

NOTICE OF INTENTION TO DECLARE A SPECIAL RATE RESERVOIR VILLAGE BUSINESS DISTRICT

Notice is hereby given that Darebin City Council resolved on 3 April 2017 to give public notice of its intention to declare a Reservoir Village Business District Special Rate at Council's meeting on 17 July 2017 pursuant to sections 163 and 223 of the *Local Government Act 1989*.

The proposed special rate will be levied on properties located in the Reservoir Village Business District ("Business District"), for the purpose of defraying the expenses to be incurred by Council in, administratively only and subject always to the approval, direction and control of the Council, providing funds to the incorporated body known and operating as the Reservoir Village Traders' Association ("Traders' Association") of advertising, promotion, centre management, business development and other incidental expenses associated with the encouragement of commerce, retail and professional activity and employment in the Business District It will commence on 1 July 2017 and remain in force for a period of five years ending 30 June 2022.

The proposed Special Rate will be based on geographic criteria, having regard to the location (as set out below and also shown on the plan) and the capital improved value ("CIV") of those rateable properties in the Business District that are used, or reasonably capable of being used, for commercial, retail or professional purposes and further, the classification of those properties as receiving a special benefit.

For the period of the Scheme, the proposed Special Rate will be assessed on the following rateable properties (which properties are specified as being the area and the land for which the Special Rate will be declared) as follows:

- 1 - 77 Edwardes Street (inclusive)
- 2AA - 84B Edwardes Street (inclusive)
- 251 - 325 Spring Street (inclusive)
- 1 and 2 Ralph Street (inclusive)
- 2A Byfield Street

In performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Darebin, in particular the encouragement of commerce, retail and professional activity and employment, the total cost of the performance of the function and the exercise of the power and the total amount of the Special Rate to be levied by Council for the period of the Scheme, being 1 July 2017 to 30 June 2022, will be a combination of the amount of \$75,000 (being the amount to be raised in the first year of the Scheme) and the amounts to be raised in the second, third, fourth and fifth years of the Scheme, reflecting any increases in the CPI for the previous financial year.

The proposed Special Rate will be levied by the Council sending a notice of levy annually to the persons required to pay the Special Rate, which will require that the Special Rate be paid in four installments, to be paid by the dates fixed by the Council in the notice and in accordance with section 167(3) of the Act. Council will consider cases of financial and other hardship and may reconsider other payment options for the Special Rate.

In accordance with sections 163(2)(a), (2A) and (2B) of the Act, the Council has determined (and previously set out) the total amount of the Special Rate to be levied (taking into account also any increases in the Special Rate arising from any increases in the CPI) and further considers and formally determines that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Rate is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of the Council, all of the services and activities to be provided under the Scheme are marketing, promotional and advertising related and will accordingly only benefit those properties included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes.

Copies of the proposed declaration of Special Rate and a plan of the Scheme area are available to inspect during normal business hours at Darebin City Council Offices, 274 Gower Street Preston and Reservoir Community and Learning Centre, for a period of at least 28 days after the publication of this notice.

Any person may make a written submission to the Council under sections 163A and 223 of the Act. In addition, any person who will be required to pay the proposed Special Rate, whether an owner or an occupier of a property included in the Scheme, has a right to object to the proposed declaration and may also make a written objection to the Council under section 163B of the Act.

Written submissions submitted under section 223 of the Act and/or objections lodged under section 163B of the Act must be received by the Council by 5pm on 19 May 2017. Submissions and/or objections must be in writing and addressed and sent to the Business Development Coordinator, business@darebin.vic.gov.au or P.O. Box 91 Preston 3072.

Any person who has made a written submission under section 223 of the Act and has requested that they be heard in support of their written submission is entitled to appear in person or by a person acting on their behalf before a Committee appointed by the Council to hear submissions under section 223 of the Act. Persons requesting to be heard will separately be advised of the date, time and place for the hearing of submissions and objections.

Council will consider any written submissions and take into account any written objections in accordance with sections 163A, 163B and 223 of the Act. Any person requiring further information in relation to the proposed declaration of Special Rate should in the first instance contact the Business Development Coordinator on 8470 8416 or business@darebin.vic.gov.au.

Philip Shanahan
Acting Chief Executive

