

56 Frederick Street, Launceston



EXPRESSION OF INTEREST

The City of Launceston invites expressions of interest in relation to the future use and ownership of 56 Frederick Street, Launceston. This may include proposals to develop the property in partnership with the City of Launceston, or buy or lease the property, for residential, community and/or commercial purposes.

The property will be available for inspection on Friday 29 September 2023, Wednesday 4 October 2023 or Monday 9 October 2023 at 10am. There is no need to register your attendance ahead of time.

Expressions of interest will be accepted from until **2pm Friday 3 November 2023**.

Please quote **CD037/2023** and email, post or hand deliver your expression of interest to:

Michelle Grey
Lease and Licencing Officer
City of Launceston
PO Box 396, LAUNCESTON TAS 7250
18-28 St John Street, LAUNCESTON TAS 7250
submissions@launceston.tas.gov.au

Welcome to
FREDERICK
STREET

1. GENERAL CONDITIONS	3
1.1 Purpose of this Expression of Interest	3
1.2 About this document	3
1.3 How to prepare your Submission	3
1.4 Contact person	3
1.5 Process for considering Submissions	4
1.6 Review of Submissions	4
1.7 Legislative requirements for selling or leasing the property	5
1.8 Lodgement of Submissions and delivery	5
1.9 Rejection of Submissions	5
1.10 Acceptance of Submissions	6
1.11 Errors	6
1.12 Withdrawal of Submissions	6
1.13 Disclosure of information	6
1.14 Submission validity	6
1.15 Ownership of Submissions	6
1.16 Canvassing of officials	7
1.17 Identity of the applicant	7
2. PROPERTY DETAILS	8
2.1 Details	8
2.2 Building footprint	8
2.3 Site restrictions	9
2.4 Property condition	9
2.5 Inspection	9
3. APPLICANT INFORMATION AND SUBMISSION COVER SHEET	10

1. GENERAL CONDITIONS

1.1 Purpose of this Expression of Interest

The City of Launceston invites expressions of interest in relation to the future use and ownership of 56 Frederick Street, Launceston (the property). This may include proposals to develop the property in partnership with the City of Launceston, or buy or lease the property, for residential, community and/or commercial purposes. The purpose of seeking expressions of interest is to inform decisions that the City of Launceston will make regarding future use and ownership of the property.

1.2 About this document

This Expression of Interest document has three parts:

Part 1 - General Conditions - for you to read and keep

Part 2 - Property Details - for you to read and keep

Part 3 - Submission - for you to complete and return to us

Nothing in this document is to be construed as creating a binding contract between you and the City of Launceston, or to obligate the City of Launceston to take any particular action.

Any agreement arising from this Expression of Interest process between the City of Launceston and any party will be subject to a lease agreement (commercial or community, as appropriate), or relevant contract.

We reserve the right to vary the terms of this Expression of Interest process. If that happens, we will endeavour to inform you via the contact details provided in your Submission.

1.3 How to prepare your Submission

To make a submission, please read all parts of this document. Complete the Submission (Part 3), attach any supporting documents or materials, and lodge your Submission before 2pm Friday 3 November 2023.

1.4 Contact person

Michelle Grey - Lease and Licencing Officer
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Phone 03 6323 3614

18-28 St John Street, LAUNCESTON TAS 7250

submissions@launceston.tas.gov.au

1.5 Process for considering Submissions

Following the close of the Submission period, we will review all Submissions. We may seek further information and supporting documentation from selected applicants.

City of Launceston may undertake due diligence, including, but not limited to references checks, company searches and credit checks.

At this stage, it is intended that all Submissions will be presented to the Council at the City of Launceston's Council Meeting on Thursday 30 November 2023 (subject to change at our sole discretion).

At this Council Meeting, without limiting other options available to it, the Council may authorise the Chief Executive Officer to:

- negotiate with a selected applicant or applicants in relation to future use and ownership of the property
- enter into a commercial or community lease agreement with a selected applicant or applicants, in keeping with relevant legislation and any applicable Council policy
- enter into a contract of sale or other contract with a selected applicant or applicants
- conclude the Expression of Interest by deciding to take no further action at this time in relation to future use and ownership of the property
- commence a new Expression of Interest process on a similar or different basis to this document

1.6 Review of Submissions

When reviewing the Submissions, the Council will consider:

- The proposed future use and alignment to the City's strategic goals as detailed in our Strategic Plan as well as the asset management objectives detailed in our Strategic Asset Management Plan. These documents are available at [Reports, Plans and Strategies - City of Launceston](#)
- If development in partnership with the City of Launceston is proposed, why the site is suitable for development, and the cost to the City of Launceston including the initial outlay and ongoing expenses
- If purchase is proposed, the purchase price and any settlement terms, including any requirement for the approval of finance

- If a lease is proposed, the purpose of the lease (residential, community and/or commercial), the required fit-out of the property, the length of tenancy, rent and responsibility for outgoings and maintenance
- Your capacity to deliver the outcomes described in your submission

1.7 Legislative requirements for selling or leasing the property

Section 177 of the *Local Government Act 1993* (Tas) says that -

- (1) A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.*
- (2) Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under [section 4 of the Land Valuers Act 2001](#) .*
- (3) A council may sell –*
 - (a) any land by auction or tender; or*
 - (b) any specific land by any other method it approves.*
- (4) A council may exchange land for other land –*
 - (a) if the valuations of each land are comparable in value; or*
 - (b) in any other case, as it considers appropriate.*
- (5) A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.*
- (6) A decision by a council under this section must be made by absolute majority.*

In the case of a lease, we may also have obligations under the *Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998* or the *Residential Tenancy Act 1997*.

1.8 Lodgement of Submissions and delivery

Submissions must be received by 2pm Friday 3 November 2023.

Submissions are to be:

- Emailed to submissions@launceston.tas.gov.au or
- Posted to PO Box 396, Launceston TAS 7250 or
- Hand delivered to Town Hall, 18-28 St John Street, Launceston.

1.9 Rejection of Submissions

We may, at our absolute discretion, reject a submission:

- received after the submission deadline

- received by a method other than those listed at 1.8 above
- if the applicant is anonymous - see clause 1.15
- which is incomplete or provides insufficient information for it to be reviewed.

1.10 Acceptance of Submissions

We are not bound to accept any Submissions we receive, but will present all submissions (except those rejected in accordance with clause 1.9) to the Council for consideration.

1.11 Errors

You must notify us immediately if you become aware that your Submission contains an error.

1.12 Withdrawal of Submissions

We will cease to consider your Submission if you advise us in writing that you wish for it to be withdrawn.

1.13 Disclosure of information

Your Submission will be treated as confidential.

It is likely that the submissions will be considered in a closed session of the Council Meeting on Thursday 30 November 2023 (subject to change at our discretion), however general information about the Submissions will be made public in the interests of transparency.

We may disclose your Submission to a third party if we seek assistance to review Submissions from, for example, a consultant or advisor.

All Submissions are subject to disclosure if required by law, which includes the *Right to Information Act 2019*.

1.14 Submission validity

Submissions (including proposed purchase price or rent) must remain valid for a minimum of six months from the closing date for Submissions.

1.15 Ownership of Submissions

By making a submission, you give the City of Launceston permission to use your submission for the purpose of assessment and any decision to dispose of the property. Otherwise, copyright and other intellectual property will be retained by you.

1.16 Canvassing of officials

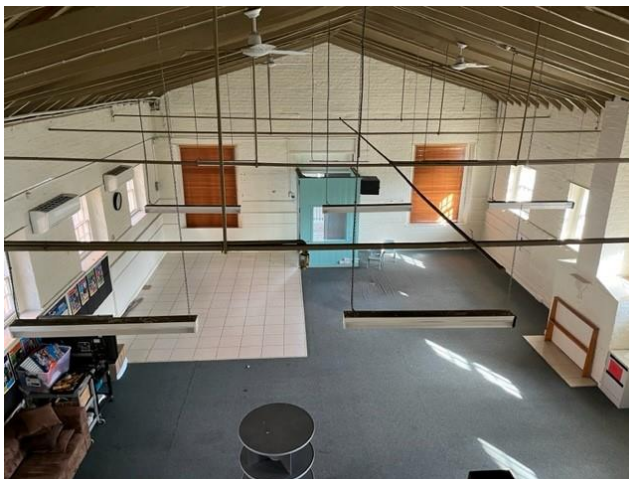
Please do not seek to influence the acceptance of your Submission or the outcome of Council's consideration of your Submission if contacting Council officers or Councillors. It is important that this Expression of Interest process is conducted in a fair and transparent way. We may omit your Submission if we learn that you have sought to influence the Expression of Interest process.

1.17 Identity of the applicant

Your identity is important to us. Anonymous Submissions may be rejected. The applicant will be the person, persons, corporation or corporations named as the applicant in Part 3 of this Expression of Interest document and whose execution appears on the Submission.



Interior of the main building,
looking towards the parents' attic



Interior of the main building,
looking from the parents' attic to
the front entrance

2. PROPERTY DETAILS

2.1 Details

Address: 56 Frederick Street, Launceston

Real Property Description: Certificate of Title 216133 Folio 1

Status: Freehold and unencumbered

Planning Scheme: Tasmanian Planning Scheme, Launceston Local Provisions

Applicable Zone/Codes: Urban Mixed Use, Local Heritage List

Tasmanian Heritage register: Permanently Listed

Area: Land area is 0.089 hectares

Fifty-six Frederick Street, Launceston, is locally known as the Frederick Street Kindergarten. It is approximately one kilometre south-east of Launceston's central business district. Surrounding properties are mainly commercial.

A National Trust of Australia (Tasmania) plaque on the building's exterior describes the building and its history -

This Rare Georgian School Building was built with public subscription by the Infant School Society and opened March 2, 1836. The property was transferred to the City Council in 1885 by the last trustee, Rev. William Price, and continues to be used for its original purpose.

It is your responsibility to ensure that the proposed future use is in accordance with City of Launceston zoning and planning requirements.

2.2 Building footprint

The original building is approximately 19m x 10m. There is also a 2-storey extension at the north end of the building.

The building has a small kitchen, office space and children's play areas. The outdoor space contains a toilet block with covered walkway from the building.

The site has no off street parking.

Additional photos and some building plans are available on request.

2.3 Site restrictions

Future use of the site and proposed development including modifications to the building internally or externally will be subject to the provisions of the both the applicable planning scheme and the *Historic Cultural Heritage Act 1995* (Tas).

Prior to finalising your Submission, you are encouraged to speak with a Town Planner from the City of Launceston's Planning team on 6323 3000.

Information relating to heritage requirements are available from the Tasmanian Heritage Council via www.heritage.tas.gov.au.

2.4 Property condition

There is a range of maintenance to be completed prior to occupation of the building.

A report outlining the maintenance list and scope of works is available by request. This report should be used as a guide only. The full extent of works will be dependent on the future use of the property.

The City of Launceston provides no warranty in respect to the suitability of the property for any purpose. You are advised to undertake your own investigation to determine the property's suitability to meet your needs.

You are also encouraged to inspect the property at the times listed in clause 2.4.

2.5 Inspection

You can inspect the property on Friday 29 September 2023, Wednesday 4 October 2023 or Monday 9 October 2023 at 10am. There is no need to register your attendance ahead of time. The property is currently unoccupied.



Small kitchenette, in the main building, under the stairs to the parents' attic



Sunroom/small classroom at the rear of the main building

3. APPLICANT INFORMATION AND SUBMISSION COVER SHEET

Applicant Name: _____

Address: _____

Telephone No: _____

Email: _____

Business details if applicable -

Business Name: _____

Name of Directors/Partners: _____

ABN: _____

I/We express my/our interest in:

<input checked="" type="checkbox"/>	Developing the property in partnership with the City of Launceston	Attach a document that details the proposed development, why the site is suitable, and the cost to the City of Launceston including the initial outlay and ongoing expenses. Your submission should also consider alignment to the City's strategic goals, and demonstrate your capacity to deliver.
<input checked="" type="checkbox"/>	Buying the property	Attach a document that details the purchase price and any settlement terms, including any requirement for the approval of finance. Your submission should also consider alignment to the City's strategic goals.
<input checked="" type="checkbox"/>	Leasing the property for residential, community and/or commercial purposes	Attach a document that details the purpose of the lease (residential, community and/or commercial) the required fit-out of the property, the length of tenancy, rent and responsibility for outgoings and maintenance. Your submission should also consider alignment to the City's strategic goals, and demonstrate your capacity to deliver.

Mark the option/s above that best describes your Submission.

Each option requires you to attach a document with supplementary information described above.

Acknowledgment -

I/We:

- (a) have carefully read and understood Parts 1 and 2 of this Expression of Interest
- (b) acknowledge that City of Launceston makes no representations and offers no undertakings in issuing this Expression of Interest
- (c) agree that there will be no cost payable by the City of Launceston towards the preparation or lodgement of this Submission, irrespective of its outcome
- (d) note that City of Launceston accepts no responsibility for an applicant's misunderstanding or failure to respond correctly to this Expression of Interest
- (e) have not relied on any express or implied statement, warranty or representation, whether oral, written, or otherwise made by or on behalf of the City of Launceston, its officers, employees, agents or advisors other than any statement, warranty or representation expressly contained in the Expression of Interest
- (f) did not use the improper assistance of City of Launceston employees or information unlawfully obtained from the City of Launceston in compiling this Submission
- (g) have sought and examined all information which is obtainable by making enquiries relevant to the risks and other circumstances affecting this Expression of Interest and the property to which it relates.

APPLICANT'S SIGNATURE: _____

DATE: _____

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to Launceston City Council.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of Launceston City Council, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.