



**Brimbank**  
City Council

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## **Brooklyn Special Charge Schemes**

# Brooklyn Special Charge Schemes

- Council have been working with agencies to improve the amenity and employment opportunities in the precinct.
- As a part of that program Council resolved to declare special charges to partly fund the construction of Jones and Bunting Roads.
- These roads are not to a standard to service the traffic demands from the industries in the precinct.



# Brooklyn Special Charge Schemes

- The purpose was to improve the amenity of the area and to upgrade the roads to be able to function effectively as industrial roads.
- The total project costs were estimated to be \$5.95M with Council contributing \$0.72M, the State government \$0.9M and the remaining \$4.33M coming from the scheme.



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- The Jones Road scheme has been heard at VCAT who have decided to put aside councils decision to declare the scheme. VCAT found that:
  - A Community Benefit would be derived from the construction of the road and therefore the community, through the Council, should contribute towards the cost of the works.
  - The proposed Jones Road construction and drainage works are not required in light of the State Government's proposed East West Link - West project.

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- Community Benefit – Must be “Direct and Tangible” (Ministerial Guidelines).
- Both are no-through roads, existing solely for the purpose of accessing the businesses abutting the roads.
- Primary and virtually all of the benefit for the road construction flows to the businesses.
- Dust is only generated due to the existence of the businesses.



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- *The works "are now unreasonable, and unsuitable, and potentially excessive and unnecessary, in light of the likely impacts of the EWLink: West in the immediate locality in the short term, and within the design life of the road pavement works".*
- *"In saying this, we emphasise that we do not consider the Council is at fault on this issue, or that it has acted other than in good faith. It has simply had its scheme overtaken by events outside its control".*



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- Amendments to the scheme to address the concerns with community benefit would be unsuccessful given that VCAT considered the works “unreasonable” due to the East West Link West alignment.
- In light of the VCAT decision council have resolved to abandon the special charge schemes for the Brooklyn precinct.
- Moving forward:
  - Meeting with local interest groups and landowners to canvass options.
  - Review the extent of the works – reduce scope?
  - Review maintenance efforts to try and improve outcome.
- An important part of the future for Brooklyn will be a collective commitment from all stakeholders to realise improvements.