

DAREBIN CITY COUNCIL

NOTICE OF INTENTION TO DECLARE A SPECIAL CHARGE

HIGH STREET NORTHCOTE BUSINESS PRECINCT (Precinct)

In accordance with the provisions of the *Local Government Act 1989* (Act), it is hereby given that Darebin City Council at its meeting on **18 March 2019** resolved to give notice of the intention to declare and levy a special charge under Section 163 of the Act.

The special charge is for the purpose of defraying expenses to be incurred by Council in providing funds to the incorporated body operating as the Northcote Business Association (NBA), which funds, subject to the approval of Council, are to be used for the purposes of promotional, marketing, business development, contracted support, and other incidental expenses as agreed to from time to time between Council and NBA all of which are associated with the encouragement of commerce, retail and professional activity and employment in the Precinct.

In performing functions and exercising powers to encouragement of commerce and retail activity in and around the area for which it is proposed the Special Charge being **1 July 2019 to 30 June 2024**, will be declared, the Council intends to levy and spend an amount of **\$88,745** or the first year of the Scheme, raising in total an amount of **\$443,725** over 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, and fifth years of the Scheme.

The proposed Special Charge 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 Precinct 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 “primary” or a “secondary” special benefit.

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 Precinct as a retail, commercial and professional area, and the value and the use, occupation and enjoyment of the properties will be maintained or enhanced through increased economic activity.

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

Properties enjoying a “primary” special benefit are charged \$480 per annum including:

Street name	Street number (inclusive)
High Street	203 to 385; 200 to 360 and 360A

Properties enjoying a “secondary” special benefit (as shown below) are charged \$235 per annum including:

Street name	Street number (inclusive)
High Street	387 to 409; 372 to 392; 176 to 198
Mitchell Street	2A and 4A
Corner of High & Separation Streets Northcote	The property known as Northcote Central Shopping Centre

The proposed special charge will be levied by the Council sending a notice of levy annually to the persons required to pay the Special Charge, which will require that the Special Charge be paid in four instalments, 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 Charge.

Copies of the proposed declaration of Special Charge and a plan of the Scheme area are available to inspect during normal business hours at Darebin City Council Offices, 274 Gower Street Preston or on Council's website www.darebin.vic.gov.au 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 Charge, 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.

Any person who has made a written submission may also request that they be heard in support of their written submission. Submissions should be addressed to: Wendy Dinning Economic Development Coordinator, PO Box 91 Preston, 3073.

Council will consider and, if requested, hear support for all written submissions received before 5pm 29 April 2019 at a Hearing of Submissions Committee. Submitters will be advised in writing of the date and time of the meeting.

It is proposed that Council will consider this matter at its Ordinary Meeting of 11 June 2019. Further information on this Scheme may be obtained from Wendy Dinning Economic Development Coordinator on 84708888 or wdinning@darebin.vic.gov.au