

6.2.3 Notice of Intention - Sealing the Hills - Halcyon-Seaview (Cockatoo) Catchment - Special Charge Scheme

Responsible GM: Peter Benazic
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Recommendation(s)

That Council:

1. Acknowledge the majority property owner support as set out in this report to contribute to the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo (as shown in attachment 2), including sealed pavement, kerb & channel and associated drainage and incidental works.
2. Approve the assessment of the benefit ratio for the proposed special rate and charge scheme as set out in attachment 3 of this report.
3. Adopt the proposed area of the scheme and method of apportionment as set out in attachments 2 and 4 respectively.
4. Give notice of intention to declare a special charge scheme in accordance with the proposed declaration set out in attachment 5 to fund the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo.
5. Consider the declaration (attachment 5) at its meeting of 15 August 2022, or such later date as necessary.
6. Appoint the Mayor and/or ward Councillor and/ General Manager Infrastructure and Environment as a Council committee with a quorum of one to consider submissions received to Section 223 of the Local Government Act with respect to this scheme.
7. Authorise the General Manager Infrastructure and Environment to determine the administrative arrangements to enable submissions to be heard and considered.
8. Approve the public notice as set out in attachment 6 to be advertised in the Pakenham-Berwick Gazette and Hills Trader as newspapers that service the area.

Attachments

1. Scheme process chart [6.2.3.1 - 1 page]
2. Plan of scheme area [6.2.3.2 - 1 page]
3. Benefit ratio calculation [6.2.3.3 - 3 pages]
4. Apportionment table [6.2.3.4 - 4 pages]
5. Proposed Council declaration [6.2.3.5 - 2 pages]
6. Public notice [6.2.3.6 - 1 page]

Executive Summary

This report proposes giving *notice of intention to declare* a special charge to part fund the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo. This notice begins the formal consultation process at the commencement of the statutory process that enables Council to levy a special charge, (refer attachment 1).

The Halcyon-Seaview (Cockatoo) catchment is included in the Australian Government funded Sealing the Hills program. A recent survey of the property owners in the indicated roads in this catchment indicated 91% property owner support to contributing to a scheme from the responses received. Included property owners will receive special benefit as a result of the works including improved resident amenity, reduction in dust and associated health issues, improved drainage, less wear and tear on vehicles, reduced road maintenance costs and overall improved liveability.

The preliminary estimated cost of the proposed works is \$6,810,000 of which \$1,071,000 is proposed to be funded via the proposed special charge contribution received from the included property owners. This will leave an approximate balance of \$5,739,000 to be funded from the Australian Government grant.

Property owner contributions have been assessed based on the benefit gained by each existing developed or vacant allotment, capped by Council at \$7,000 per benefit unit, (refer to benefit unit definition below). Councils' special rates and charges policy provides for levies to be paid in quarterly instalments that include principle and interest. For the Sealing the Hills program it has been decided that a maximum 7-year payment period be adopted. The financial hardship provisions of this policy provide further relief to those owners demonstrating genuine financial hardship.

Background

The Halcyon-Seaview (Cockatoo) catchment that includes Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo is included for construction in Council's Sealing the Hills program. The properties included are shown on the plan included as attachment 2 to this report.

A survey of the property owners within the scheme boundary, (total of 150), was undertaken asking if they were in support of contributing to a special charge scheme at a capped contribution rate of \$7,000 per benefit unit, with a benefit unit being defined as:

- Existing lots, either developed or vacant, that gain, or will gain, primary (vehicular) access from a road being constructed would generally be required to contribute one benefit unit (\$7,000) towards the cost of construction.
- Existing lots, either developed or vacant, with side or rear abuttal to a road being constructed would generally be required to contribute one half benefit unit (\$3,500) towards the cost of construction.
- Existing lots, either developed or vacant, that gain, or will gain, primary access and have side or rear abuttal to roads being constructed would generally be required to contribute one benefit unit (\$7,000) in total
- Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.

Table 1. Questionnaire responses

	Number	Percentage
Total no. properties in scheme	150	100%
No. of responses received	45	27%
No. of responses supporting the scheme	41	91%
No. of responses opposing the scheme	4	9%

Support for the scheme was consistent across all roads surveyed except from property owners on Gum Street, for which, no responses were received. Following consideration of the survey responses a special charge scheme has been prepared to part fund the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo.

Assessment number 5000005666 was re-added to this catchment after further subdivision of property address, 1 Neville Street, Cockatoo. The property owner was charged 2 benefit units in the previous catchment created. After further subdivision, 3 additional properties 2A-2C Alexander Road were added to the same assessment number with primary driveway access on to Alexander Road, Cockatoo charging the property owner additional 3 benefit units, as indicated in attachment 3 and 4.

Policy Implications

The proposed special charge scheme has been developed in accordance with the provisions of the Local Government Act, Cardinia Councils Special Rate and Charge Policy and the adopted Sealing the Hills program. It is based on community benefit, health, safety, amenity, and property owner support.

Section 163 of the Local Government Act provides that Council may not recover a greater portion of the cost of the works than calculated in accordance with the statutory 'benefit ratio' as set out in attachment 3 to this report. Given that Council has capped the property owner contribution at \$7,000 per benefit unit, the proposed scheme is compliant.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

Climate Emergency Consideration

The Sealing the Hills project will consider climate emergency reduction measures such as:

- minimising tree removal through innovative road design
- use of LED lighting to reduce energy emissions
- utilising local contractors and local road & drainage construction materials to minimise travel

investigating the reuse and use of recycled road construction materials

Consultation/Communication

A letter was sent in Feb 2022 to the property owners of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo outlining specifics in relation to their inclusion in the Sealing the Hills program and the associated special charge scheme proposal.

With Covid-19 restrictions being eased mid-February after initial letter was mailed out to property owners, no face-to-face community consultation was undertaken. However, property owners were provided with the opportunity to speak directly to the project engineering and special charge scheme staff and to view the preliminary construction plans and special charge scheme information online.

In March 2022, a questionnaire was mailed to property owners asking them to indicate their support/opposition to contributing to a special charge scheme at the capped rate of \$7,000

per benefit unit. As outlined above, 45 questionnaire responses from 150 properties were received.

Financial and Resource Implications

The scheme funding arrangements are as outlined in Table 2.

Table 2. Preliminary estimated cost of project

Total estimated cost of scheme	\$6,810,000
Total Council contribution (approx. 84%)	\$5,739,000
Benefiting property owner contribution (approx. 16%)	\$1,071,000

Note: the estimated project cost includes an allowance of 15% for design, supervision, and administration of the scheme.

The Australian Government \$150m grant will be used to fund Council's contribution.

Property owners will be offered the option of paying their contribution in full, or by quarterly instalments over 7-years. Instalment payments will include principle and interest, with interest calculated at the declaration of the scheme based on Council's borrowing rate at the time plus one percent.

Council will require the first payment, either in full or by instalment to be made within 6-months of the practical completion of the works.

Conclusion

It is concluded that the majority of property owners support the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo and that Council should commence the formal consultation process to initiate a special charge scheme by proceeding to give notice of its intention to declare a special charge to part fund the works.

Sealing the Hills program Special Charge Scheme process checklist



Special charge scheme projects (Section 163 Local Government Act)

Complete	Stage	Description
✓	Survey of landowners	Initial survey of property owners to assist in determining the need, associated issues and level of support for the proposed works and special rate/charge scheme.
✓	Approval to prepare scheme	Decision made to prepare scheme or to shelve project following consideration of the survey of property owners and feedback from the community. <ul style="list-style-type: none"> • If the decision is that the scheme should proceed, the engineering design is completed, and a detailed estimate and an apportionment of costs are prepared. • If a decision is made that the scheme should not proceed based on resident and community feedback, the affected residents are advised accordingly
✓	Intention to declare scheme	Report to Council providing information on proposed scheme including advice of impending advertising of scheme and declaration of charge. Report seeks Council approval by resolution to proceed with process.
✗	Advertisement and notification	The proposed scheme is advertised in the local newspaper and all affected property owners are notified by mail of proposed works, costs and contributions. This advertisement and notification indicate Council's intention to <i>declare</i> a scheme in a month's time and seeks submissions from affected property owners. Details of the scheme may be inspected at the shire offices.
✗	Submissions	From the time of advertising, property owners have 28 days (as set down by the Act) to lodge submissions, either in support or opposing the proposed scheme.
✗	Submissions review panel hearing	A Submissions Review Panel is convened (may be Council Committee or whole Council) and meets to consider submissions. Some submissions are written only. Submitters may also request to be heard before the committee. The panel makes a recommendation to Council regarding the scheme.
✗	Abandonment of scheme	The panel may recommend to Council that the scheme be abandoned. After considering the panel's report, Council may proceed to abandon the scheme following which property owners are notified and the scheme does not proceed.
✗	Declaration report	Alternatively, the panel may recommend to Council that the scheme proceed. After considering the panel's report, Council may proceed to <i>declare</i> the charges in accordance with its advertised intent. <ul style="list-style-type: none"> • After this the Finance Manager issues the levy notices and there is a formal charge placed on the property. • This is the final step in the process for Council to make a decision on the scheme
✗	Appeal	Property owners may lodge an application for review of Council's decision with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the tribunal and this process generally takes four to six months. Decisions made by VCAT are binding on all parties.
✗	Construction	Council may then proceed to construction. Tenders are invited and a contractor appointed to construct the works. Invoices are issued seeking payment of the declared contribution. Payment may be by instalments or lump sum. The social responsibility provisions of Council's Special Charge Policy provide for those facing financial difficulty.
✗	Final cost report	At the completion of the works the scheme is <i>finalised</i> and a report presented to Council.

HALCYON-SEAVIEW CATCHMENT – PROPERTIES INCLUDED (Street Numbers)

ALEXANDER ROAD, HALCYON GROVE, MAURICE STREET, JEANNE STREET, LOWEN ROAD, STRINGYBARK ROAD, FERN GULLY ROAD, SEAVIEW ROAD, GUM STREET - COCKATOO 3781





Calculation of special benefit and maximum total levy

Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo

In accordance with Section 163(2) of the *Local Government Act 2020* and ministerial guidelines prepared relating to special rates and charges, Council is required to give consideration to the special benefit received from properties external to the proposed special charge as compared to those that will be liable for the special charge.

Landowners involved in the scheme are not to be charged more than their proportional benefit for the proposed works (maximum total levy).

The maximum total levy equates to the product of the benefit ratio (R) and total cost of the works for which the special charge is being established.

Council is required to establish a benefit ratio calculated as follows:

$$\frac{TSB (in)}{TSB (in) + TSB (out) + TCB} = R$$

TSB (in): estimated total special benefit for those properties that Council proposes to include in the scheme.

TSB (out): estimated total special benefit for those properties with an identified special benefit that the Council does not propose to include in the scheme.

TCB: estimated total community benefit.

R ratio benefit.

Properties included in the scheme – TSB (in)

It is proposed to include 150 properties in the scheme resulting in 153 benefit units that gain primary access or abut Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo. The criteria considered appropriate for differentiating between the special benefit received by these properties compared to properties not included in the scheme and the broader community are as follows:

- The proposed works will provide continued and safe vehicular access to and from properties gaining primary access from these streets.
- The proposed works will improve the physical and environmental amenity of properties both abutting or gaining access from these streets.
- The proposed works will provide a drainage solution that will assist with street and property drainage issues currently experienced by properties both abutting and gaining access from these streets.

Total scheme benefits (in) is therefore calculated as having a result of 153.

Properties not included in the scheme receiving special benefit – TSB (out)

There are no properties with a special benefit that Council does not propose to include in the scheme.

Total scheme benefit (out) is: 0.

Total community benefit (TCB)

The total community benefit is Council's contribution to the cost of the scheme, which is calculated at 30% of the total number of benefits units in the scheme. The traffic demands of this destination are attributed to the needs of the broader community. It is also proposed to construct drainage infrastructure as part of the overall works that will potentially have a broader community benefit.

Total community benefit (TCB) is 46.

Maximum total levy

Having regard to *properties not included in the scheme receiving special benefit and community benefits*, it is considered that the 150 property owners within the proposed special charge scheme will receive 70% of the overall benefit as a benefit ratio (R) for the proposed scheme by applying the above factors to the ministerial guideline's formula.

The calculation of the maximum total levy therefore equates to \$4,767,000. This is the total cost of the scheme less Council's contribution of 30% (as stated above in the total community benefit).

Having regard to the Council's contribution towards the works, as per the scheme details and Council's intent to only levy the property owners \$1,071,000, compliance with the maximum total levy requirements under Section 163(2A) is satisfied.

Manner of assessment and levy

In relation to special charge scheme considerations the manner of assessment has considered the following criteria:

- All lands within the designated area, described above.
- The existing and potential use of the land.
- The special benefit to each of those lands
- The accessibility of the works for those lands.

The basis of apportionment has been formulated in accordance with Council's Special Rates and Charges Policy on a benefit unit basis as follows:

- Existing lots, either developed or vacant, that gain, or will gain, primary (vehicular) access from a road being constructed would generally be required to contribute one benefit unit.
- Existing lots, either developed or vacant, with side or rear abuttal to a road being constructed would generally be required to contribute one half benefit unit.
- Existing lots, either developed or vacant, that gain, or will gain, primary access and also have side or rear abuttal to roads being constructed would generally be required to contribute one benefit unit.
- Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.

Generally, lots will be charged one benefit unit where access is taken directly from Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo. For instances where properties take primary access from an alternative road but have side or rear abuttal to one of the roads to be constructed, these properties would generally be charged one half benefit unit.

Table 1. Properties in scheme NOT allocated 1 benefit unit and reason

Address	Unit allocated	Reason
02A-02C Alexander Rd, Cockatoo VIC 3781	3 units	Property (previously known as 1 Neville St, Cockatoo) has 3 existing lots with primary access onto Alexander Rd.
06 Alexander Rd, Cockatoo VIC 3781	3 units	Property has the potential to be subdivided into 3 lots, all 3 capable of being sold and built on.
22-24 Alexander Rd, Cockatoo VIC 3781	2 units	Property has potential to be further subdivided
29 Paternoster Rd, Cockatoo VIC 3781	1/2 unit	Property frontage is already fully constructed up to driveway.
31 Paternoster Rd, Cockatoo VIC 3781	1/2 unit	Property has primary access onto Paternoster Rd with secondary access onto Halcyon Grove.
10-12 Jeanne St, Cockatoo VIC 3781	2 units	Property has 2 existing lots, both being capable of being sold and built on.
15 Maurice St, Cockatoo VIC 3781	2 units	Property has 4 existing lots, with 2 lots difficult to build dwellings on separate parcels, given their small size.
30 Seaview Rd, Cockatoo VIC 3781	1/2 unit	Property frontage is already fully constructed up to driveway.
31 Seaview Rd, Cockatoo VIC 3781	1/2 unit	Property benefitting from sealing and drainage works on Seaview Rd & Lowen Rd.
32 Seaview Rd, Cockatoo VIC 3781	1/2 unit	Property benefitting from sealing and drainage works on Seaview Rd & Lowen Rd.
33 Seaview Rd, Cockatoo VIC 3781	1/2 unit	Property benefitting from sealing and drainage works on Seaview Rd & Lowen Rd.
34 Seaview Rd, Cockatoo VIC 3781	1/2 unit	Property benefitting from sealing and drainage works on Seaview Rd & Lowen Rd.
36 Seaview Rd, Cockatoo VIC 3781	1/2 unit	Property benefitting from sealing and drainage works on Seaview Rd & Lowen Rd.

The basis of the allocated charge to properties has been calculated from:

- a. \$7,000 (fixed) per benefit unit.
- b. In accordance with Sections 167(6)(b) and 172 of the Act, the rate of interest which is payable on instalments is set at the 180 day bank bill rate as published in the Australian Financial Review plus one percent and reviewed every three months, (provided that it will not exceed the rate fixed by the Governor in Council by order of the purposes of Section 172(2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by order for the purposes of this section).

Major Roads Program - Special Charge Scheme (SCS) Apportionment Sheet - Halcyon Seaview Catchment

Alexander Rd, Halcyon Gr, Maurice St, Jeanne St, Lowen Rd, Stringybark Rd, Fern Gully Rd, Seaview Rd, Gum St - Cockatoo

PROJECT COST SUMMARY	
Total Project Cost (Inc. Design, Supervision/Admin & Offset)	\$6,810,000.00
Total Council Contribution	\$5,739,000.00
Total Landowner Contribution	\$1,071,000.00
Financing Costs	\$93,712.50

COUNCIL COST SUMMARY	
Council 30% Contribution	\$2,043,000.00
Subsidy for costs above FedFund ceiling	\$3,696,000.00
Total Council Cost	\$5,739,000.00

APPORTIONMENT SUMMARY	
Unit Ratio =	100
Total Landowner Units =	153
Total Council Units =	Nil
\$ / Unit =	\$31,156.86
FedFund Ceiling \$/ Unit =	\$7,000.00

DESCRIPTION	PROPERTY ADDRESS	ASSESSMENT NO.	DEVELOPMENT / BENEFIT UNIT	CHARGE FOR THE WORKS	ADJUSTED FOR CEILING	FINANCING CHARGE	TOTAL CHARGE	YEARLY CHARGE
L1 TP906719 V9092 F858 CA B (PT)	02A-02C Alexander Rd	5000005666	3	\$ 93,470.59	\$ 21,000.00	\$ 1,837.50	\$ 22,837.50	\$ 3,262.50
L1 TP142203	02-04 Alexander Rd	2016200100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP85553	03 Alexander Rd	2016250100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
CP108905	05-07 Alexander Rd	2016250200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L7 LP12432 V5882 F342	06 Alexander Rd	2016200200	3	\$ 93,470.59	\$ 21,000.00	\$ 1,837.50	\$ 22,837.50	\$ 3,262.50
L2 PS803615 V12227 F009	08 Alexander Rd	5000029882	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L28 LP5266 V6428 F573	09 Alexander Rd	2016250300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L34-35 LP7650	10-12 Alexander Rd	2016200300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L10 LP7974	11 Alexander Rd	2016250400	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L9 LP7974	13 Alexander Rd	2016250500	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L33 LP7650	14 Alexander Rd	2016200400	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L8 LP7974 V4806 F149	15 Alexander Rd	2016250600	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L32 LP7650	16 Alexander Rd	2016200500	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L7 LP7974 V8032 F651	17 Alexander Rd	2016250700	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L6 LP7974 V4708 F556	19 Alexander Rd	2016250800	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L33 LP5266 V8519 F210	21 Alexander Rd	2016250900	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
CP155489	22-24 Alexander Rd	2016200600	2	\$ 62,313.73	\$ 14,000.00	\$ 1,225.00	\$ 15,225.00	\$ 2,175.00
L92 LP8082	23 Alexander Rd	2016251000	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L93 LP8082	25 Alexander Rd	2016251100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 LP66928	26 Alexander Rd	2016200700	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 PS527630 V8189 F912	27 Alexander Rd	2016251200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 LP66928	28 Alexander Rd	2016200800	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 LP7472 V8958 F724	30 Alexander Rd	2016200900	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP184688	32 Alexander Rd	2016201000	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L53 LP7472 V7153 F143	01 Fern Gully Rd	2286250100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L70-71 LP7472	02-04 Fern Gully Rd	2286200100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L54 P7472	03 Fern Gully Rd	2286250200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L55 LP7472	05 Fern Gully Rd	2286250300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50

L69 LP7472	06 Fern Gully Rd	2286200200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP603469	07 Fern Gully Rd	2286250400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L68 LP7472	08 Fern Gully Rd	2286200300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L57 LP7472	09 Fern Gully Rd	2286250500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L67 LP7472	10 Fern Gully Rd	2286200400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP235530;L1 TP241322	11-13 Fern Gully Rd	2286250600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L66 LP7472	12 Fern Gully Rd	2286200500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L65 LP7472 V8133 F589	14 Fern Gully Rd	2286200600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP651446 V9409 F208	15 Fern Gully Rd	2286250700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP188468	16 Fern Gully Rd	2286200700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L61 LP7472	17 Fern Gully Rd	2286250800	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP167561 V9811 F448	18 Fern Gully Rd	2286200800	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP109512 V9357 F108	19 Fern Gully Rd	2286250900	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP154791	21 Fern Gully Rd	2286251000	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP173607 V10107 F330	23 Fern Gully Rd	2286251100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L2 LP48465	01 Gum St	2351050100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L83 LP7472	04 Gum St	2351000400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L82 LP7472	06 Gum St	2351000300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L81 LP7472	08 Gum St	2351000200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP172460 V9940 F460	10 Gum St	2351000100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP170145 V9884 F986	01 Halcyon Gr	2353750100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP168288 V9837 F690	03 Halcyon Gr	2353750200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP156149	05 Halcyon Gr	2353750300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP167159	06 Halcyon Gr	2353700200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP154242 V9486 F219	07 Halcyon Gr	2353750400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
PC358394	08 Halcyon Gr	2353700300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP165431 V9761 F906	09 Halcyon Gr	2353750500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP174250	10 Halcyon Gr	2353700400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP174891	12 Halcyon Gr	2353700500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L4 LP7949;L1 TP167342	14 Halcyon Gr	2353700601	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP108335	29 Paternoster Rd	2672301800	0.5	\$	15,578.43	\$	3,500.00	\$	306.25	\$	3,806.25	\$	543.75
CP105965;L48 LP7949	31 Paternoster Rd	2672301900	0.5	\$	15,578.43	\$	3,500.00	\$	306.25	\$	3,806.25	\$	543.75
L2 PS307546 V10264 F517	01 Jeanne St	2427550101	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 PS307546 V10264 F516	01a Jeanne St	2427550200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L6 LP8444	02 Jeanne St	2427500100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP106253	03 Jeanne St	2427550250	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L5 LP8444 V9050 F882 Parish of Gembrook	04 Jeanne St	2427500200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP163726	05 Jeanne St	2427550300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L4 LP8444	06 Jeanne St	2427500300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP170359 V9877 F343	07 Jeanne St	2427550400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L3 LP8444	08 Jeanne St	2427500400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP166242	09 Jeanne St	2427550500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1-2 LP8444	10-12 Jeanne St	2427500500	2	\$	62,313.73	\$	14,000.00	\$	1,225.00	\$	15,225.00	\$	2,175.00
L12 LP9597 V9000 F405	11 Jeanne St	2427550600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L13 LP9597 V8983 F584	13 Jeanne St	2427550700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L21-22 LP9597	14 Jeanne St	2427500600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP109756	15 Jeanne St	2427550800	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50

L23 LP9597 V4915 F955	16 Jeanne St	2427500700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L16 LP9597 V8874 F417	17 Jeanne St	2427550900	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L24-25 LP9597	18 Jeanne St	2427500800	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP160824	19 Jeanne St	2427551000	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP202441	20 Jeanne St	2427500900	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L19 LP9597	21 Jeanne St	2427551100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L20 LP9597	23 Jeanne St	2427551200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L2 PS448081	01 Lowen Rd	5000009519	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L2 PS602701 V11023 F554	03 Lowen Rd	5000004470	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 PS602701 V11023 F553	05 Lowen Rd	5000004469	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP155406	01 Maurice St	2543650100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP593622	02 Maurice St	2543600100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L101 LP8082;L1 TP644831	03 Maurice St	2543650200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L98 LP8082;PC357347	04 Maurice St	2543600200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP106434	05 Maurice St	2543650300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L99 LP8082	06 Maurice St	2543600300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
PC357347	06a Maurice St	2543600350	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP161047 V9656 F461; L1 TP644095; L1 TP644095	07 Maurice St	2543650400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L2 LP211697	08 Maurice St	2543600400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L39 LP12050	09 Maurice St	2543650500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 LP211697 V9814 F870	10 Maurice St	2543600500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L38 LP12050 V5697 F290	11 Maurice St	2543650600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP108714	12 Maurice St	2543600600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
PC360695	13 Maurice St	2543650700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP117557 V10137 F265	14 Maurice St	2543600700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L34 LP12050;L1 TP337929;L1 TP850041;L1 TP850041	15 Maurice St	2543650800	2	\$	62,313.73	\$	14,000.00	\$	1,225.00	\$	15,225.00	\$	2,175.00
L47-48 LP12050	16 Maurice St	2543600800	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP174387	17 Maurice St	2543650900	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L49 LP12050	18 Maurice St	2543600900	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L29-30 LP12050	19 Maurice St	2543651000	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP161152 V9646 F853	20 Maurice St	2543601000	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP154809	21 Maurice St	2543651100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
CP158427	22 Maurice St	2543601100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L52 LP7472	01 Seaview Rd	2757850100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L3 LP7472	02 Seaview Rd	2757800100	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L51 LP7472	03 Seaview Rd	2757850200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L2 LP72684 V8620 F073	04 Seaview Rd	2757800200	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L50 LP7472	05 Seaview Rd	2757850300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 LP72684	06 Seaview Rd	2757800300	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP192978	07 Seaview Rd	2757850400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP577651	08 Seaview Rd	2757800400	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP572216	09 Seaview Rd	2757850500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L6 LP7472 V4771 F040	10 Seaview Rd	2757800500	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP253261	11 Seaview Rd	2757850600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L7 LP7472 V4469 F744	12 Seaview Rd	2757800600	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP447082	13 Seaview Rd	2757850700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50
L1 TP578192 V9760 F565	14 Seaview Rd	2757800700	1	\$	31,156.86	\$	7,000.00	\$	612.50	\$	7,612.50	\$	1,087.50

L46 LP7472	15 Seaview Rd	2757850800	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP646151	16 Seaview Rd	2757800800	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L45 LP7472	17 Seaview Rd	2757850900	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L10 LP7472	18 Seaview Rd	2757800900	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP167319	19 Seaview Rd	2757851000	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L11 LP7472	20 Seaview Rd	2757801000	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP228460	21 Seaview Rd	2757851100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L12 LP7472 V8324 F597	22 Seaview Rd	2757801100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L41A P8082	23-25 Seaview Rd	2757851200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L13 P7472	24 Seaview Rd	2757801200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
PC374342 V11449 F491	26-28 Seaview Rd	2757801300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 LP113008	27 Seaview Rd	2757851300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 PS343752 V9042 F707	29 Seaview Rd	2757851400	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L16 LP7472 V6752 F357	30 Seaview Rd	2757801400	0.5	\$ 15,578.43	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L38 LP7472	31 Seaview Rd	2757851500	0.5	\$ 15,578.43	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L17 LP7472 V8092 F235	32 Seaview Rd	2757801500	0.5	\$ 15,578.43	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L1 TP183506	33 Seaview Rd	2757851600	0.5	\$ 15,578.43	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L1 TP92765 V9409 F654	34 Seaview Rd	2757801600	0.5	\$ 15,578.43	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L1 TP93270	36 Seaview Rd	2757801700	0.5	\$ 15,578.43	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L74 LP7472	01 Stringybark Rd	2814550100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L89 LP7472	02 Stringybark Rd	2814500100	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L75 LP7472 V8093 F828	03 Stringybark Rd	2814550110	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L88 LP7472	04 Stringybark Rd	2814500200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L76 LP7472 V4293 F537	05 Stringybark Rd	2814550200	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L87 LP7472	06 Stringybark Rd	2814500300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L77 LP7472	07 Stringybark Rd	2814550300	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 LP48465	08 Stringybark Rd	2814500400	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L78 LP7472	09 Stringybark Rd	2814550400	1	\$ 31,156.86	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50

Total	153	\$ 4,767,000.00	\$ 1,071,000.00	\$ 93,712.50	\$ 1,164,712.50	\$ 166,387.50
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Notes
Total project cost includes 15% design/supervision/admin allowance Financing charge estimated on 5% interest paid in quarterly installments over a 7 year repayment period

PROPOSED SPECIAL CHARGE SCHEME DECLARATION

Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo

That a special charge in accordance with Section 163 of the Local Government, 1989 (the Act) be declared as follows:

1. A special charge is declared for a period until the works have been completed and the scheme finalised.
2. The special charge be declared for the purposes of defraying any expenses incurred by Council in relation to the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo including sealed road pavement, kerb & channel and associated drainage and incidental works. Council considers that these works will be of special benefit to those persons required to pay the special charge, (and who are described in succeeding parts of this resolution).
3. The special benefit accruing to those properties to be levied is considered to include improved access, improved amenity and appearance, improved roadside drainage, reduced mud and dust, reduced erosion, and lessened nuisance.
4. The following be specified as the area for which the special charge is declared:
 - All those properties described in attachment 4 of this report and as highlighted on the plan included as attachment 2.
5. The following be specified as the land in relation to which the special charge is declared:
 - All properties described in attachment 4 of this declaration.
6. The following be specified as the criteria which form the basis of the special charge so declared:
 - Those properties fronting, abutting or adjacent to the works.
7. The following be specified as the manner in which the special charge so declared will be assessed and levied:
 - Existing lots, either developed or vacant, that gain, or will gain, primary (vehicular) access from a road being constructed would generally be required to contribute one benefit unit.
 - Existing lots, either developed or vacant, with side or rear abuttal to a road being constructed would generally be required to contribute one half benefit unit.
 - Existing lots, either developed or vacant, that gain, or will gain, primary access and also have side or rear abuttal to roads being constructed would generally be required to contribute one benefit unit.
 - Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.
 - The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to Section 163 (4) of the Local Government Act, 1989.
8. The total cost of the works is the amount shown in attachment 4 of this report estimated at \$6,810,000.
9. The total amount of the special charge to be levied is the amount shown in attachment 4 of this report estimated at \$ 1,071,000.
10. Having regard to the proceeding parts of this resolution but subject to Sections 166(1) and 167(6) of the Local Government Act, 1989, it is recorded that:
 - The owners of the land described in columns B and C of the table in attachment 4 are estimated liable for the respective amounts set out in column G of the table in attachment 4 and;
 - Such owners may, subject to any further resolution of Council pay the special charge in the following manner:

- i. The charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167(3) of the Local Government Act, 1989.
 - ii. The charge may be paid by:
 - Lump sum within one month of the issue of the notice without incurring interest, or
 - Quarterly instalments of principal and interest over a period of up to seven years.
 - Interest will not be charged for three months after the issue of the notice provided the person liable makes timely payment in accordance with the payment arrangements that may be agreed on by Council.
 - In accordance with Sections 167(6)(b) and 172 of the Act, the rate of interest which is payable on instalments is set at the 180 day bank bill rate as published in the Australian Financial Review plus one percent and reviewed every three months, (provided that it will not exceed the rate fixed by the Governor in Council by order of the purposes of Section 172(2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by order for the purposes of this section).
11. There are no incentives for prompt payment, rebates or concessions associated with this special charge.

SPECIAL CHARGE SCHEME PUBLIC NOTICE

Cardinia Shire Council

Notice of intention to levy a special charge scheme to partly fund the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo

Notice is hereby given that Cardinia Shire Council (the Council) intends to consider a resolution at its Monday, 15 August 2022 meeting, (or subsequent Council meeting if necessary), to declare a special charge to partially fund the construction of Alexander Road, Fern Gully Road, Halcyon Grove, Jeanne Street, Lowen Road, Maurice Street, Seaview Road, Stringybark Road and Gum Street, Cockatoo. The works will include a sealed road pavement, kerb and channel and associated drainage and incidental works.

The proposed special charge affects properties that are considered to receive a special benefit from the proposed works. Affected property owners are those fronting, abutting or adjacent to the works.

In accordance with Section 163 of the Local Government Act, 1989, a copy of the proposed declaration and details of the proposed scheme, (including plans and apportionments), may be inspected at Council's Civic Centre, 20 Siding Avenue, Officer during office hours for at least 28 days from the date of this notice.

The estimated cost of the works is \$6,810,000.

The total amount of the special charge proposed to be levied by Council is \$1,071,000.

The proposed declaration distributes the charges between property owners based on benefit units, with a fixed charge of \$7,000 per benefit unit.

Payment may be made by lump sum or by quarterly instalments over a period of 7 years. The notice requesting payment is intended to be forwarded 6 months after the works reach practical completion.

The scheme will remain in force until all payments have been completed and the scheme finalised.

SUBMISSIONS

A person may make a submission pursuant to Section 163A of the Act and it will be considered in accordance with Section 223 of the Act. A person may also request to be heard in support of their written submission by making that request in writing.

Pursuant to Section 163B of the Act, a person required to pay the special charge levied by the proposed declaration may also object in writing regarding Council making the proposed declaration.

Submissions and objections must be lodged in writing within 28 days of the publication of this notice and be addressed to the General Manager Infrastructure and Environment, Cardinia Shire Council, PO Box 7, Pakenham 3810.

A committee of the Council will be convened to hear submissions. Further advice will be provided on the date of the hearing for those property owners requesting to address this committee in person.

Letters and information regarding the Notice of Intention will be mailed to the owners of the affected properties. If you do not receive this letter within the next few days please contact Special Charge Scheme Officer, Nicole Alvares, on 1300 787 624.