

Public Notice – Notice of Intention to Declare Kew Junction Special Rate and Charge

PROPOSED DECLARATION OF KEW JUNCTION SPECIAL RATE AND CHARGE

Notice is hereby given that Boroondara City Council resolved on 28 March 2022 to give public notice of its intention to declare a Kew Junction Special Rate and Charge ("**Proposed Scheme**") pursuant to section 163 of the *Local Government Act* 1989 (the "**Act**").

The Proposed Scheme is intended to, in effect, renew the current Kew Junction Special Rate and Charge which supports the Marketing and Business Development Fund for the Kew Junction Shopping and Business Centre ('the Centre') and is due to expire on 30 June 2022.

The Proposed Scheme will be 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 2022 and remain in force for a period of five years, ending 30 June 2027.

The proposed Kew Junction Special Rate and Charge is to be levied on all rateable land located within the Centre which is primarily used, or adapted or designed to be used, for commercial purposes. A plan of the Proposed Scheme area appears below.

A copy of the proposed declaration, including a detailed map of the Proposed Scheme area, is available for inspection at Council offices at 8 Inglesby Road, Camberwell or on the Council's website at www.boroondara.vic.gov.au/business for at least twenty-eight (28) days after the date of this notice.

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

- (i) Primary Area (Zone 1) - in the first year a rate of 0.05 cents in the dollar of the Capital Improved Value (CIV) of each rateable property in the Proposed Scheme area, subject to the following minimum charges per occupancy per annum:

Precinct	Minimums per annum
<u>Primary Area (Zone 1):</u> This zone includes ground and upper level properties on High Street and associated side streets generally between Kew Recreation Centre and Princess Street and the Kew Junction intersection and along Cotham Road between Gellibrand Street and the Kew Junction intersection Kew as shown on the boundary plan for the Kew Junction Special Rate and Charge.	<u>Ground level</u> Minimum - \$409 <u>Upper level/s</u> Minimum - \$204

Note: The minimum charges are consistent with the rates proposed by the KJBA and have not changed from those in the Current Scheme. Since the inception of the special rate and charge scheme for the Centre no maximums have been applied.

- (ii) Secondary Area (Zone 2) - in the first year a rate of 0.03189 cents in the dollar of Capital Improved Value (CIV) of each rateable property in the Proposed Scheme area, subject to the following minimum charges per occupancy per annum:

Precinct	Minimums per annum
<u>Secondary Area (Zone 2):</u> This zone includes ground and upper level properties on High Street between Ridgeway Avenue and Highbury Grove to the south and between Kew Recreation Centre and 427 High Street to the north and south and north west of the Kew Junction intersection as well as properties north of Walton Street and adjacent properties in Walpole Street, Charles Street, corner of Cotham Road and Derrick Street and Queen Street Kew as shown on the boundary plan for the Kew Junction Special Rate and Charge.	<u>Ground level</u> Minimum - \$204 <u>Upper level/s</u> Minimum - \$155

Note: The minimum charges are consistent with the rates proposed by the KJBA and have not changed from those in the Current Scheme. Since the inception of the special rate and charge scheme for the Centre no maximums have been applied

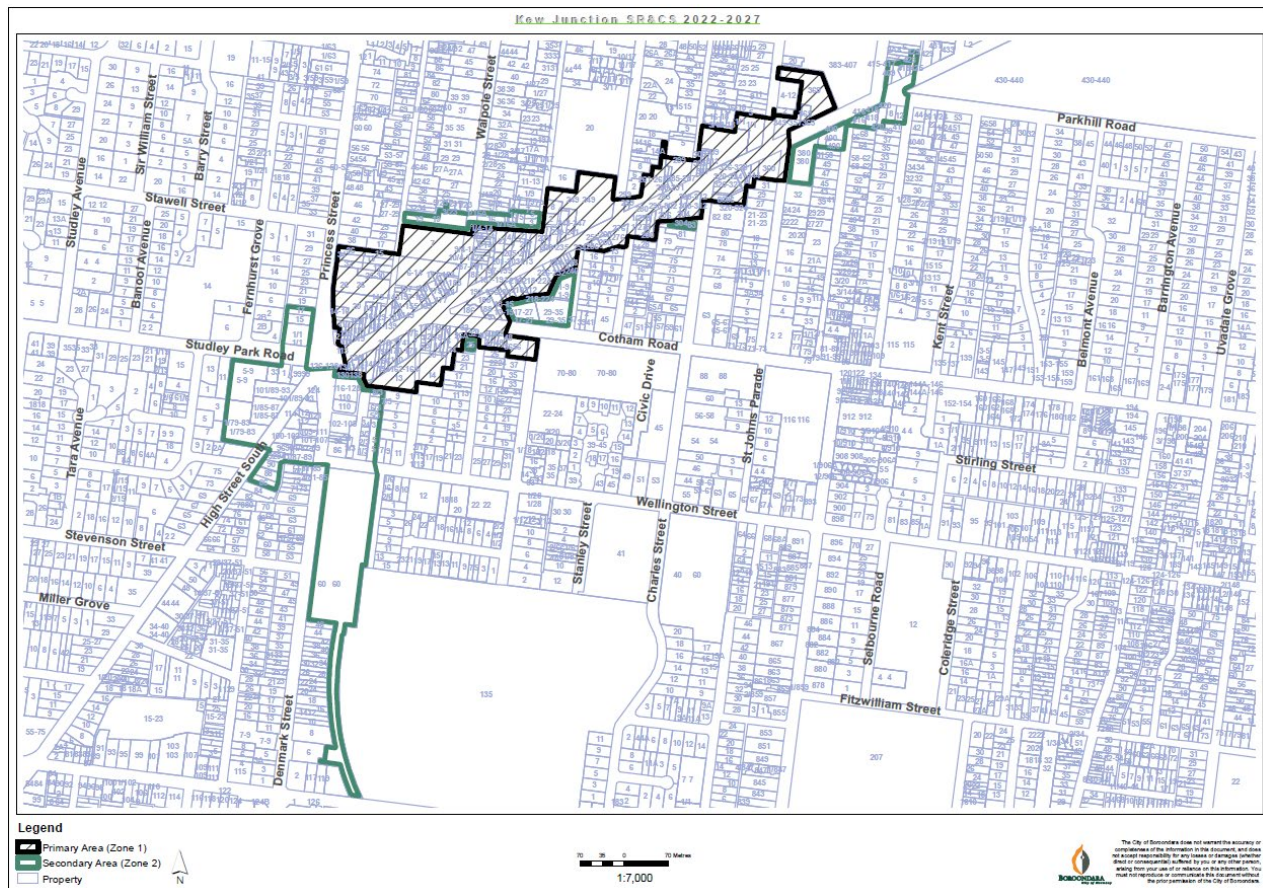
It is further proposed that the persons liable to pay the Kew Junction Special Rate and Charge will do so on the same date/s as Council's general rates are due, and that they be required to pay interest on any amount which has not been paid.

The quantum of the rate in the dollar of the CIV of each rateable property in the area, and the quantum of the minimum charges, will be adjusted on 1 July 2023 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.

The CIV of each parcel of rateable land is the CIV of that parcel of land at the time of levying the Kew Junction Special Rate and Charge in each year. The CIV may change in the period during which the Proposed Scheme is in force, reflecting any revaluations and supplementary valuations which take place.

In the first year, the Proposed Scheme is estimated to raise \$255,000. The Proposed Scheme is estimated to raise approximately \$1,275,000 in total over five years.

KEW JUNCTION SHOPPING AND BUSINESS CENTRE



Council considers that each rateable property included in the Proposed Scheme area that is required to pay the Kew Junction 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.

Submissions

Any person may make a submission in relation to the Proposed Scheme. 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 27 June 2022 (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.

Objections

Any person who will be required to pay the Kew Junction 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 their objection which shows that it is a condition of their lease that the occupier is liable to pay the Kew Junction Special Rate and Charge in respect of 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.

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

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

E: boroondara@boroondara.vic.gov.au

Council will consider whether to declare the Proposed Scheme at a meeting on Monday 27 June 2022 (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.

A handwritten signature in black ink, appearing to read 'Phillip Storer', is positioned above the printed name and title.

**Phillip Storer
CHIEF EXECUTIVE OFFICER**