

PUBLIC NOTICE OF INTENTION TO DECLARE A SPECIAL RATE FOR THE ST KILDA VILLAGE ACTIVITY CENTRE

In accordance with Section 163(1A) and 163B(3) of the Local Government Act 1989 (the "Act"), Port Phillip City Council gives public notice of its intention to declare a special rate at its ordinary meeting on 27 July 2009.

The special rate is for the purpose of defraying marketing, management, business development and other incidental expenses associated with the encouragement and development of commerce, trade and associated employment in the St Kilda Village Activity Centre. In proposing the declaration of the special rate, Council is performing functions and exercising powers relating to the peace, order and good government of the municipal district of the City of Port Phillip, in particular, the encouragement of employment opportunities and commerce.

The maximum annual cost of the performance of the functions is \$200,000 per annum. The maximum amount of the special rate to be levied is \$900,000 over a period of 5 years. This equates to a maximum of \$180,000 per annum.

The proposed special rate will commence 1 July 2009 and conclude on 30 June 2014.

The following land is specified as the land to be covered by the special rate:

46-170 (inclusive) and 65-193 (inclusive) Acland Street.
167-231A (inclusive) and 136-218 (inclusive) Barkly Street.
1-9 (inclusive) and 2-26 (inclusive) Belford Street.
1-21 (inclusive) and 2-10 (inclusive) Irwell Street.
7-31 (inclusive) and 2-32 (inclusive) Carlisle Street.
22 and 25-49 (inclusive) Blessington Street
1-7 (inclusive) Shakespeare Grove
30-40 (inclusive) Jacka Boulevard
24-32 (inclusive) The Esplanade
14-18 (inclusive) Lower Esplanade

The criteria which forms the basis of the proposed special rate is the ownership of rateable land used for retail, commercial, or entertainment purposes within the geographic area in which the properties described above are included. The proposed special rate is assessed and levied on the basis of the rate in the dollar (as specified below for each of the four benefit areas) applied to the net annual value (NAV) of each property as indicated:

Primary Benefit – A ground level property that fronts Acland Street and is used for retail, commercial, or entertainment purposes and which in the opinion of Council receives a Primary Benefit will be subject to a rate of 0.00677 multiplied by the property's NAV. A minimum contribution of \$ 630 will apply.

Secondary Benefit – A ground level property with an Acland Street address that does not front Acland Street and is used for retail, commercial or entertainment purposes, an above ground property in Acland Street that is used for retail, commercial or entertainment purposes, and a ground level property at the following addresses that is used for retail, commercial or entertainment purposes and which in the opinion of Council receives a Secondary Benefit will be subject to a rate of 0.00406 multiplied by the property's NAV.

167-227A (inclusive) Barkly Street
1-9 (inclusive) and 2-26 (inclusive) Belford Street
1-21 (inclusive) and 2-10 (inclusive) Irwell Street
7-31 (inclusive) Carlisle Street
22 Blessington Street
1-7 (inclusive) Shakespeare Grove
30-40 (inclusive) Jacka Boulevard
24-32 (inclusive) The Esplanade

14-18 (inclusive) Lower Esplanade
A minimum contribution of \$ 470 will apply.

Tertiary Benefit – An above ground level property that is used for retail, commercial or entertainment purposes at 181-189 Barkly Street and a ground level property used for retail, commercial or entertainment purposes at the following addresses and which in the opinion of Council receives a Tertiary Benefit will be subject to a rate of 0.00299 multiplied by the property's NAV:

136-218 (inclusive) and 229-231A (inclusive) Barkly Street
2-32 (inclusive) Carlisle Street
25-49 (inclusive) Blessington Street

A minimum contribution of \$ 345 will apply.

Quaternary Benefit - An above ground property in the Tertiary Benefit Area that is used for retail, commercial or entertainment purposes or a property in the St Village Special Rate Area that is used for an above ground sign or automatic telling machine (ATM) and which in the opinion of Council receives a Quaternary Benefit will be subject to a rate of 0.00032 multiplied by the property's NAV. A minimum contribution of \$ 280 will apply.

Council considers there will be a special benefit to persons liable or required to pay the proposed special rate because the viability of the St Kilda Village Activity Centre will be improved as a commercial area through increased economic activity and the value of the properties and the businesses included in the scheme will be maintained or enhanced.

The special rate will be levied by sending notices to the persons liable to pay the special rate. Payments are to be made according to the dates fixed by the Minister of Local Government under Section 167 of the Act as being the date for payment of general rates, either by four installments or a lump sum.

The properties included in the special rate scheme will be subject to general re-valuations and supplementary valuations on the same cycle as the City of Port Phillip general rates and charges.

Copies of the proposed declaration of the special rate are available for inspection at the Port Phillip Council Offices, cnr Carlisle Street and Brighton Road, St Kilda 3182 for 28 days after the publication of this notice. A person affected by the special rate, being a property owner or occupier or other person required to pay the special rate, may make a written submission or objection about the proposed declaration to Council. A person or persons acting on their behalf can be heard in support of a submission or objection, however must request to be heard in their written submission.

Consideration of submissions and the hearing of submissions will occur in accordance with sections 163A, 163B and 223 of the Act. Submissions must be received by Council by 3 June 2009 and should be addressed to the Coordinator Economic Development, City of Port Phillip, Private Bag No 3, PO Box St Kilda, Victoria 3182. Persons requesting to be heard will be advised in writing of the date, time and place for the hearing of submissions and objections. All written submission lodged with Council will become public documents and will be available for public inspection.

DARRELL TRELOAR
INTERIM CHIEF EXECUTIVE OFFICER