

## NOTICE OF PROPOSED DECLARATION OF A SPECIAL RATE AND CHARGE FOR THE SOUTH MELBOURNE BUSINESS PRECINCT 2026 – 2031

Port Phillip City Council (**Council**) is proposing to declare a special rate and special charge (**Special Rate**) scheme under section 163(1) of the *Local Government Act 1989* (**Act**) for the purpose of defraying expenses in connection with the marketing, promotion, business development and centre management for the encouragement of commerce, retail, tourism, professional activity and employment in the South Melbourne Business Precinct (**Business Precinct**). A map of the Business Precinct is extracted below:

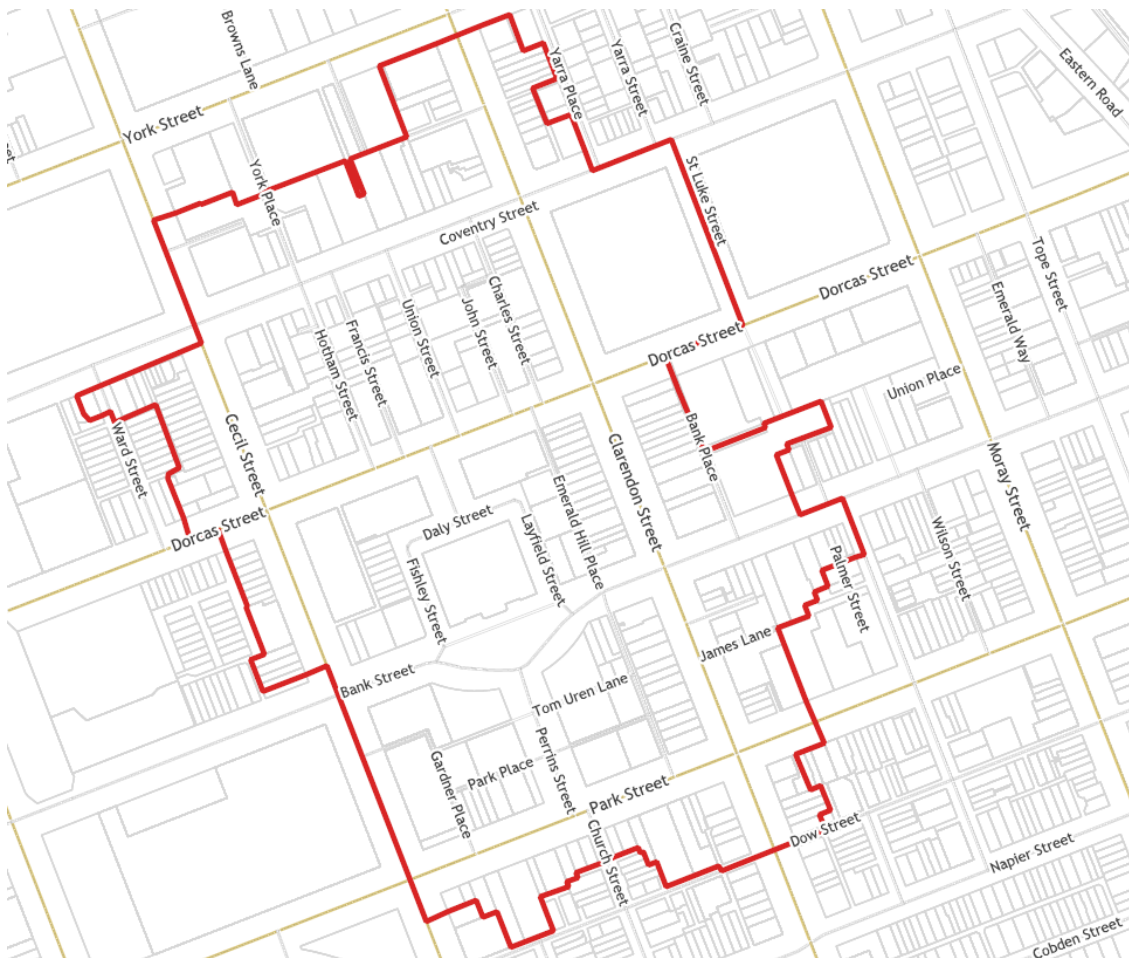


Figure 1. Boundary Map

### Eligible Properties

The following eligible properties within the below address ranges (**Special Rate Area**) are included in the Special Rate scheme:

- 1 and 2 Alfred Place;
- 165 – 236 Bank Street (odd and even inclusive);
- 117 – 181 Cecil Street (odd and even inclusive);
- 2 – 10 Charles Street (even inclusive);
- 206 – 380 Clarendon Street (odd and even inclusive);
- 238 – 321 Coventry Street (odd and even inclusive);
- 228 – 254 Dorcas Street (even inclusive);

- 69 Emerald Hill Place;
- 1 – 5 Francis Street (odd inclusive);
- 1 – 16 Hotham Street (odd and even inclusive);
- 1 – 5 John Street (odd inclusive);
- 1 – 4 Layfield Street (odd and even inclusive);
- 8 Palmer Street;
- 225 – 294 Park Street (odd and even inclusive);
- 4 – 23 Union Street (odd and even inclusive); and
- 1 – 7 Wynward Street (odd and even inclusive).

Properties exempt from paying the Special Rate include:

- Dedicated car parking lots;
- Automatic Teller Machines;
- advertising signs;
- telecommunication towers and power substations;
- all residential properties; and
- non rateable properties.

### **Special Rate**

If declared, the Special Rate will commence on 1 July 2026 and remain in force until 30 June 2031 (**Special Rate Period**).

The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity, tourism and employment opportunities in the area for which the Special Rate scheme is declared), and the total amount of the Special Rate to be levied by Council, is up to \$1,518,612.36. This represents the maximum total amount to be raised through the Special Rate scheme during the declared Special Rate Period. It reflects an amount of up to \$280,000 for the 2026–2027 financial year, which will be indexed annually using the Consumer Price Index (All Groups, Melbourne Index Number) rate provided by the Australian Bureau of Statistics for the 12-month period as at the March quarter (**CPI**), with a maximum increase of four percent and a minimum of two percent for each subsequent year of the scheme.

The rates in the dollar applicable to properties in each 'benefit area' (described below) for the purposes of levying the Special Rate will be determined at the beginning of each financial year, having regard to the current Net Annual Value (**NAV**) of all the properties in each benefit area at that time, to raise up to \$280,000 for the 2026–2027 financial year and indexed annually using CPI, with a maximum increase of four percent and a minimum of two percent for each subsequent year of the Special Rate scheme.

By way of example, and in the absence of the NAV figures for 2026-2027, below shows the rates in the dollar, based on the 2025-2026 NAV valuations, that would have been applied to collect the special rates and charges totalling up to \$280,000 per annum:

- Primary benefit rate – 0.0138
- Secondary benefit rate – 0.0069
- Tertiary benefit rate – 0.0035

The actual special rates to be applied in 2026-2027, and in each subsequent year of the Special Rate Period, will be determined having regard to reassessed NAV figures prepared annually by Valuer-General Victoria.

Furthermore, the following annual maximum and minimum special charges (which set a lower and upper limit to the amount to be levied on any one property) are proposed to apply in rating year 2026-27:

- A minimum charge of \$400 and a maximum charge of \$6,000 per year for:
  - Ground-level properties with street frontage on Clarendon Street and Coventry Street, excluding:
    - Properties classified under AVPCC Land Use Descriptions: *Shop and Dwelling (single occupancy)* and *Office and Dwelling (single occupancy)*; or
    - Properties located south of Park Street on Clarendon Street.**(Primary benefit area);**
- A minimum charge of \$200 and a maximum charge of \$3,000 per year for:
  - Ground-level properties on Clarendon Street and Coventry Street with AVPCC Land Use Descriptions: *Shop and Dwelling (single occupancy)* and *Office and Dwelling (single occupancy)*;
  - Ground-level properties with street frontage on Clarendon Street south of Park Street; or
  - Ground-level properties with street frontage on all other streets within the Special Rate Area, excluding those with AVPCC Land Use Descriptions: *Shop and Dwelling (single occupancy)* and *Office and Dwelling (single occupancy)*.**(Secondary benefit area); and**
- A minimum charge of \$100 and a maximum charge of \$1,500 per year for:
  - All other properties identified in the Business Precinct, which are not included in the Primary and Secondary Benefit Areas.**(Tertiary benefit area).**

The maximum and minimum special charges will be adjusted at the beginning of each financial year during the operation of the Scheme, having regard to:

- any change to the special rate in each of the benefit areas (which, as above, will be determined having regard to the movement of NAV to ensure that \$280,000 will be collected for the 2026–2027 financial year and indexed annually using CPI, with a maximum increase of four percent and a minimum of two percent for each subsequent year of the Special Rate scheme);
- the inclusion or removal of any properties from the Scheme; and
- any change in the number of properties that will pay a special charge (as opposed to a special rate), having regard to the changed special rates in each benefit area, as above.

The Special Rate will be levied by the Council sending a levy notice annually to the persons who are liable to pay the Special Rate. In accordance with section 163(4A) of the Act, if declared, the Special Rate scheme will expire if the Special Rate is not levied to each person liable to pay it within 12 months after the day on which the Special Rate scheme is declared.

### **Proposed Declaration**

Copies of the proposed declaration of the Special Rate scheme are available for inspection at Council's Offices, corner Carlisle Street and Brighton Road, St Kilda 3182 during normal business hours for a period of at least 28 days after the date of publication of this notice.

### **Submissions and Objections**

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

In addition, any person who will be required to pay the Special Rate to be imposed by the proposed declaration (whether as owner or occupier of a property included in the Special Rate scheme) has a right to object to the proposed declaration under section 163B of the Act.

Only one valid objection may be received per property.

For an objection to be valid it must:

- be made in writing within 28 days of the publication of this public notice; and
- in the case of an occupier, accompanied by documentary evidence 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 Rate.

If objections are received with respect to a majority of the properties that will be liable to pay the Special Rate, Council cannot declare the Special Rate scheme.

Objections must be lodged with Council within 28 days of the publication of this notice in order to be valid objections – that is, by **5pm on Friday 30 January 2026** - and be directed to:

Susie Filleti  
Economic Development  
City of Port Phillip  
Private Bag 3, St Kilda, Victoria 3182  
or via email to [southmelbournespecialrate@portphillip.vic.gov.au](mailto:southmelbournespecialrate@portphillip.vic.gov.au).

Any person who has made a written submission under section 223 and 163B of the Act and has requested to be heard in support of their written submission is entitled to appear in person or to be represented by a person specified in the submission before Council to hear submissions under section 223 of the Act, the day, time and place of which will be advised in writing.

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

Subject to the outcome of the submission and objection process, Council proposes to declare the Special Rate scheme at its meeting at **6:30pm on Wednesday 15 April 2026** or nearest date closest to that date, following the confirmation of the 2026 Council Meeting schedule.

Any person requiring further information concerning the proposed declaration of the Special Rate should in the first instance contact Susie Filleti, Business Engagement Coordinator on 03 8563 7329 or [southmelbournespecialrate@portphillip.vic.gov.au](mailto:southmelbournespecialrate@portphillip.vic.gov.au).

**CHRIS CARROLL**  
**CHIEF EXECUTIVE OFFICER**