

APPENDIX A - Submissions – Proposed Fairfield Village Special Rate Scheme 2019-2024

Extracts from submissions with identifying information removed. The hearing of Submissions Committee has received all submissions in full.

<p>Submitter One</p>	<p>We do not have employees. We have been paying this Special Levy for last 20 years. We were left with no choice. The levy was forced upon us. We had and have no benefits deriving from our contributions to this levy that we have been paying for last 20 years. We could have used that money in some other ways. However that much for statutory rights and their enforcement. You might appreciate that it is not easy to support oneself as the full-time artists at any time in the history of humanity.</p> <p>Last year 2018/2019 we paid \$264.85 as Fairfield Special Levy (find attached copy of rates notice). In this particular letter dated from 26 March 2019 you informing us that the new special levy will be \$490.75. It is almost 100% increase on the previous year levy. Why?</p> <p>The past two years 2017 and 2018 and it is still continuing has been a total chaos for Railway Place and surrounding streets because of the development of the former RSL Fairfield site (7-9 railway Place and backing to 44 Gillies St) and development on the north west corner of Railway Place and Station Street.</p> <p>Our life as occupiers became a nightmare. Constant noise, dust, being constantly observed by people working on building site, noise of the crane overhead, lack of parking, endless truck movements was just the beginning.</p> <p>The building site was active from 7am till 8pm and sometimes longer. We complained to the City of Darebin many times but nothing positive for us come out of it, the builders were always excused. Why?</p> <p>We had to decide not to bring our clients because of the noise, dust and lack of parking and a general total chaos happening in the street. It disrupted and harmed our business. We complained on many occasions to City of Darebin officials but nothing has been done to ameliorate our situation. No proposals of not paying the levy in the period of chaos created by constructions activities.</p> <p>We believe it is unfair for us to pay this levy and especially that it is almost 100% more than previous year.</p> <p>In the notice of intention to declare a special rate for Fairfield Village Business District it says that this levy is for purpose of defraying expenses to be incurred by council in providing funds to the incorporated body operating as the Fairfield Traders Association.</p>
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	<p>It defies our logical thinking what is the purpose of supporting association that cannot look after itself using funds of its members? Please note that, we are not members of this organization (Fairfield Traders Association) and never had contact with them nor they have ever contacted us in the previous 20 Years. Why do we pay to support this organisation?</p> <p>How can this organisation promote us? We promote ourselves through our website and work directly with architects and other clients with no agents or other promoters. We don't relay on form of the passing trade. The City of Darebin takes this into consideration classifying our property as Mixed Use Occupancy (see attached copy of valuation notice 2018 - 2019). Please be so kind and reconsider our particular position.</p>
<p>Submitter Two</p>	<p>I run a store in Station St Fairfield. I write to you to explain my position on the proposed fee payable for the promotion of this street. We have been here for over three years now. In that time I have seen some efforts from the Traders group to create events etc to get more people down to Station St. Halloween days, Christmas elves hunts, Easter egg hunts and also a street party/ rides day usually in the street next to the chicken shop. Also a few movie nights.</p> <p>Initially this all seems great for business but unfortunately it is not great at all for us. It seems to be a winner for the chicken shop and a few other food shops but mostly our shop will have kids without parents running through our shop being pests. While I acknowledge that all this is great for the people of Fairfield to experience these things it comes at a great cost to most of the Businesses here. This is a very local street with most of our traders being within a few km radius and who come here from convenience and cause they enjoy our service.</p> <p>The voucher book distributed to the locals has resulted in only one person redeeming the token. As too the local directory that was printed in today's world is definitely not relevant compared to google. Rates for this area are huge. I personally pay over \$5000 per year for the right to trade. For that I get one recycle bin emptied every two weeks. I would hope that the Christmas decorations or Easter decorations would be paid for by the council out of my rates. I would rather spend my money on new signage or fix up my shop to maintain a great shop and service that will keep the locals coming back. Perhaps this is a fee for the owners of the buildings to be hit with as they get the huge rent that I'm paying but as for struggling business owners it's not</p>

	<p>on. When the street fair is on we actually shut our doors now. Our sales drop well below what my rent will cost me for the day so effectively if I pay a staff member for that day I will be out at least \$200 for the day plus what my usual takings would be. When the Easter egg hunt is on we spent well over \$150 each time on Easter eggs. Only to have get their eggs. Absolutely no extra sales are made from these events. I object to the proposal and can be contacted on ...</p>
<p>Submitter Three</p>	<p>We just received 2 letters for special rate. The total amount of \$719.75, which we object to pay. We are small business owner, running on thin margin with big expenses. Last year has to be worst year for us, we had level crossing project on Grange road and water main replacement on Station Street disrupted business on Station Street - this is still felt this year because people change their routine due to road works last year and hasn't come back to Station Street.</p> <p>I would like to object to special rate, we are struggling to keep the business float. We don't need any more expenses to run our business so no more special rate from us thank you.</p>
<p>Submitter Four</p>	<p>Thank you for your recent letter regarding the proposed special rate for the Fairfield Business Precinct. Late last year we received a map layout from the Council outlining the area of the Business Precinct. We assumed that this excluded our business and those beyond, which is not retail and has no requirement for this type of promotion. The Christmas promotion excluded our business so we accepted that the border for the business precinct was correct. Also noted is the acceptance of the current rate structure for the services provided by Council for our property.</p>