and
(b) the locality of the land;

Council declares, by absolute majority, that component 1.1(a) of the General Rate is varied for the financial year as follows:

i. for land used for commercial purposes, the rate is varied by increasing it by **1.8466** cents in the dollar to **7.1225** cents in the dollar of the assessed annual value of the land;
ii. for land used for industrial purposes, the rate is varied by increasing it by **1.8466** cents in the dollar to **7.1225** cents in the dollar of the assessed annual value of the land;
iii. for land used for public purposes, the rate is varied by increasing it by **1.0552** cents in the dollar to **6.3311** cents in the dollar of the assessed annual value of the land;
iv. for land used for primary production purposes, the rate is varied by increasing it by **1.8466** cents in the dollar to **7.1225** cents in the dollar of the assessed annual value of the land;
v. for land used for sporting or recreation facilities, the rate is varied by increasing it by **0.5276** cents in the dollar to **5.8035** cents in the dollar of the assessed annual value of the land;
vi. for land used for quarrying or mining, the rate is varied by decreasing it by **1.3190** cents in the dollar to **3.9569** cents in the dollar of the assessed annual value of the land; and
vii. for land which is vacant land, the rate is varied by increasing it by **0.9497** cents in the dollar to **6.2256** cents in the dollar of the assessed annual value of the land.

MAXIMUM PERCENTAGE INCREASE

1.3 Pursuant to section 88A of the Local Government Act 1993 (Tas), Council by absolute majority, sets a maximum percentage increase cap on component 1.1(a) of the general rate of 500% where that increase has occurred as a result of municipal revaluation undertaken in accordance with section 20 of the Valuation of Land Act 2001.

1.4 That pursuant to section 107 of the Local Government Act 1993 (Tas), Council declares by absolute majority, that the maximum percentage cap referred to in 1.3 above is varied to 20% for all land which is used or predominantly used for residential purposes.

2. SERVICE CHARGES - WASTE MANAGEMENT SERVICE:

Pursuant to section 94, of the Local Government Act 1993 (Tas), Council makes the following service charges on all rateable land within the municipal area of Launceston (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2026 and ending on 30 June 2027, namely:

2.1. Service charges for waste management apply to all land to which the Council provides waste management services, including

- the supply of mobile garbage bins; and
- the supply of a recycling service;

Charges are as follows:

i. **$190.00** for an existing 85 litre mobile garbage bin and one recycle bin;
ii. **$240.00** for a 140 litre mobile garbage bin and one recycle bin;
iii. **$400.00** for a 240 litre mobile garbage bin and one recycle bin.

2.2. In respect of the service charges for waste management:

a) if any land to which the waste management service is supplied is the subject of separate rights of occupation which are separately valued by the Valuer- General pursuant to section 11(3)(c) of the Valuation of Land Act 2001, then the charge applies to each such separate occupation;

b) pursuant to section 94(3) of the Local Government Act 1993 (Tas), Council by absolute majority, declares that the service charge varies within different parts of the municipal area by reference to the use or predominant use of land as follows:

i. for all land used for residential purposes where there is more than one separate right of occupation which is separately valued in the valuation list prepared under the Valuation of Land Act 2001, and where the rate payer has elected by notice in writing delivered to the Chief Executive Officer on or before the 1 July 2026, not to have a waste management service, then the service charge is varied to **Nil**;

ii. for all land which is used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities, quarrying and mining purposes and where the rate payer in respect of that land elects by notice in writing delivered to the Chief Executive Officer on or before the 1 July 2026 not to have a waste management service, then the service charge is varied to **Nil**.

2.3. A service charge for waste management services to offset a levy payable by the Council to the State Government under the *Waste and Resource Recovery Act 2022* (a Waste Management Levy Offset Service Charge) as follows:

$34.70 in respect of all land to which the service charge for waste management applies pursuant to 2.1 and 2.2(a).

3. SERVICE RATES - FIRE SERVICE:

3.1 Pursuant to section 93A of the Local Government Act 1993 (Tas), Council makes the following service rates in respect of the fire service contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area of Launceston (excluding land which is exempt pursuant to the provisions of section 87 of the Local Government Act 1993 (Tas)) for the period commencing 1 July 2026 and ending on 30 June 2027, as follows:

DISTRICT	CENTS IN THE DOLLAR OF Assessed Annual Value
Launceston Permanent Brigade Rating District	**1.02863**
Lilydale Volunteer Brigade Rating District	**0.26587**
General Land	**0.25221**

3.2 Pursuant to section 93(3) of the Local Government Act 1993 (Tas), Council sets a minimum amount payable in respect of this service rate of **$52.00** for each rateable parcel of land within the municipal area of Launceston (excluding land which is exempt pursuant to the provisions of section 87 of the Local Government Act 1993 (Tas).

4. SEPARATE LAND:

4.1 Except where it is expressly provided to the contrary, for the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001.

5. ADJUSTED VALUES:

5.1 For the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the *Local Government Act 1993* (Tas).

6. INSTALMENT PAYMENT:

6.1 Pursuant to section 124 of the *Local Government Act 1993* (Tas), Council:
- (a) decides that all rates are payable by all rate payers by four instalments which must be of approximately equal amounts.
- (b) determines that the dates by which instalments are to be paid shall be as follows:
  - (i) the first instalment on or before 31 August 2026;
  - (ii) the second instalment on or before 30 November 2026;
  - (iii) the third instalment on or before 31 January 2027; and
  - (iv) the fourth instalment on or before 30 April 2027.
- (c) if a ratepayer fails to pay any instalment within 21 days from the date on which it is due, the ratepayer must pay the full amount owing.

7. PENALTY AND INTEREST:

7.1 Pursuant to section 128 of the *Local Government Act 1993* (Tas), if any rate or instalment is not paid on or before the date it falls due then:
(a) there is payable a penalty of **3.0%** of the unpaid rate or instalment; and
(b) there is payable a daily interest charge of **0.02054795%** (**7.5%** per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

8. WORDS AND EXPRESSIONS:

Words and expressions used both in these resolutions and in the *Local Government Act 1993* (Tas) or the *Fire Service Act 1979*, have in these resolutions the same respective meanings as they have in those Acts.

Byron Fraser (Senior Leader Finance and Technology) and Connie Nix (Strategic Finance Analyst) were in attendance to answer questions in respect of this item.

<u>DECISION</u>: 18 June 2026

MOTION

Moved Deputy Mayor Hugh McKenzie, seconded Councillor Alan Harris.

That Council:

1. **pursuant to Part 9 of the *Local Government Act 1993* (Tas), determines by absolute majority to adopt the following Rating Framework for the financial year ending 30 June 2027:**

RATING RESOLUTION

1. GENERAL RATE:

1.1 Pursuant to sections 90 and 91 of the *Local Government Act 1993* (Tas), Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the municipal area of Launceston for the period commencing 1 July 2026 and ending 30 June 2027, which consists of two components as follows:

(a) a rate of 5.2759 cents in the dollar of the assessed annual value of the land; and a fixed charge of $380.00.

1.2 Pursuant to section 107(1) and (2) of the *Local Government Act 1993* (Tas), by reason of:

(a) the use or non-use of any land which is within the municipal area; and
(b) the locality of the land;

Council declares, by absolute majority, that component 1.1(a) of the General Rate is varied for the financial year as follows:

- i. **for land used for commercial purposes, the rate is varied by increasing it by 1.8466 cents in the dollar to 7.1225 cents in the dollar of the assessed annual value of the land;**
- ii. **for land used for industrial purposes, the rate is varied by increasing it by 1.8466 cents in the dollar to 7.1225 cents in the dollar of the assessed annual value of the land;**
- iii. **for land used for public purposes, the rate is varied by increasing it by 1.0552 cents in the dollar to 6.3311 cents in the dollar of the assessed annual value of the land;**
- iv. **for land used for primary production purposes, the rate is varied by increasing it by 1.8466 cents in the dollar to 7.1225 cents in the dollar of the assessed annual value of the land;**
- v. **for land used for sporting or recreation facilities, the rate is varied by increasing it by 0.5276 cents in the dollar to 5.8035 cents in the dollar of the assessed annual value of the land;**
- vi. **for land used for quarrying or mining, the rate is varied by decreasing it by 1.3190 cents in the dollar to 3.9569 cents in the dollar of the assessed annual value of the land; and**
- vii. **for land which is vacant land, the rate is varied by increasing it by 0.9497 cents in the dollar to 6.2256 cents in the dollar of the assessed annual value of the land.**

MAXIMUM PERCENTAGE INCREASE

1.3 Pursuant to section 88A of the *Local Government Act 1993* (Tas), Council by absolute majority, sets a maximum percentage increase cap on component 1.1(a) of the general rate of 500% where that increase has occurred as a result of municipal revaluation undertaken in accordance with section 20 of the Valuation of Land Act 2001.

1.4 That pursuant to section 107 of the *Local Government Act 1993* (Tas), Council declares by absolute majority, that the maximum percentage cap referred to in 1.3 above is varied to 20% for all land which is used or predominantly used for residential purposes.

2. SERVICE CHARGES - WASTE MANAGEMENT SERVICE:

Pursuant to section 94, of the *Local Government Act 1993* (Tas), Council makes the following service charges on all rateable land within the municipal area of Launceston (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2026 and ending on 30 June 2027, namely:

2.1 Service charges for waste management apply to all land to which the Council provides waste management services, including

- **the supply of mobile garbage bins; and**
- **the supply of a recycling service;**

Charges are as follows:

i. **$190.00 for an existing 85 litre mobile garbage bin and one recycle bin;**
ii. **$240.00 for a 140 litre mobile garbage bin and one recycle bin;**
iii. **$400.00 for a 240 litre mobile garbage bin and one recycle bin.**

2.2 In respect of the service charges for waste management:

a) if any land to which the waste management service is supplied is the subject of separate rights of occupation which are separately valued by the Valuer-General pursuant to section 11(3)(c) of the Valuation of Land Act 2001, then the charge applies to each such separate occupation;

b) pursuant to section 94(3) of the *Local Government Act 1993* (Tas), Council by absolute majority, declares that the service charge varies within different parts of the municipal area by reference to the use or predominant use of land as follows:

i. **for all land used for residential purposes where there is more than one separate right of occupation which is separately valued in the valuation list prepared under the Valuation of Land Act 2001, and where the rate payer has elected by notice in writing delivered to the Chief Executive Officer on or before the 1 July 2026, not to have a waste management service, then the service charge is varied to Nil;**

ii. **for all land which is used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities, quarrying and mining purposes and where the rate payer in respect of that land elects by notice in writing delivered to the Chief Executive Officer on or before the 1 July 2026 not to have a waste management service, then the service charge is varied to Nil.**

2.3 A service charge for waste management services to offset a levy payable by the Council to the State Government under the *Waste and Resource Recovery Act 2022* (a Waste Management Levy Offset Service Charge) as follows:

$34.70 in respect of all land to which the service charge for waste management applies pursuant to 2.1 and 2.2(a).

3. SERVICE RATES - FIRE SERVICE:

3.1 Pursuant to section 93A of the *Local Government Act 1993* (Tas), Council makes the following service rates in respect of the fire service contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area of Launceston (excluding land which is exempt pursuant to the provisions of section 87 of the *Local Government Act 1993* (Tas)) for the period commencing 1 July 2026 and ending on 30 June 2027, as follows:

DISTRICT	CENTS IN THE DOLLAR OF Assessed Annual Value
Launceston Permanent Brigade Rating District	1.02863
Lilydale Volunteer Brigade Rating District	0.26587
General Land	0.25221

3.2 Pursuant to section 93(3) of the *Local Government Act 1993* (Tas), Council sets a minimum amount payable in respect of this service rate of $52.00 for each rateable parcel of land within the municipal area of Launceston (excluding land which is exempt pursuant to the provisions of section 87 of the *Local Government Act 1993* (Tas).

4. SEPARATE LAND:

4.1 Except where it is expressly provided to the contrary, for the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

5. ADJUSTED VALUES:

5.1 For the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the *Local Government Act 1993* (Tas).

6. INSTALMENT PAYMENT:

6.1 Pursuant to section 124 of the *Local Government Act 1993* (Tas), Council:
- **(a) decides that all rates are payable by all rate payers by four instalments which must be of approximately equal amounts.**
- **(b) determines that the dates by which instalments are to be paid shall be as follows:**
  (i) the first instalment on or before 31 August 2026;
  (ii) the second instalment on or before 30 November 2026;
  (iii) the third instalment on or before 31 January 2027; and
  (iv) the fourth instalment on or before 30 April 2027.

(c) if a ratepayer fails to pay any instalment within 21 days from the date on which it is due, the ratepayer must pay the full amount owing.

7. PENALTY AND INTEREST:

7.1 Pursuant to section 128 of the *Local Government Act 1993* (Tas), if any rate or instalment is not paid on or before the date it falls due then:
(a) there is payable a penalty of 3.0% of the unpaid rate or instalment; and
(b) there is payable a daily interest charge of 0.02054795% (7.5% per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.

8. WORDS AND EXPRESSIONS:

Words and expressions used both in these resolutions and in the *Local Government Act 1993* (Tas) or the *Fire Service Act 1979*, have in these resolutions the same respective meanings as they have in those Acts.

CARRIED BY ABSOLUTE MAJORITY 11:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil

5. STRATEGY AND INNOVATION

5.1. City of Launceston Four-Year Delivery Plan 2026/27 - 2029/30 and Annual Plan 2026/27

FILE NO: SF7788 and SF7152

AUTHOR: Emily Lewis (Corporate Planning Officer)

APPROVER: Sarah McRobbie (Executive Leader Strategy and Innovation)

DECISION STATEMENT:

To consider adoption of the City of Launceston Four-Year Delivery Plan 2026/2027 - 2029/2030 and the City of Launceston Annual Plan 2026/2027.

RELEVANT LEGISLATION:

The *Local Government Act 1993* (Tas): Part 7 – Administration, Division 2 – Plans and report, section 71.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop – Thursday 21 May 2026 - Four-Year Delivery Plan and Annual Plan 2026/27 update - post public consultation.

Council Workshop - Thursday 2 April 2026 - Four-Year Delivery Plan and Annual Plan 2026/27 Consultation.

Council Workshop - Thursday 12 March 2026 – Four-Year Delivery Plan and Annual Plan 2026/27 update.

RECOMMENDATION:

That Council:

1. Adopts the City of Launceston Four-Year Delivery Plan 2026/2027 - 2029/2030 (ECM Doc Set ID 5379039);

2. Adopts the City of Launceston Annual Plan 2026/2027 (ECM Doc Set ID 5379056) pursuant to section 71 of the *Local Government Act 1993* (Tas); noting that the Statutory Estimates 2026/2027 (Annual Budget) will be inserted into the Annual Plan following their adoption (at agenda item 3.1); and

3. Notes that, pursuant to section 71(3) of the *Local Government Act 1993* (Tas), a copy of the City of Launceston Annual Plan 2026/2027 adopted at Recommendation 2 will be made available for public inspection and provided to the Director of Local Government and the Director of Public Health following insertion of the Annual Budget.

Julie Maule (Senior Leader Corporate Planning and Strategy) was in attendance to answer questions in respect of this item.

DECISION: 18 June 2026

MOTION

Moved Deputy Mayor Hugh McKenzie, seconded Councillor Alan Harris.

That Council:

1. **Adopts the City of Launceston Four-Year Delivery Plan 2026/2027 - 2029/2030 (ECM Doc Set ID 5379039);**

2. **Adopts the City of Launceston Annual Plan 2026/2027 (ECM Doc Set ID 5379056) pursuant to section 71 of the *Local Government Act 1993* (Tas); noting that the Statutory Estimates 2026/2027 (Annual Budget) will be inserted into the Annual Plan following their adoption (at agenda item 3.1); and**

3. **Notes that, pursuant to section 71(3) of the *Local Government Act 1993* (Tas), a copy of the City of Launceston Annual Plan 2026/2027 adopted at Recommendation 2 will be made available for public inspection and provided to the Director of Local Government and the Director of Public Health following insertion of the Annual Budget.**

CARRIED 10:1

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Councillor Joe Pentridge

6. LATE ITEMS

Local Government (Meeting Procedures) Regulations 2025 – regulation 10(7)

6.1. Acceptance of Late and Urgent Items - Voting Directions - ALGA 2026 National General Assembly, Canberra 23-25 June 2026

FILE NO: SF2346

AUTHOR: Emily Causley (Executive Assistant - Delivery and Performance)

APPROVER: Jane Lewis (Chief Executive Officer)

DECISION STATEMENT:

To consider accepting a late and urgent agenda item relating to the Voting Directions - ALGA 2026 National General Assembly, Canberra 23-25 June 2026.

This decision requires an absolute majority of Council.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2025

RECOMMENDATION(S):

That Council:

1. by absolute majority and pursuant to Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025 (*Tas):

    a. determines to deal with a late and urgent item for the Voting Directions - ALGA 2026 National General Assembly, Canberra 23-25 June 2026; and

    b. notes the advice from the Chief Executive Officer in respect of the reason it was not possible to include this matter in the Agenda and that the matter is urgent, that advice having been provided to Councillors verbally on 11 June 2026 and in the report attached as Agenda Item 6.1.

<u>DECISION</u>: 18 June 2026

MOTION

Moved Councillor Alex Britton, seconded Councillor Alan Harris.

That Council:

1. **by absolute majority and pursuant to Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025 (*Tas):**

    a. **determines to deal with a late and urgent item for the Voting Directions - ALGA 2026 National General Assembly, Canberra 23-25 June 2026; and**

    b. **notes the advice from the Chief Executive Officer in respect of the reason it was not possible to include this matter in the Agenda and that the matter is urgent, that advice having been provided to Councillors verbally on 11 June 2026 and in the report attached as Agenda Item 6.1.**

<u>CARRIED BY ABSOLUTE MAJORITY 11:0</u>

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil

6.2. Voting Directions - ALGA 2026 National General Assembly, Canberra 23-25 June 2026

FILE NO: SF0325

AUTHOR: Emily Causley (Executive Assistant - Delivery and Performance)

APPROVER: Nathan Williams (Executive Leader Delivery and Performance)

DECISION STATEMENT:

To consider voting directions for the Australian Local Government Association’s 2026 National General Assembly.

PREVIOUS COUNCIL CONSIDERATION:

Council – 5 March 2026 – Agenda Item 22.1 - Representation at the Australian Local Government Association’s 2026 National General Assembly

RECOMMENDATION:

That Council, in respect of the Australian Local Government Association (ALGA) 2026 National General Assembly and Regional Forum in Canberra 23-25 June 2026:

1. receives the Business Papers included as attachment 1 to this report (ECM Doc Set ID 5383002); and
2. appoints Councillor Alan Harris, Councillor Susie Cai, Councillor Krista Preece and Councillor Ross Marsden to be the City of Launceston’s voting delegates, subject to individual availability on the day; and
3. directs the voting delegate present at each debating session to vote in the manner indicated in the table that appears under the heading Voting Directions in the report below.

A table of questions asked by Councillors during debate is provided after the decision.

<u>DECISION</u>: 18 June 2026

MOTION

Moved Councillor Alan Harris, seconded Councillor Alex Britton.

That Council, in respect of the Australian Local Government Association (ALGA) 2026 National General Assembly and Regional Forum in Canberra 23-25 June 2026:

1. **receives the Business Papers included as attachment 1 to this report (ECM Doc Set ID 5383002); and**

2. **appoints Councillor Alan Harris, Councillor Susie Cai, Councillor Krista Preece and Councillor Ross Marsden to be the City of Launceston's voting delegates, subject to individual availability on the day; and**

3. **directs the voting delegate present at each debating session to vote in the manner indicated in the table that appears under the heading Voting Directions in the report below.**

<u>CARRIED 10:1</u>

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil
ABSTAINED FROM VOTE: Councillor Andrew Palmer

COUNCILLOR	QUESTION	RESPONSE
Deputy Mayor Councillor Hugh McKenzie	Because this is a late item, can you confirm what we are voting on?	***Mayor*** *Voting for all. Agreeing to all.*
Deputy Mayor Councillor Hugh McKenzie	Where does it actually say what we are agreeing to vote in favour of?	***Executive Leader Delivery and Performance*** *We go into some detail on page 8 of the report.*

7. MEETING CLOSURE

The Mayor, Councillor Matthew Garwood, closed the Meeting at 1.47pm.