



## MEMO

**Memo To:** All Councillors  
**Memo From:** Director Customer and Corporate, Director Planning and Infrastructure  
**CC:** Senior Management Team; Governance Manager; Revenue Accountant  
**Date:** 14 February 2017  
**Subject:** IPART - Northbridge Plaza Special Rate Application

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### Background

You will recall discussions during the course of last year's budget in relation to this matter, in particular Council's decision to pursue the upgrade of the Northbridge Plaza Car Park by way of a special rate against Northbridge Plaza.

Pursuant to this decision, Council resolved to lodge an application with IPART in November 2016. At the time of lodging the application on 9<sup>th</sup> December 2016, IPART had not yet produced its guidelines for lodging Special Rate Applications for the 2017/18 Budget Period.

The Guidelines were subsequently released after the deadline for Council to advise of its intention to pursue a special rate. The Guidelines advised that a Council would not be eligible to apply for a special rate variation if they were the subject of a merger proposal.

Notwithstanding the above, Council Officers contacted IPART to outline the unique aspects of Willoughby's application, in particular:

- It was not a broad based application across the entire Local Government Area
- It only applied to a small number of properties, located in the vicinity of the Northbridge Plaza Car Park
- It was a request under Section 495 of the Local Government Act and would only apply to land that would directly benefit from the proposed car park improvement works.

### Current Position

Council has now been advised by IPART that as Willoughby Council is the subject of a merger proposal, IPART will not be able to consider its application. This is because it would not be in accordance with the Office of Local Government Guidelines - refer pages 5-6 attached.

### Way forward

In the context of the above, Council Officers will continue exploring options for upgrading the car park and will present them to Councillors during the course of the 2017/18 Budget deliberations.

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Peter Conroy