

NOTICE OF INTENTION TO DECLARE A SPECIAL CHARGE SCHEME FOR THE BRIDGE ROAD PRECINCT



At its meeting on 18 June 2024, Yarra City Council (**Council**) resolved to propose the declaration of a Special Charge (**Proposed Special Charge**) under section 163(1) of the *Local Government 1989 (Act)*. Details of the purpose of the Proposed Special Charge are available on Council's website but in summary it is intended that the proceeds of a Special Charge will be paid to Bridge Road Main Street Inc to promote the Bridge Road Precinct.

The Proposed Special Charge is to be declared, and would remain in force, for the period commencing on 1 October 2024 and ending on 30 June 2030.

The land and the properties in relation to which the Proposed Special Charge Scheme (**Scheme**) would be declared is all the land and properties used or reasonably capable of being used for commercial purposes in the Precinct, being the following street addresses:

- 2-662 (inclusive) Bridge Road
- 196-280 (inclusive) Church Street
- 166-195 (inclusive) Lennox Street
- 37 Griffiths Street

The Proposed Special Charge would be assessed and levied differentially, with the following amounts initially being payable:

- Properties with a Bridge Road address and situated at ground level - \$390 per annum
- Properties with a Bridge Road address and situated other than at ground level - \$260 per annum
- Properties with a Bridge Road address and a Capital Improved Value of \$5.398 million or more - \$1,000 per annum
- Properties at 187 Lennox Street - \$13.50 per annum
- All other properties within the Precinct - \$130 per annum

From 1 July 2025 onwards an annual increase of 4% would be applied.

Copies of the proposed declaration of the Special Charge and a detailed plan of the Scheme area are available on Council's website or can be inspected at Council's Richmond Office (333 Bridge Road) and Abbotsford Office (140 Hoddle Street) during normal business hours for a period of at least 28 days after the publication of this notice. Council will meet on 10 September 2024 to decide whether to make the declaration.

Any person may make a submission to Council under sections 163A and 223 of the Act.

In addition, any person who will be required to pay the Proposed Special Charge to be imposed by the proposed declaration, whether an owner or an occupier of a property included in the Scheme, has the right to object to the proposed declaration, and may also make a written objection to the Council under 163B of the Act. An occupier is entitled to exercise the right of objection if they submit documentary evidence with the objection which shows that it is a condition of the lease under which the person is an occupier that the occupier is to pay the Special Charge.

Written submissions to be submitted to Council under section 223 of the Act and/or written objections to be lodged with Council under section 163B of the Act must be received by Council by **5pm on 18 July 2024**.

Submissions and/or objections must be in writing and addressed and sent by mail or email to –

Coordinator Economic Development
Yarra City Council
PO Box 168
RICHMOND VIC 3121

Email: simon.osborne@yarracity.vic.gov.au

Any person who has made a written submission under section 223 of the Act and has requested to be heard in support of their written submission is entitled to appear in person or online or to be represented by a person specified in the submission before Council (or a Committee of Council appointed by Council) under section 223 of the Act, the day, time and place of which will be advised in writing.

Any person making a written submission under section 223 of the Act is advised that Council is not required to make available for public inspection submissions received in accordance with section 223 of the Act. Accordingly, all submissions and personal information in submissions will be handled as authorised or required by law, including under the *Privacy and Data Protection Act 2014*.

Council will consider any written submissions and take into account any objections in accordance with sections 163A, 163B and 223 of the Act.

Any person requiring further information concerning the proposed declaration of the Special Charge or the Scheme should contact the Co-ordinator Economic Development on (03) 9205 5398 or email simon.osborne@yarracity.vic.gov.au.

MARY OSMAN

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