

## Public Notice – Notice of Intention to Declare Scheme

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

Notice is hereby given that Boroondara City Council resolved on 15 March 2021 to give public notice of its intention to declare a Camberwell Special Rate and Charge pursuant to sections 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 2021 and remain in force for a period of five years, ending 30 June 2026.

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 Camberwell Shopping and Business Centre. A plan of the Scheme area appears below. A detailed map of the Scheme area can be viewed at Council offices at Level 1, 8 Inglesby Road, Camberwell or on the Council's website at [www.boroondara.vic.gov.au/business](http://www.boroondara.vic.gov.au/business) for at least 28 days after the date of this notice.

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

- (i) in Primary Area (Zone 1) - in the first year of the special rate and charge scheme, a rate of 0.045 cents in the dollar of Capital Improved Value (CIV) of each rateable property required to pay the special rate and charge subject to the following minimum charges per occupancy per annum.

Precinct	Minimum and Maximum
Primary (Core) Area (Zone 1): Ground and upper level properties on Burke Avenue, part Wills Street, part Burke Road, part Riversdale Road, part Camberwell Road, part Prospect Hill Road, part Station Street and part Railway Parade.	Ground level Minimum - \$600 Maximum - \$5000  Upper level Minimum - \$300 Maximum - \$1000

- (ii) in Primary Area (Zone 1A) - in the first year of the special rate and charge scheme, a rate of 0.045 cents in the dollar of Capital Improved Value (CIV) of each rateable property required to pay the special rate and charge subject to the following minimum charges per occupancy per annum.

Primary (Peripheral) Area (Zone 1A): Ground and upper level properties located north of the railway line to Victoria Road along part Burke Road and part Cookson Street.	Ground level Minimum - \$300 Maximum - \$3000  Upper level/s Flat rate - \$300
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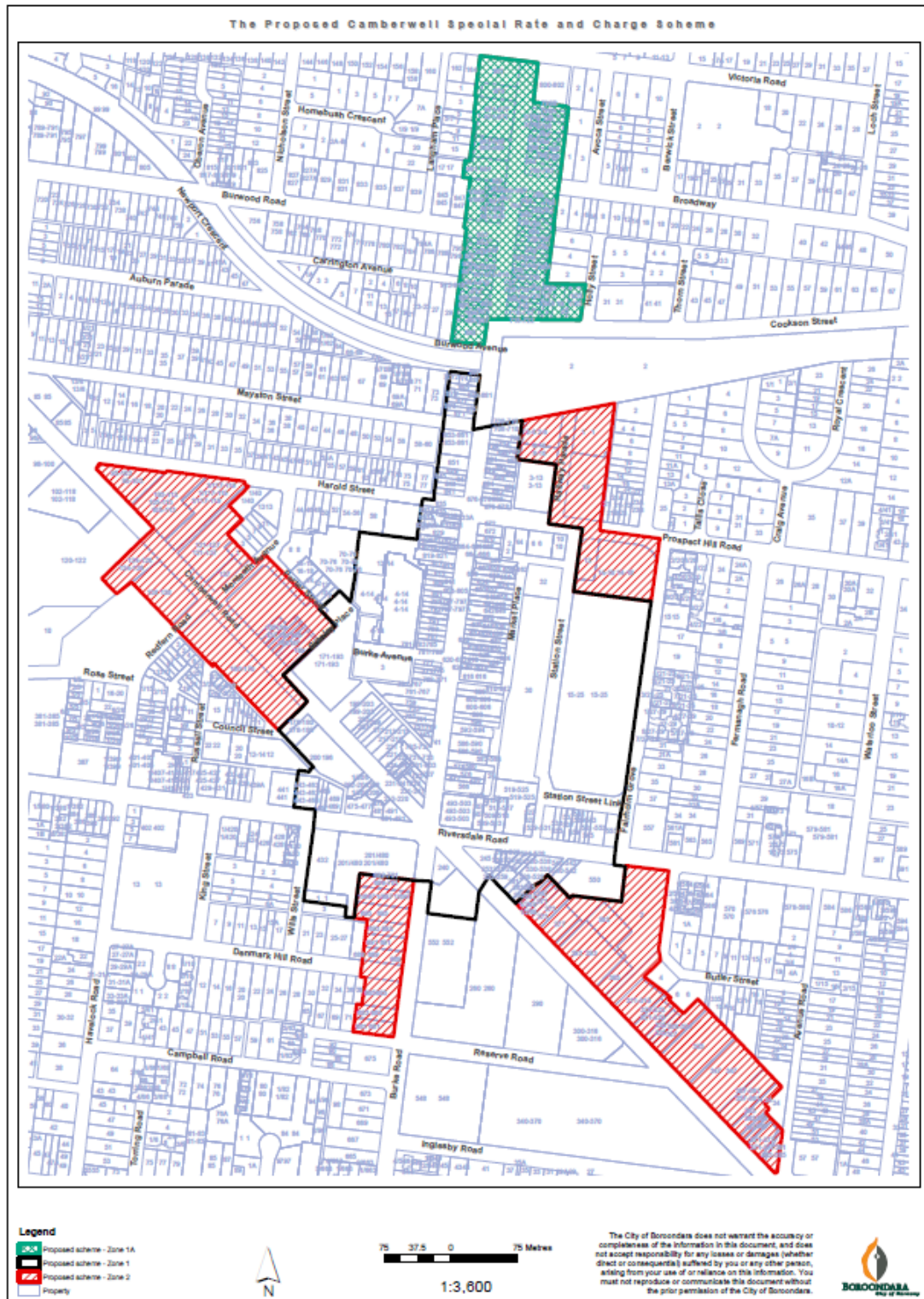
- (iii) Secondary Area (Zone 2) - in the first year of the special rate and charge scheme, a rate of 0.045 cents the dollar of Capital Improved Value (CIV) of each rateable property required to pay the special rate and charge subject to the following minimum charges per occupancy per annum.

Secondary Area (Zone 2): Ground and upper level properties on part Camberwell Road, part Riversdale Road, part Burke Road, part Railway Parade and part Prospect Hill Road.	Flat rate - \$300
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The CIV of each parcel of rateable land is the CIV of that parcel of land at the time of levying the special rate and charge in each year (so that the CIV may alter during the period in which the special rate and charge is in force, reflecting any revaluations and supplementary valuations which take place). The quantum of the rate in the dollar of the CIV of each property in the area, and the quantum of the minimum charges, will be adjusted on 1 July 2022 and on each anniversary of that date by 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 \$520,000.

## CAMBERWELL SHOPPING AND BUSINESS CENTRE



Council considers that each rateable property included in the Scheme area that is required to pay the Camberwell 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 wishes 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 on Monday 28 June 2021 (or such other date as Council subsequently determines).

Any person making a written submission under section 223 of the Act is advised that under regulation 11 of the *Local Government (General) Regulations* 2004, the Council is required to make available for public inspection all submissions (including personal information) received in accordance with section 223 of the Act during the previous 12 months. Details of submissions may also be included within the official Council Agendas and Minutes which are public documents and which may also be made available on Council's website.

Any person who will be required to pay the Camberwell 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 Camberwell 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.

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

Manager Liveable Communities  
City of Boroondara  
Private Bag 1  
CAMBERWELL VIC 3124

Council will consider whether to make the proposed declaration at a meeting on Monday 28 June 2021 (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 Local Economies team on 03 9278 4444 or email [boroondara@boroondara.vic.gov.au](mailto:boroondara@boroondara.vic.gov.au)**



**Phillip Storer**  
**CHIEF EXECUTIVE OFFICER**