

## APPENDIX A

### DAREBIN CITY COUNCIL NOTICE OF DECLARATION OF A SPECIAL CHARGE HIGH STREET NORTHCOTE BUSINESS DISTRICT

In accordance with a resolution of the Darebin City Council (“Council”) made at its ordinary meeting held on 5 August 2013, Council declared a Special Charge (“Special Charge”) under section 163(1) of the *Local Government Act* 1989 (“Act”) for the purposes of defraying 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 Northcote Business Association (“Traders’ Association”) to be used for the purposes of promotional, advertising, marketing, business development and other incidental expenses to be approved by the Council and agreed to from time to time between the Council and the Traders’ Association, all of which are associated with the encouragement of commerce, retail and professional activity and employment in the High Street Northcote Business District (“Business District”).

The Special Charge is based on geographic criteria, having regard to the location of those rateable properties in the Business District that are used, or reasonably capable of being used, for commercial, retail or professional purposes.

The Council considers that each rateable property and each business included in the Scheme area that is required to pay the Special Charge will receive a special benefit because the viability of the Business District as a commercial, retail and professional area will be enhanced through increased economic activity.

In performing functions and exercising powers in relation to activities associated with the encouragement of commerce and retail activity in and around the area for which the Special Charge is declared, the Council intends to levy and spend an amount of \$85,511 for the first year of the Scheme, raising in total an amount of \$513,066 over the six year period of the Scheme. (Any increases in Special Charge amounts pursuant to increases in the Consumer Price Index (CPI) will, however, be added to the payments of the Special Charge in the second, third, fourth, fifth and sixth years of the Scheme.)

The Special Charge is declared, and will remain in force, for the period commencing 1 July 2013 and ending on 30 June 2019.

For the period of the Scheme, the Special Charge will be assessed as follows-

- properties enjoying a “primary” special benefit (as shown below) - \$466 per annum (plus any CPI increase in the second, third, fourth, fifth and sixth years of the Scheme); and

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Street Name	Property Number (inclusively)
High Street	203 to 385; 200 to 362

- properties enjoying a “secondary” special benefit (as shown below) - \$233 per annum (plus any CPI increase in the second, third, fourth, fifth and sixth years of the Scheme).

Street Name	Property Number (inclusively)
High Street	387 to 409; 372 to 390; 176 to 198
Mitchell Street	2A and 4A
Corner of High and Separation Streets Northcote	The property known as Northcote Central Shopping Centre

The Special Charge will be levied by the Council sending a notice of levy annually to the persons who are liable to pay the Special Charge, which will require that the Special Charge must be paid in the following manner:

- by four instalments, to be paid by the dates which are fixed by Council in the notice.

Council will consider cases of financial and other hardship and may reconsider other payment options for the Special Charge. There will be no incentives given for payment of the Special Charge before the due dates for payment.

For the purposes of having determined the total amount of the Special Charge to be levied under the Scheme, the Council considers and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act 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 Charge 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 the activities to be provided from the proceeds of the expenditure of the Special Charge are marketing, promotion and advertising related and will accordingly only benefit those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes.

Rasiah Dev  
Chief Executive

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**Proposed amount calculated for each property**

<b>Assessment</b>	<b>Charge per property in Year 1</b>
72938	466
73939	466
36722	466
36723	466
36724	466
36725	466
36726	466
36727	466
36728	466
36729	466
36731	466
36732	466
36733	0
36734	466
36735	466
36736	466
36737	466
36738	466
36739	466
36740	466
36741	466
36743	466
36744	466
36746	466
36747	466
36748	466
36749	466
36751	466
36752	466
36754	466
36755	466
36756	466
36758	466
36759	0
36760	466
36761	466
36762	466
36763	466
36764	466

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36767	466
36769	466
36770	466
36771	466
36772	466
36773	466
36775	466
36776	466
36777	466
36778	466
36794	466
36795	466
36796	466
36799	466
36800	466
36801	466
36802	466
36803	466
36804	466
36805	466
36806	466
36807	466
36808	466
36809	466
36810	466
36811	466
36812	466
36813	466
36814	466
36815	466
36816	466
36817	466
36818	233
36819	233
36820	233
36821	233
36822	233
36823	233
36824	233
36825	233
36826	233
36827	233
36829	233
36830	233
37194	233

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73982	233
37196	233
37197	233
37199	233
37200	233
37201	466
37201	233
37202	466
37205	466
37208	466
37209	466
37211	466
37212	466
37213	466
37214	466
37216	466
37217	466
37219	466
37222	466
37223	466
37224	466
37225	466
37226	466
37227	466
37228	466
37231	233
37232	466
37233	466
37234	466
37235	466
37236	466
37237	466
37238	466
37240	466
37241	466
37245	466
37246	466
37247	466
37248	466
37249	466
37250	466
73981	466
73980	466
37253	466
37254	466

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37255	466
37256	466
37257	466
37259	466
37262	466
37263	466
37264	466
37265	466
37266	466
37268	466
37267	466
37269	466
37270	466
37271	466
37272	466
37273	466
37274	466
37276	466
37277	466
37278	466
37279	466
37280	466
37281	466
37282	466
37283	466
37285	466
37286	466
37289	233
37290	233
37292	0
37293	116.5
37294	116.5
37295	233
37296	233
37297	233
37298	233
46896	233
46897	233
46900	233
46905	233
46906	233
46908	233
46910	233
46911	233
46912	233

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46913	233
46914	233
46915	233
46917	233
46918	233
50857	0
50859	233
58503	233
60498	466
60499	233
60500	466
61110	233
61410	466
62001	466
62177	466
62292	233
62909	466
62963	233
63690	466
63692	233
63980	233
64514	466
65063	233
66263	233
66593	466
66594	466
67336	466
67745	466
68461	233
68462	233
68663	466
68776	233
69370	466
69786	233
70812	466
70813	466
70845	466
70848	466
71338	466
72585	233
62988	466
61121	466
61122	233
<b>85,511</b>	

# APPENDIX C

## Map of Proposed High Street Northcote Business District Special Charge Levy

