

Public Notice – Notice of Intention to Declare Scheme

PROPOSED RENEWAL OF A MARKETING AND BUSINESS DEVELOPMENT FUND
(BALWYN NORTH SPECIAL RATE AND CHARGE) FOR THE BALWYN NORTH SHOPPING AND BUSINESS CENTRE

Notice is hereby given that Boroondara City Council resolved on 11 November 2019 to give public notice of its intention to declare a Balwyn North Special Rate and Charge pursuant to section 163 of the Local Government Act 1989 ('the Act').

The special rate and charge is declared for the purpose of defraying the expenses of advertising, promotion, centre management, business development and other incidental expenses associated with the encouragement of commerce at the Centre. It will commence on 1 July 2020 and remain in force for a period of five years, ending 30 June 2025.

The special rate and charge is to be levied on all rateable land primarily used, or adapted or designed to be used, for commercial purposes within the Balwyn North Shopping and Business Centre. A plan of the Scheme area appears below. A detailed map of the Scheme area can be viewed at Council's offices at Level 1, 8 Inglesby Road, Camberwell or on Council's website at www.boroondara.vic.gov.au/business for at least 28 days after the date of this notice.

It is proposed that the Balwyn North Special Rate and Charge will be assessed and levied as follows:

(i) Primary Area

Precinct	Charge
The core retail and commercial area. Ground floor properties with a frontage to Doncaster Road. Doncaster Road 60, 61, 63, 62-64, 65, 66, 66A, 66B, 66C, 67, 68, 68A, 68B, 70, 70B, 70C, 72, 72A, 69, 71, 73, 1/75, 77, 79, 81, 83, 87, 89, 91, 1/74, 2/74, G0 8/78, G0 9/78, G 10/78	A charge of \$859 per annum. Subject to annual CPI (All Groups, Melbourne) increases.

(ii) Secondary Area

Precinct	Charge
The secondary retail and commercial area. Ground floor properties without a frontage to Doncaster Road. Doncaster Road 1/70A, 2/70A, 3/70A, 4/70A, 5/70A, 6/70A, 7/70A, 8/70A, 3/72, 4/72, 93, 3/74, 4/74	A charge of \$429.50 per annum. Subject to annual CPI (All Groups, Melbourne) increases.

(iii) Tertiary Area

Precinct	Charge
The tertiary retail and commercial area. Upper level premises. Doncaster Road Level 1/62-64, Suite 4/70, Suite 5/70, Suite 6/70, Suite 1/70, Suite 2/70, Suite 3/70, 6/72, 7/72, 2/75, 1/87, 5/74, 6/74, 7/74, 8/74, 9/74, 10/74, 11/74, 12/74, 14/74, 15/74, 16/74, 17/74, 18/74, 19/74	A charge of \$268 per annum. Subject to annual CPI (All Groups, Melbourne) increases.

The charge for each rateable property in the Scheme area, will be adjusted on 1 July 2021 and on each anniversary of that date by the percentage increase in the March quarter Consumer Price Index (All Groups, Melbourne) ("CPI") during the 12 months preceding the end of that March quarter.
In the first year, the scheme is estimated to raise \$41,489.50.

BALWYN NORTH SHOPPING AND BUSINESS CENTRE

Balwyn North SR&C Scheme 2020-2025 - Area Plan as at 2019



Submissions and/or objections must be in writing and addressed and sent by mail to:

Manager Economic Development
City of Boroondara
Private Bag 1
CAMBERWELL VIC 3124

Council will consider whether to make the proposed declaration at a meeting to be held on 27 April 2020 (or such other date as Council subsequently determines).

Any person requiring further information concerning the proposed declaration of the special rate and charge should in the first instance contact the Economic Development department on 03 9278 4814 or email lucinda.bakhach@boroondara.vic.gov.au

Phillip Storer
CHIEF EXECUTIVE OFFICER

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

The special rate and charge will be payable by ten monthly instalments, four equal instalments or by one instalment in February each year, in accordance with Council's general rate collection processes.

A person may make a submission in relation to Council's proposed declaration. Submissions must be lodged within twenty-eight (28) days after the date of this notice, and will be considered in accordance with section 223 of the Act.

A person making a submission is entitled to request in the submission that he or she be allowed to appear in person, or to be represented by a person specified in the submission, at a meeting to be heard in support of the submission. Submissions will be heard by Council at its meeting to be held on 27 April 2020 (or such other date as Council subsequently determines).

Any person making a written submission under section 223 of the Act is advised that details of submissions may be included within the official Council Agendas and Minutes which are public documents and which may be made available on Council's website.

Any person who will be required to pay the Balwyn North Special Rate and Charge is also entitled to exercise a right of objection under section 163B of the Act.

An occupier of a property is entitled to exercise the right of objection if the person submits documentary evidence with the objection which shows that it is a condition of their lease that the occupier is liable to pay rates and charges for the property. Objections must be made in writing and lodged within twenty-eight (28) days of the date of this notice. The right of objection is in addition to the right to make a submission.

A copy of the proposed declaration (including a plan of the area of the proposed Balwyn North Special Rate and Charge) is available for inspection at the Council Offices at 8 Inglesby Road, Camberwell for at least 28 days after the date of this notice.