

6.2.4 Special Charge Scheme - Legg Catchment

Responsible GM: Peter Benazic
Author: Donna Bird

Recommendation(s)

That Council:

1. That Council notes that following the issue of the notice of decision by Council to declare a special charge scheme on 26 September 2022, to part fund the construction of Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald no submissions were received by Council in the prescribed 28 day submission period following advertising this decision
2. That a special charge in accordance with Section 163 of the Local Government, 1989 (the Act) be declared as follows:
 - a. A special charge is declared for a period until the works have been completed and the scheme finalised.
 - b. The special charge be declared for the purposes of defraying any expenses incurred by Council in relation to the construction of Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald 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).
 - c. 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.
 - d. The following be specified as the area for which the special charge is declared:
 - i. All those properties described in attachment 4 of this report and as highlighted on the plan included as attachment 2.
 - e. The following be specified as the land in relation to which the special charge is declared:
 - i. All properties described in attachment 4 of this declaration.
 - f. The following be specified as the criteria which form the basis of the special charge so declared:
 - i. Those properties fronting, abutting or adjacent to the works.
 - g. The following be specified as the manner in which the special charge so declared will be assessed and levied:
 - i. 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.
 - ii. 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.
 - iii. 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.
 - iv. Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.

- v. 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.
- h. The total cost of the works is the amount shown in attachment 4 of this report estimated at \$3,880,000.00.
- i. The total amount of the special charge to be levied is the amount shown in attachment 4 of this report estimated at \$ 731,500.00.
- j. 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:
 - i. The owners of the land described in columns A and B of the table in attachment 4 are estimated liable for the respective amounts set out in column F of the table in attachment 4 and;
 - ii. Such owners may, subject to any further resolution of Council pay the special charge in the following manner:
 - 1. 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.
 - 2. The charge may be paid by:
 - o Lump sum within one month of the issue of the notice without incurring interest, or
 - o Quarterly instalments of principal and interest over a period of up to seven years.
 - 3. 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.
 - 4. 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).
- k. There are no incentives for prompt payment, rebates or concessions associated with this special charge.

Attachments

1. Checklist Legg Catchment [6.2.4.1 - 1 page]
2. Legg Maps [6.2.4.2 - 4 pages]
3. Preliminary concept drawings - Legg Catchment 1 [6.2.4.3 - 9 pages]
4. Preliminary concept drawings - Legg Catchment 2 [6.2.4.4 - 9 pages]
5. CONFIDENTIAL - Apportionment Table Legg Catchment [6.2.4.5 - 11 pages]

Executive Summary

This report proposes to have a special charge declared to part fund the construction of Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald. It follows Council's resolution of 26 September 2022 to communicate its intention to declare a special charge for this purpose.

The Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald 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 92% 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 \$3,880,000.00 of which \$731,500.00 is proposed to be funded via the proposed special charge contribution received from the included property owners. This will leave an approximate balance of \$3,148,500.00 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). Council's 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.

Following Council's resolution on 26 September 2022 included property owners were notified of the intention to declare a special charge by mail and by advertisement in the Pakenham Gazette and Hills Trader. No submissions were received in the prescribed 28-day submission period.

Background

The Legg catchment that includes Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald 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.

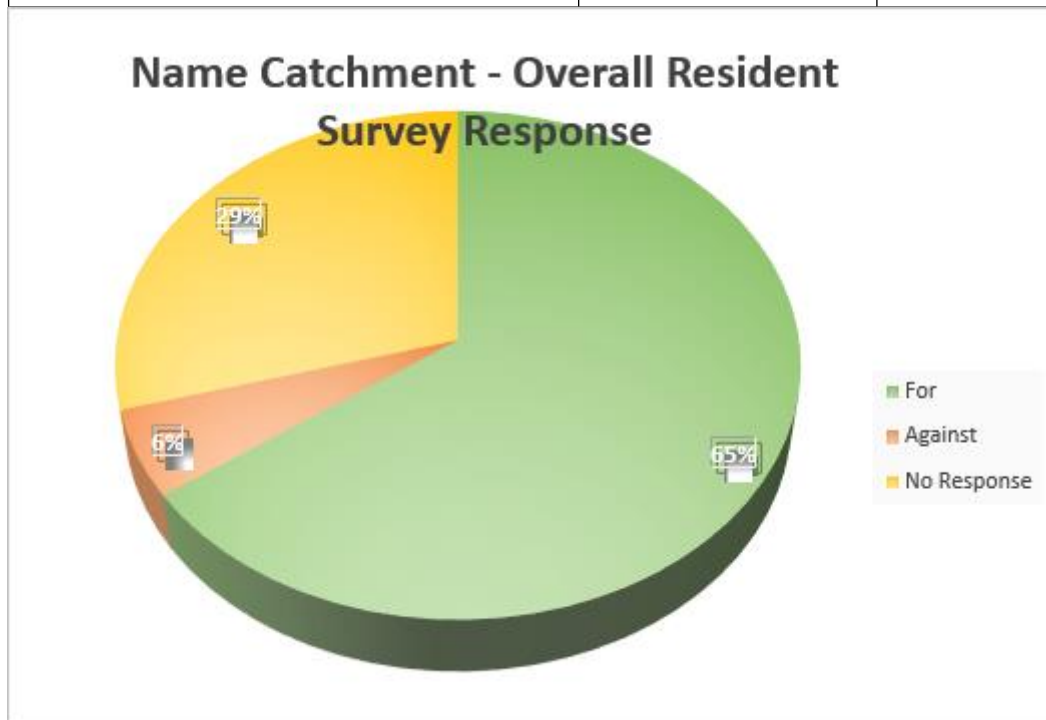
A survey of the property owners within the scheme boundary, (total of 108), was undertaken asking if they were in support of contributing to a special charge scheme at a capped contribution rate of \$7,000 per benefit unit, with a benefit unit being defined as:

- 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	108	100%
No. of responses received	77	71.3%
No. of responses supporting the scheme	71	92%

No. of responses opposing the scheme	6	8%
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Following consideration of the survey responses a special charge scheme has been prepared to part fund the construction of Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton road and Railway Road Emerald.

Following Council's resolution on 26 September 2022 affected property owners were notified of the intention to declare a special charge scheme.

Emerald Primary School has been excluded from the scheme.

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 the previous notice of decision report presented to Council on 26 September 2022. 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 May 2022 to the property owners of Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald outlining specifics in relation to their inclusion in the Sealing the Hills program and the associated special charge scheme proposal.

A subsequent face to face community consultation session was held at Emerald Hills Hub from 5pm-7pm in the evening to give owners and residents an opportunity to view plans and comment on the proposal.

In June 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 77 questionnaire responses from 108 properties were received.

Following the Council resolution on 26 September 2022 where notice of decision was resolved to issue a notice of intention to declare a special charge, property owners were sent a letter and advertisements outlining the proposal placed in the Pakenham Gazette and Hills Trader, providing owners with the opportunity to make a submission or objection within the prescribed 28-day period.

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	\$3,880,000.00
Total Council contribution (approx. 81%)	\$3,148,500.00
Benefiting property owner contribution (approx. 19%)	\$731,500.00

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

That Council proceed to declare a special charge over the properties listed in attachment 4 to part fund the construction of Boundary Road East, Legg Road, Steel Road, Curtis Road, Maisie Road, Nolan Road, Upton Road and Railway Road Emerald including a sealed road pavement, kerb and channel and associated drainage and ancillary works, generally in accordance with the concept plans included in attachments 3.

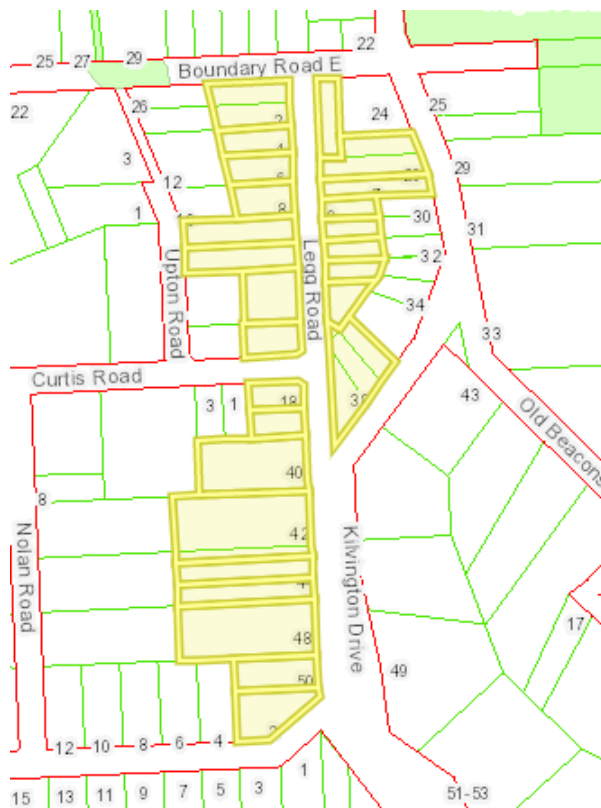
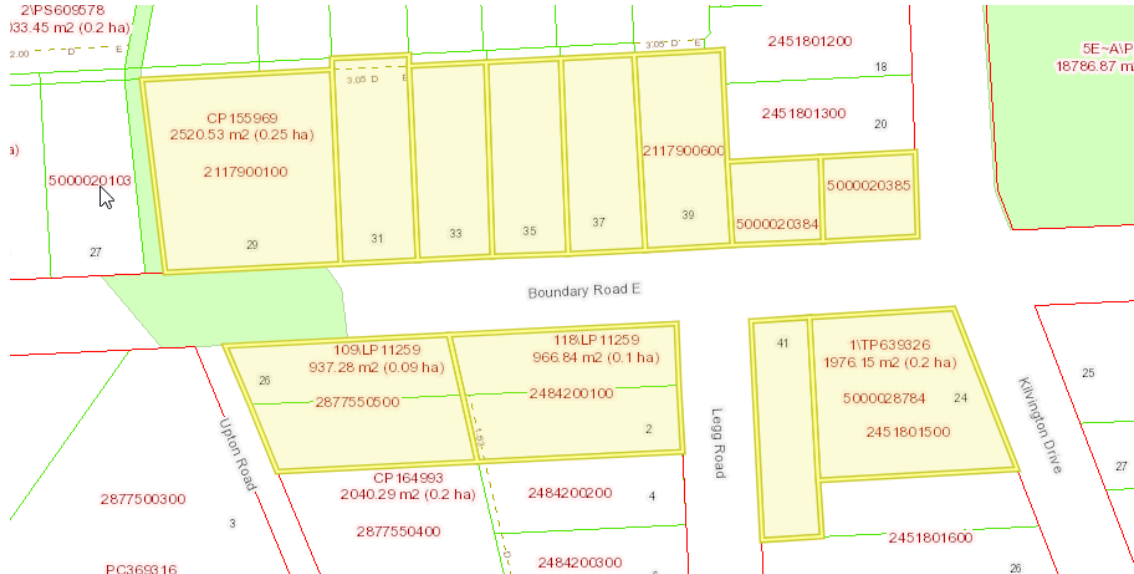
Sealing the Hills program Special Charge Scheme process checklist



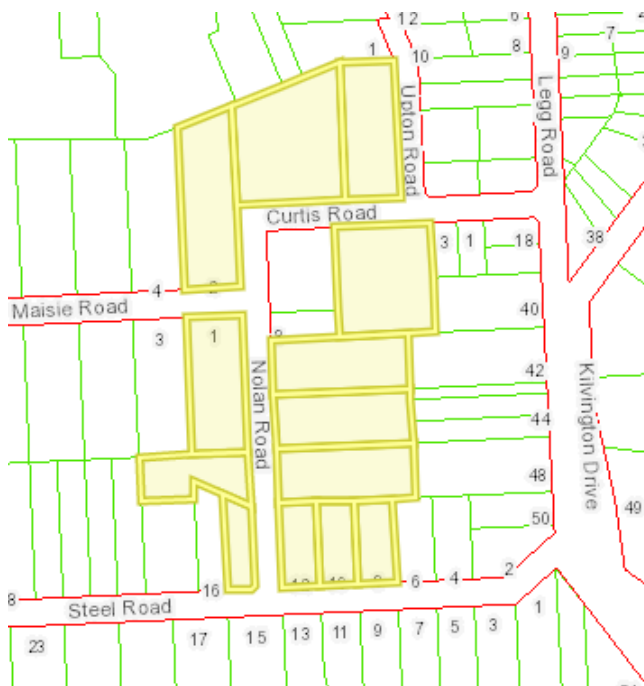
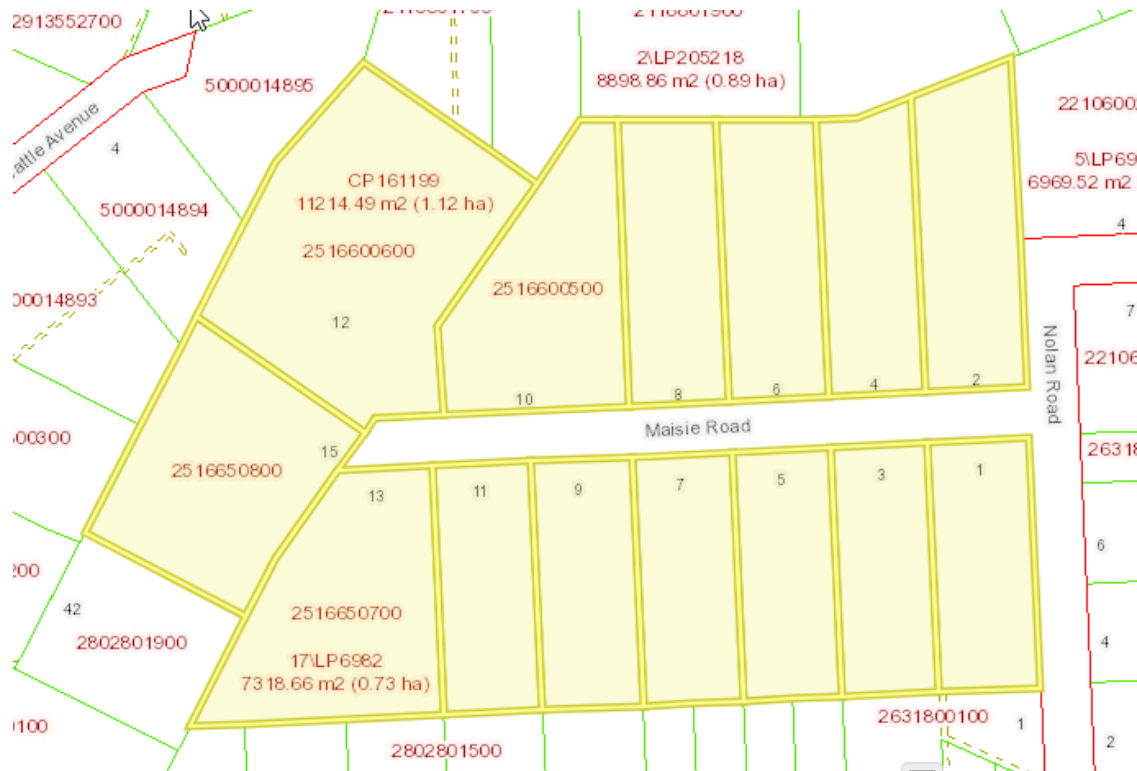
Special charge scheme projects (Section 163 Local Government Act)

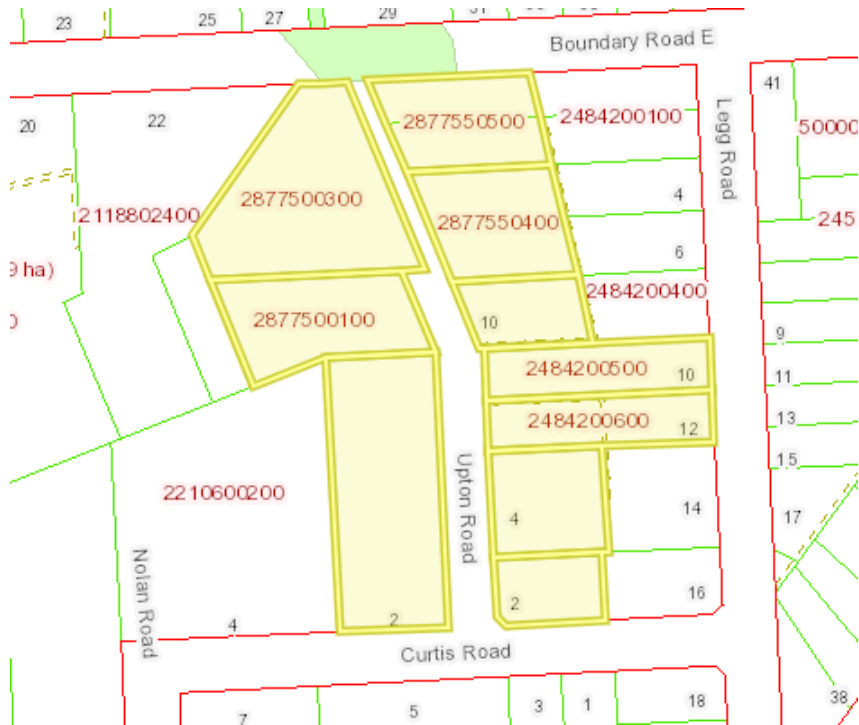
Complete	Stage	Description
✓	Survey of landowners	Initial survey of property owners to assist in determining the need, associated issues and level of support for the proposed works and special rate/charge scheme.
✓	Approval to prepare scheme	Decision made to prepare scheme or to shelve project following 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.

Boundary Rd East, Legg, Steel, Curtis, Maisie, Nolan, Upton, Railway, Heroes & Kilvington









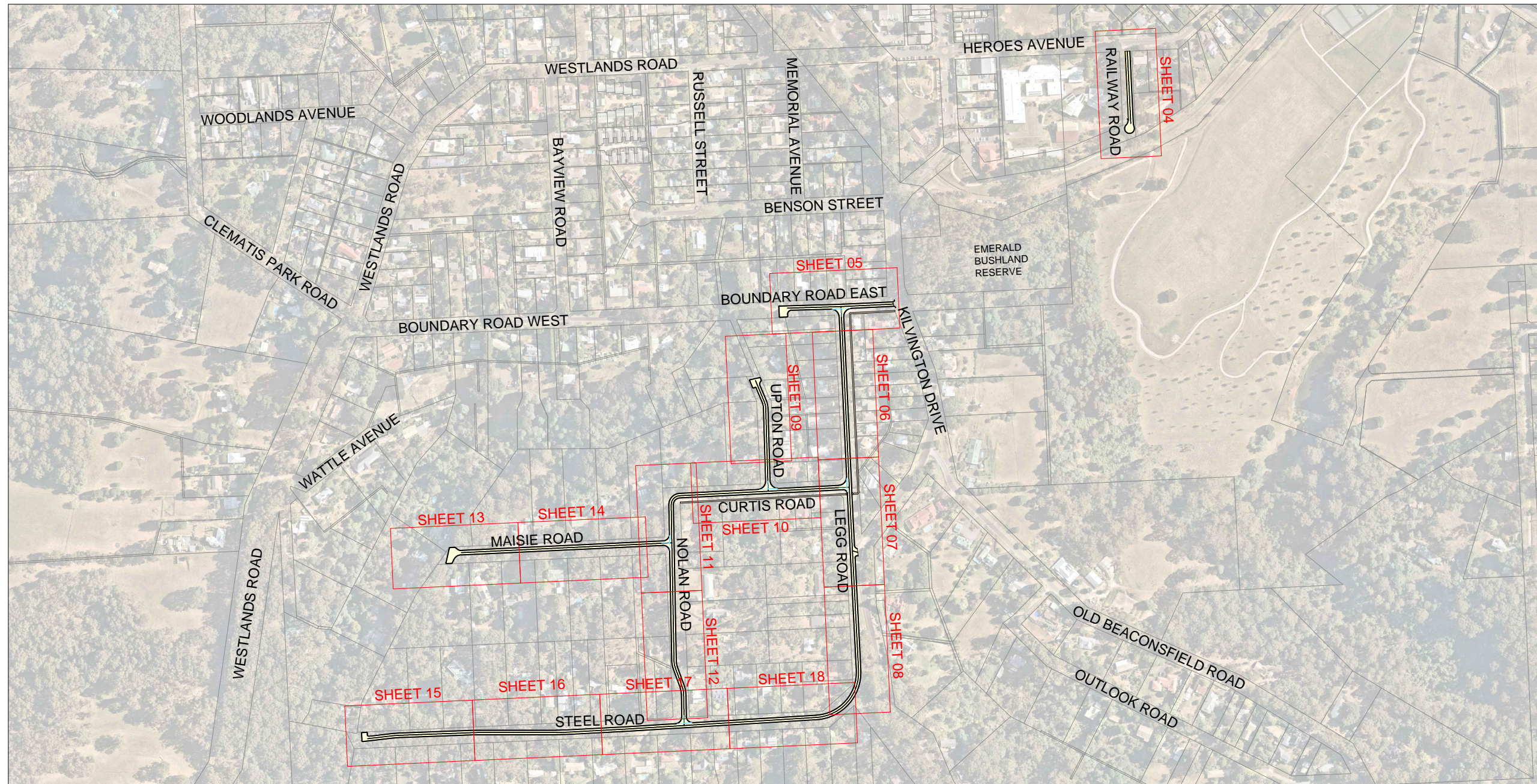
ROAD AND DRAINAGE RECONSTRUCTION WORKS

LEGG CATCHMENT, EMERALD

(INCLUDING BOUNDARY ROAD EAST, LEGG ROAD, STEEL ROAD, CURTIS ROAD, MAISIE ROAD, NOLAN ROAD, UPTON ROAD AND RAILWAY ROAD)

DRAWING INDEX

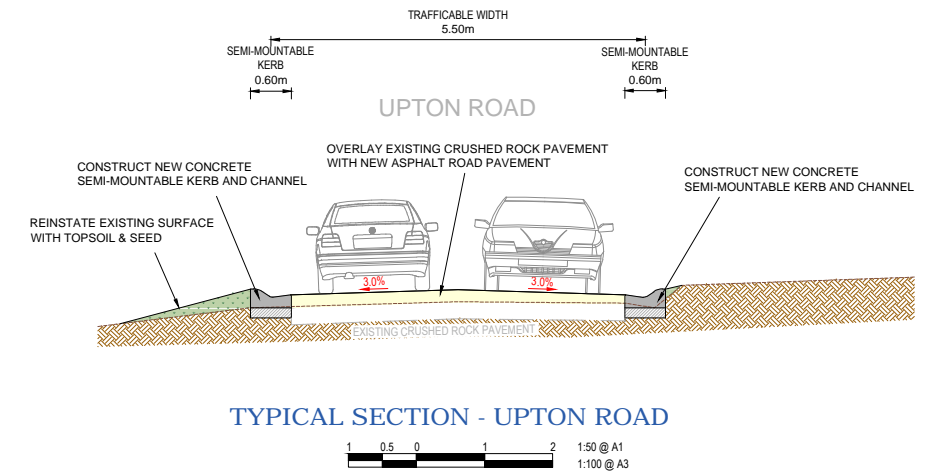
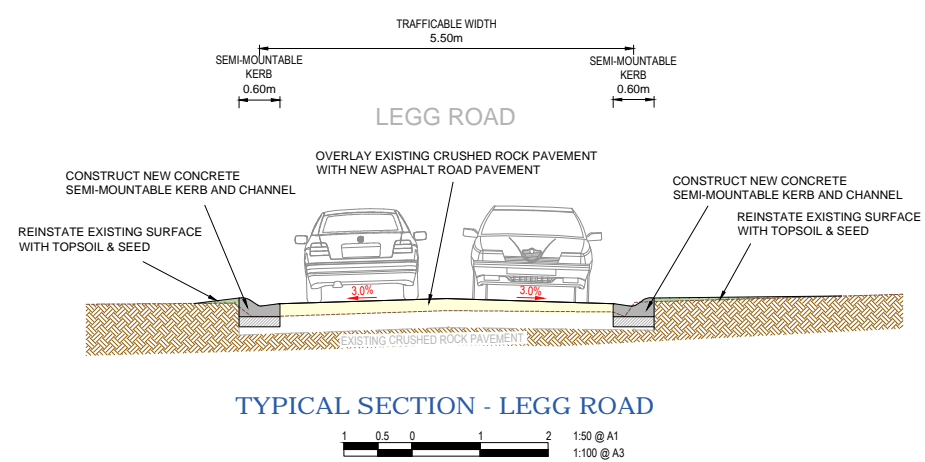
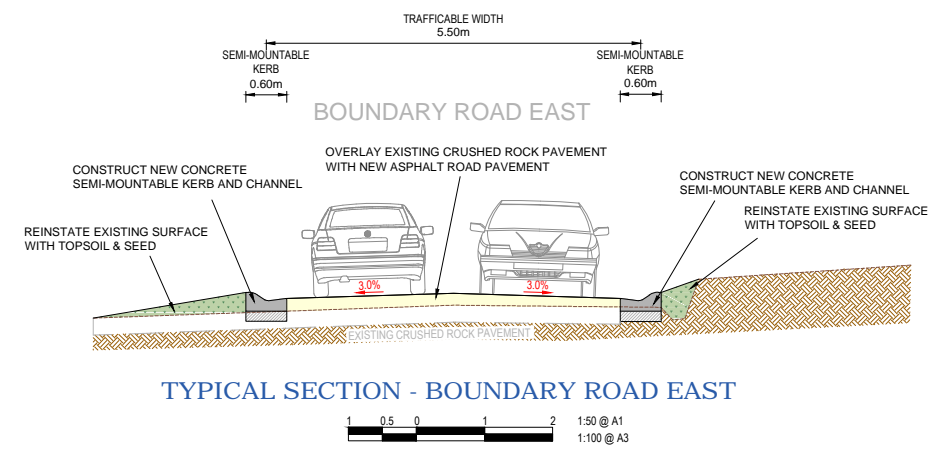
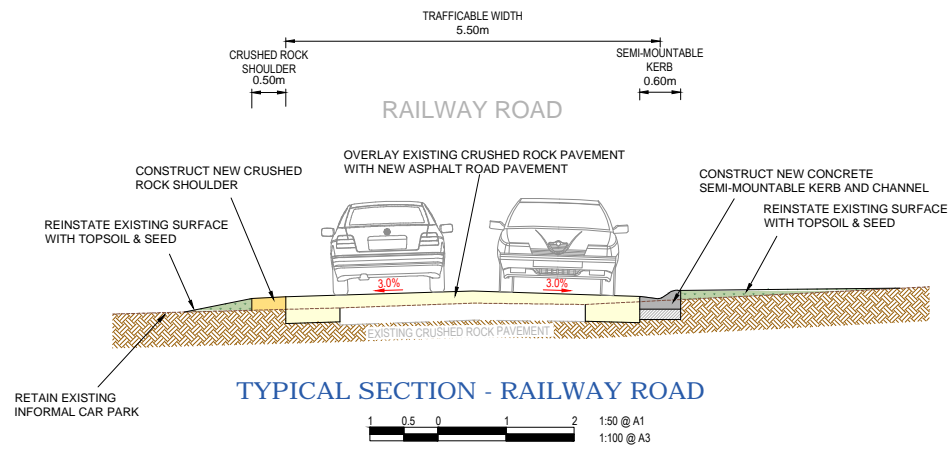
SHEET No.	TITLE
1	TITLE SHEET - DRAWING INDEX & OVERALL PLAN
2 TO 3	TYPICAL SECTIONS
4 TO 18	GENERAL LAYOUT PLAN



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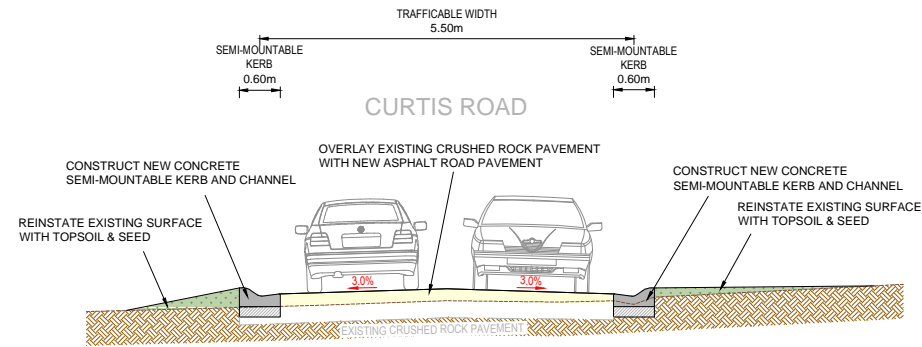
WARNING
 BEWARE OF UNDERGROUND SERVICES
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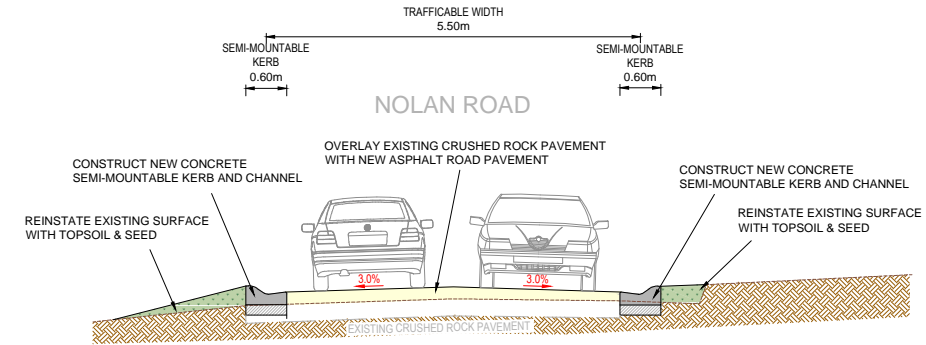
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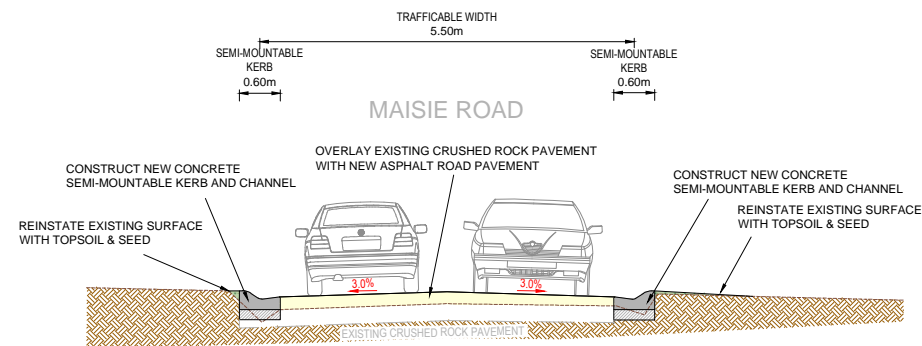
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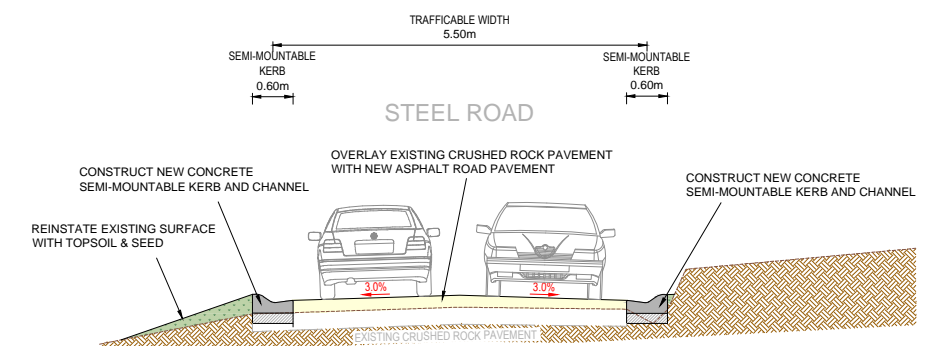
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TYPICAL SECTION - NOLAN ROAD



TYPICAL SECTION - MAISIE ROAD



TYPICAL SECTION - STEEL ROAD



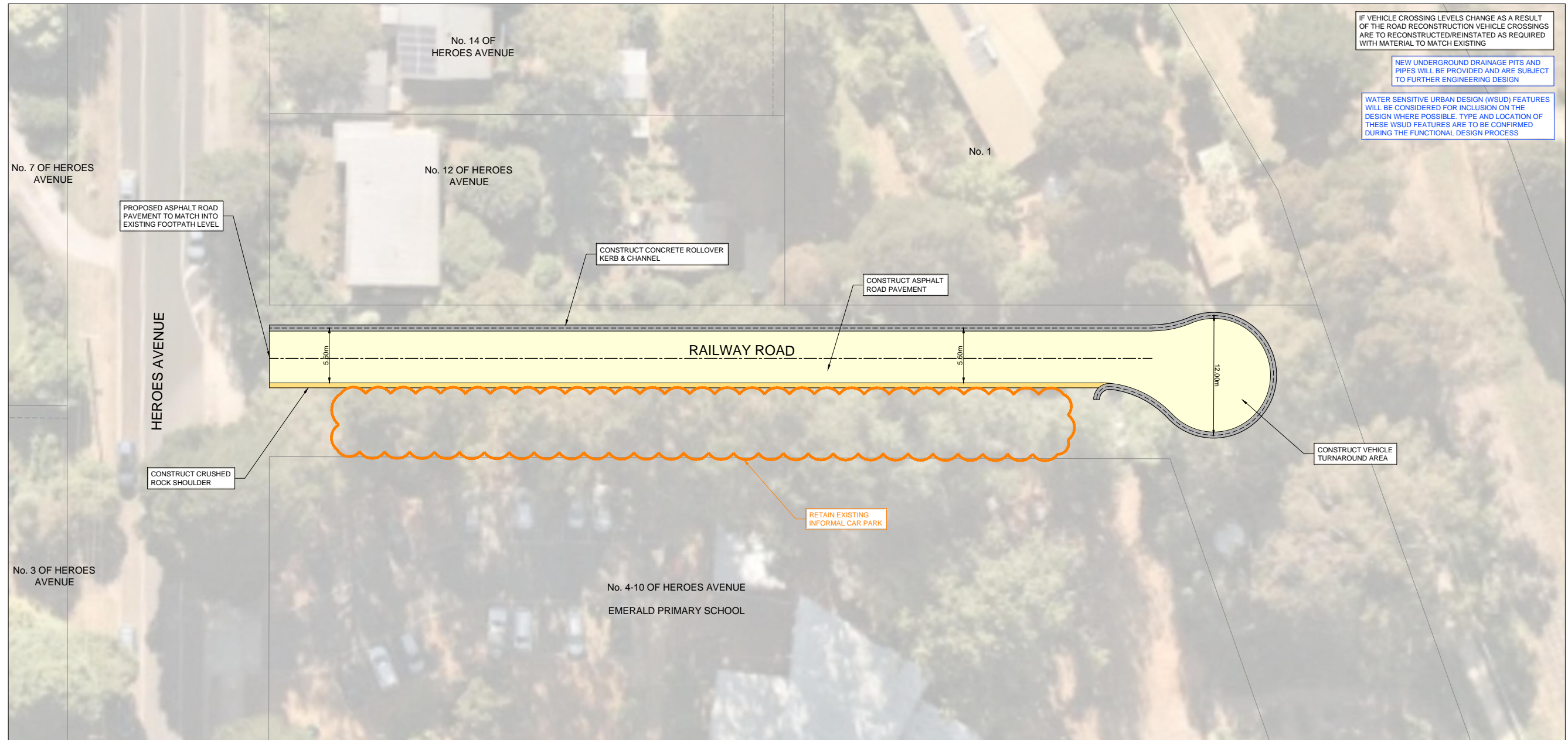
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LEGEND

- ASPHALT ROAD PAVEMENT
- CONCRETE FOOTPATH
- CRUSHED ROCK SHOULDER
- CONCRETE KERB AND CHANNEL
- TABLE DRAIN
- PAVEMENT LINE MARKING



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IF VEHICLE CROSSING LEVELS CHANGE AS A RESULT OF THE ROAD RECONSTRUCTION VEHICLE CROSSINGS ARE TO RECONSTRUCT/REINSTATED AS REQUIRED WITH MATERIAL TO MATCH EXISTING

NEW UNDERGROUND DRAINAGE PITS AND PIPES WILL BE PROVIDED AND ARE SUBJECT TO FURTHER ENGINEERING DESIGN

WATER SENSITIVE URBAN DESIGN (WSUD) FEATURES WILL BE CONSIDERED FOR INCLUSION ON THE DESIGN WHERE POSSIBLE. TYPE AND LOCATION OF THESE WSUD FEATURES ARE TO BE CONFIRMED DURING THE FUNCTIONAL DESIGN PROCESS

GENERAL LAYOUT PLAN



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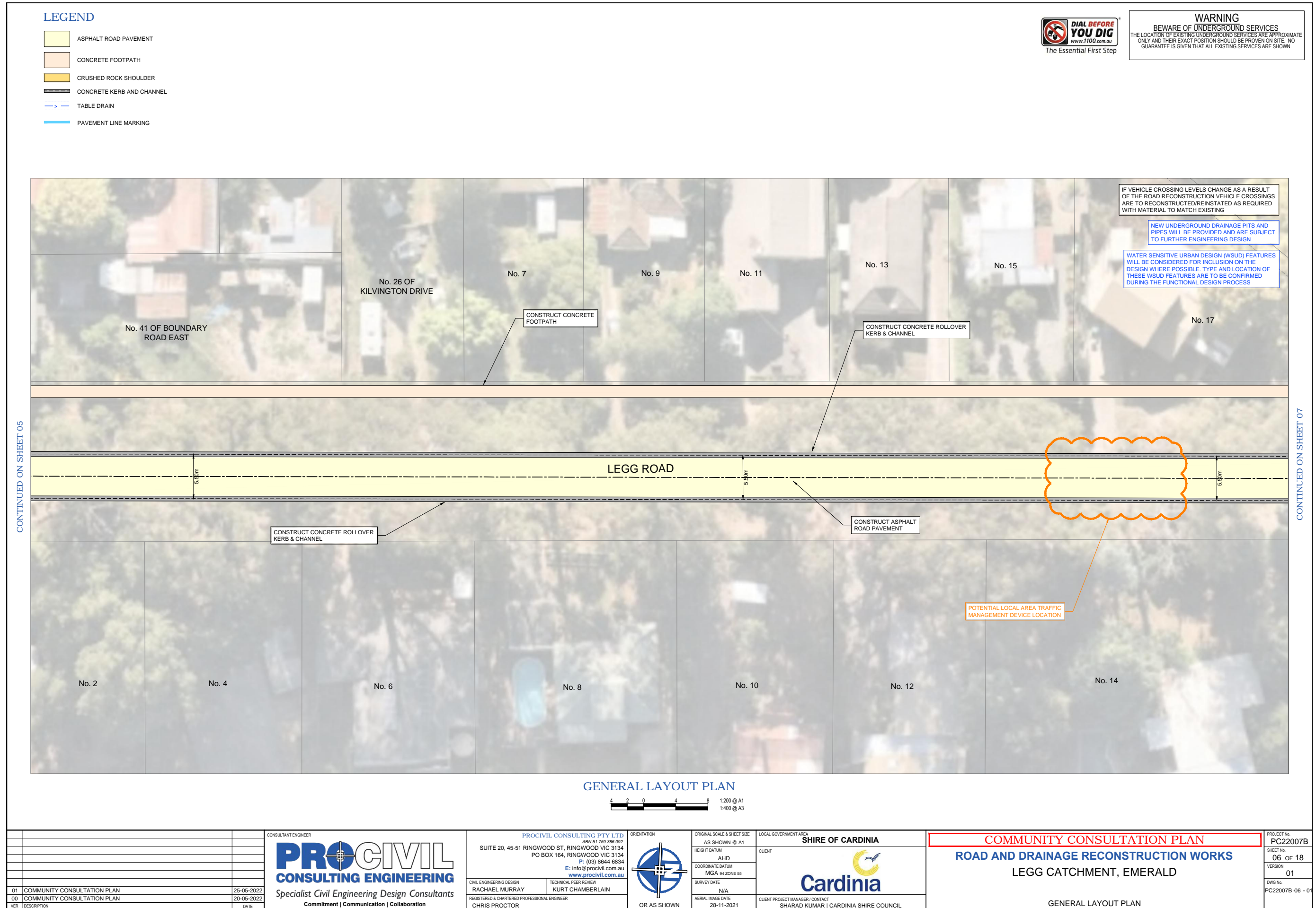
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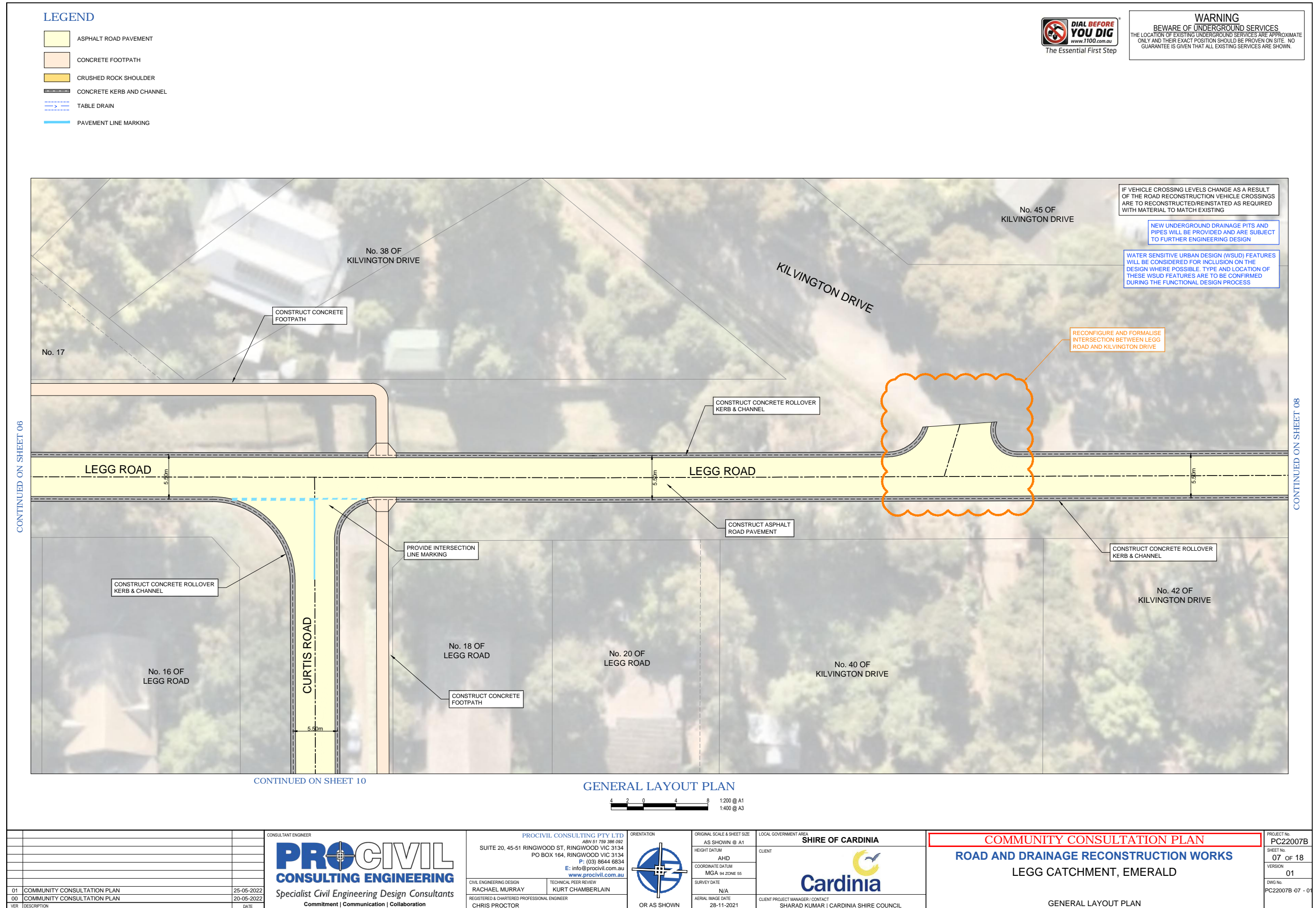
GENERAL LAYOUT PLAN CONTINUED ON SHEET 06



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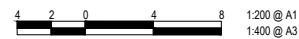
<p>CONSULTANT ENGINEER</p> <p>PROCIVIL CONSULTING ENGINEERING</p> <p>Specialist Civil Engineering Design Consultants</p> <p>Commitment Communication Collaboration</p>		<p>PROCCIVIL CONSULTING PTY LTD</p> <p>ABN 51 739 396 092</p> <p>SUITE 20, 45-51 RINGWOOD ST, RINGWOOD VIC 3134</p> <p>PO BOX 164, RINGWOOD VIC 3134</p> <p>P: (03) 8644 6834</p> <p>E: info@procivil.com.au</p> <p>www.procivil.com.au</p>		<p>ORIENTATION</p> <p>OR AS SHOWN</p>		<p>ORIGINAL SCALE & SHEET SIZE</p> <p>AS SHOWN @ A1</p> <p>HEIGHT DATUM</p> <p>AHD</p> <p>COORDINATE DATUM</p> <p>MGA 54 ZONE 55</p> <p>SURVEY DATE</p> <p>N/A</p> <p>AERIAL IMAGE DATE</p> <p>28-11-2021</p>		<p>LOCAL GOVERNMENT AREA</p> <p>SHIRE OF CARDINIA</p> <p>CLIENT</p> <p>Cardinia</p> <p>CLIENT PROJECT MANAGER / CONTACT</p> <p>SHARAD KUMAR CARDINIA SHIRE COUNCIL</p>		<p>COMMUNITY CONSULTATION PLAN</p> <p>ROAD AND DRAINAGE RECONSTRUCTION WORKS</p> <p>LEGG CATCHMENT, EMERALD</p> <p>GENERAL LAYOUT PLAN</p>		<p>PROJECT No.</p> <p>PC22007B</p> <p>SHEET No.</p> <p>06 OF 18</p> <p>VERSION</p> <p>01</p> <p>DWG No.</p> <p>PC22007B-06-01</p>	
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VER	DESCRIPTION	DATE											



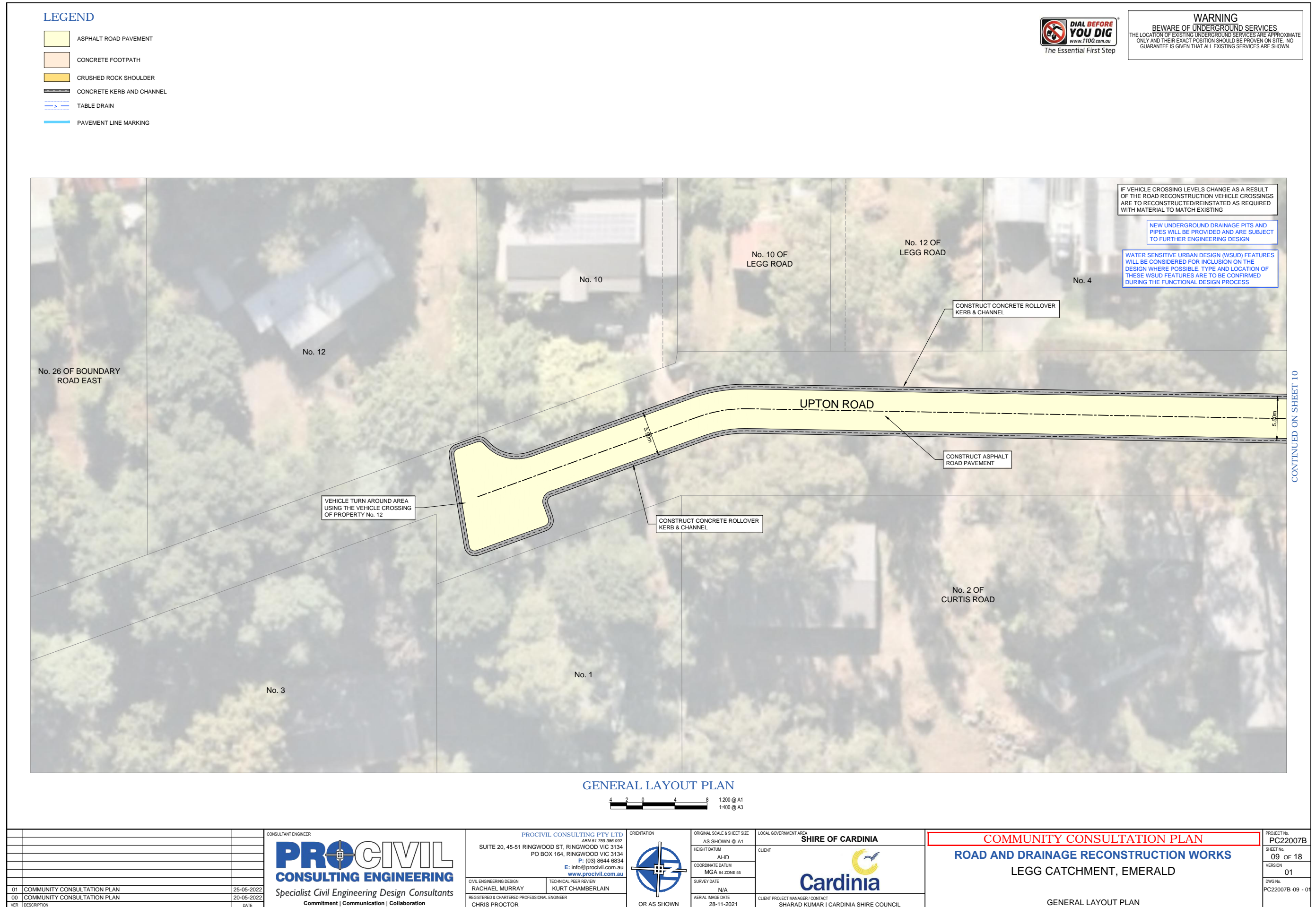
01 COMMUNITY CONSULTATION PLAN 00 COMMUNITY CONSULTATION PLAN VER DESCRIPTION DATE	25-05-2022 20-05-2022 DATE	PROCVIL CONSULTING ENGINEERING Specialist Civil Engineering Design Consultants Commitment Communication Collaboration	PROCVIL CONSULTING PTY LTD ABN 51 759 396 092 SUITE 20, 45-51 RINGWOOD ST, RINGWOOD VIC 3134 PO BOX 164, RINGWOOD VIC 3134 P: (03) 8644 6834 E: info@procvil.com.au www.procvil.com.au	ORIENTATION OR AS SHOWN	ORIGINAL SCALE & SHEET SIZE AS SHOWN @ A1 HEIGHT DATUM AHD COORDINATE DATUM MGA 94 ZONE 55 SURVEY DATE N/A AERIAL IMAGE DATE 28-11-2021	LOCAL GOVERNMENT AREA SHIRE OF CARDINIA CLIENT CLIENT PROJECT MANAGER / CONTACT SHARAD KUMAR CARDINIA SHIRE COUNCIL	COMMUNITY CONSULTATION PLAN ROAD AND DRAINAGE RECONSTRUCTION WORKS LEGG CATCHMENT, EMERALD		PROJECT No: PC22007B
							GENERAL LAYOUT PLAN		SHEET No: 07 OF 18 VERSION: 01 DWG No: PC22007B-07-01



GENERAL LAYOUT PLAN



01 COMMUNITY CONSULTATION PLAN 00 COMMUNITY CONSULTATION PLAN VER DESCRIPTION DATE	25-05-2022 20-05-2022 DATE	PROCVIL CONSULTING ENGINEERING Specialist Civil Engineering Design Consultants Commitment Communication Collaboration	PROCVIL CONSULTING PTY LTD ABN 51 759 386 092 SUITE 20, 45-51 RINGWOOD ST, RINGWOOD VIC 3134 PO BOX 164, RINGWOOD VIC 3134 P: (03) 8644 6834 E: info@procvil.com.au www.procvil.com.au	ORIENTATION 	ORIGINAL SCALE & SHEET SIZE AS SHOWN @ A1 HEIGHT DATUM AHD COORDINATE DATUM MGA 54 ZONE 55 SURVEY DATE N/A AERIAL IMAGE DATE 28-11-2021	LOCAL GOVERNMENT AREA SHIRE OF CARDINIA CLIENT CLIENT PROJECT MANAGER / CONTACT SHARAD KUMAR CARDINIA SHIRE COUNCIL	COMMUNITY CONSULTATION PLAN ROAD AND DRAINAGE RECONSTRUCTION WORKS LEGG CATCHMENT, EMERALD GENERAL LAYOUT PLAN	PROJECT No. PC22007B
								SHEET No. 08 OF 18



01	COMMUNITY CONSULTATION PLAN	25-05-2022
00	COMMUNITY CONSULTATION PLAN	20-05-2022
VER	DESCRIPTION	DATE

CONSULTANT ENGINEER

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ABN 51 759 386 092

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PO BOX 164, RINGWOOD VIC 3134
P: (03) 8644 6834
E: info@procivil.com.au
www.procivil.com.au

CIVIL ENGINEERING DESIGN: RACHAEL MURRAY
TECHNICAL PEER REVIEW: KURT CHAMBERLAIN
REGISTERED & CHARTERED PROFESSIONAL ENGINEER: CHRIS PROCTOR

ORIENTATION

OR AS SHOWN

ORIGINAL SCALE & SHEET SIZE: AS SHOWN @ A1

HEIGHT DATUM: AHD

COORDINATE DATUM: MGA 54 ZONE 55

SURVEY DATE: N/A

AERIAL IMAGE DATE: 28-11-2021

LOCAL GOVERNMENT AREA: SHIRE OF CARDINIA

CLIENT:

CLIENT PROJECT MANAGER / CONTACT: SHARAD KUMAR | CARDINIA SHIRE COUNCIL

COMMUNITY CONSULTATION PLAN

ROAD AND DRAINAGE RECONSTRUCTION WORKS

LEGG CATCHMENT, EMERALD

GENERAL LAYOUT PLAN

PROJECT No: PC22007B

SHEET No: 09 OF 18

VERSION: 01

DWG No: PC22007B-09-01



01	COMMUNITY CONSULTATION PLAN	25-05-2022
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OR AS SHOWN

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LOCAL GOVERNMENT AREA: SHIRE OF CARDINIA

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COMMUNITY CONSULTATION PLAN

ROAD AND DRAINAGE RECONSTRUCTION WORKS

LEGG CATCHMENT, EMERALD

GENERAL LAYOUT PLAN

PROJECT No: PC22007B

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VERSION: 01

DWG No: PC22007B-10 - 01





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01	COMMUNITY CONSULTATION PLAN	25-05-2022											
00	COMMUNITY CONSULTATION PLAN	20-05-2022											
VER	DESCRIPTION	DATE											



GENERAL LAYOUT PLAN

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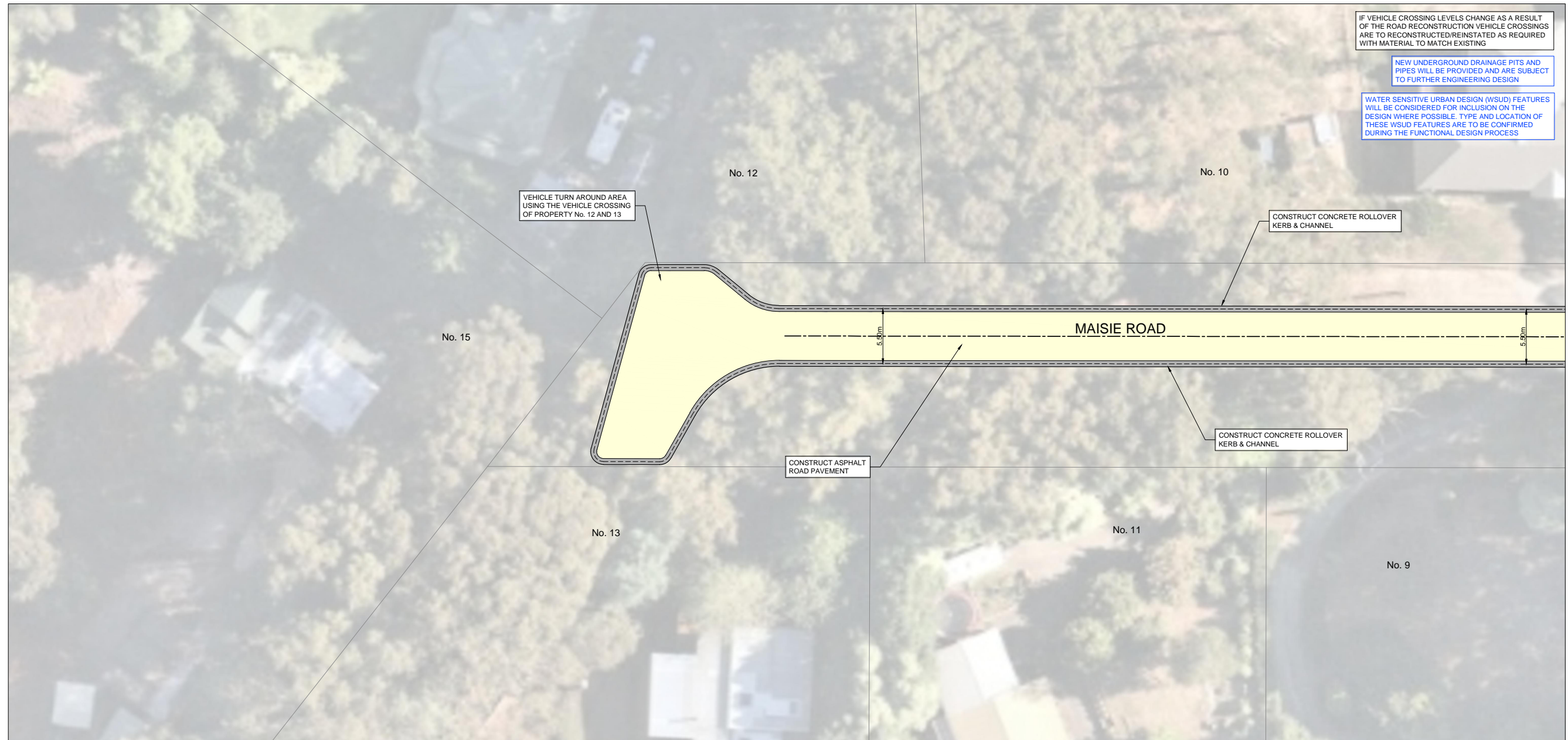
CONSULTANT ENGINEER PROCIVIL CONSULTING ENGINEERING <i>Specialist Civil Engineering Design Consultants</i> Commitment Communication Collaboration		PROCVIL CONSULTING PTY LTD ABN 51 739 386 092 SUITE 20, 45-51 RINGWOOD ST, RINGWOOD VIC 3134 PO BOX 164, RINGWOOD VIC 3134 P: (03) 8644 6834 E: info@procivil.com.au www.procivil.com.au		ORIENTATION  OR AS SHOWN		ORIGINAL SCALE & SHEET SIZE AS SHOWN @ A1 HEIGHT DATUM AHD COORDINATE DATUM MGA 54 ZONE 55 SURVEY DATE N/A AERIAL IMAGE DATE 28-11-2021		LOCAL GOVERNMENT AREA SHIRE OF CARDINIA  CLIENT PROJECT MANAGER / CONTACT SHARAD KUMAR CARDINIA SHIRE COUNCIL		COMMUNITY CONSULTATION PLAN ROAD AND DRAINAGE RECONSTRUCTION WORKS LEGG CATCHMENT, EMERALD GENERAL LAYOUT PLAN		PROJECT No. PC22007B SHEET No. 12 OF 18 VERSION 01 DWG No. PC22007B-12 - 01	
01	COMMUNITY CONSULTATION PLAN	25-05-2022											
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LEGEND

- ASPHALT ROAD PAVEMENT
- CONCRETE FOOTPATH
- CRUSHED ROCK SHOULDER
- CONCRETE KERB AND CHANNEL
- TABLE DRAIN
- PAVEMENT LINE MARKING



WARNING
 BEWARE OF UNDERGROUND SERVICES
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CONTINUED ON SHEET 14

GENERAL LAYOUT PLAN



	CONSULTANT ENGINEER PROCVIL CONSULTING ENGINEERING <i>Specialist Civil Engineering Design Consultants</i> Commitment Communication Collaboration	PROCVIL CONSULTING PTY LTD ABN 51 759 386 092 SUITE 20, 45-51 RINGWOOD ST, RINGWOOD VIC 3134 PO BOX 164, RINGWOOD VIC 3134 P: (03) 8644 6834 E: info@procivil.com.au www.procivil.com.au	ORIENTATION OR AS SHOWN	ORIGINAL SCALE & SHEET SIZE AS SHOWN @ A1 HEIGHT DATUM AHD COORDINATE DATUM MGA 54 ZONE 55 SURVEY DATE N/A AERIAL IMAGE DATE 28-11-2021	LOCAL GOVERNMENT AREA SHIRE OF CARDINIA CLIENT CLIENT PROJECT MANAGER / CONTACT SHARAD KUMAR CARDINIA SHIRE COUNCIL	COMMUNITY CONSULTATION PLAN ROAD AND DRAINAGE RECONSTRUCTION WORKS LEGG CATCHMENT, EMERALD GENERAL LAYOUT PLAN	PROJECT No. PC22007B SHEET No. 13 OF 18 VERSION 01 DWG No. PC22007B-13 - 01
01 COMMUNITY CONSULTATION PLAN 00 COMMUNITY CONSULTATION PLAN VER DESCRIPTION	25-05-2022 20-05-2022 DATE	CIVIL ENGINEERING DESIGN RACHAEL MURRAY REGISTERED & CHARTERED PROFESSIONAL ENGINEER CHRIS PROCTOR	TECHNICAL PEER REVIEW KURT CHAMBERLAIN				



GENERAL LAYOUT PLAN





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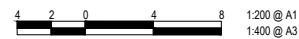
GENERAL LAYOUT PLAN

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CONSULTANT ENGINEER PROCIVIL CONSULTING ENGINEERING Specialist Civil Engineering Design Consultants Commitment Communication Collaboration		PROCVIL CONSULTING PTY LTD ABN 51 759 396 092 SUITE 20, 45-51 RINGWOOD ST, RINGWOOD VIC 3134 PO BOX 164, RINGWOOD VIC 3134 P: (03) 8644 6834 E: info@procivil.com.au www.procivil.com.au		ORIENTATION  OR AS SHOWN		ORIGINAL SCALE & SHEET SIZE AS SHOWN @ A1 HEIGHT DATUM AHD COORDINATE DATUM MGA 54 ZONE 55 SURVEY DATE N/A AERIAL IMAGE DATE 28-11-2021		LOCAL GOVERNMENT AREA SHIRE OF CARDINIA CLIENT  CLIENT PROJECT MANAGER / CONTACT SHARAD KUMAR CARDINIA SHIRE COUNCIL		COMMUNITY CONSULTATION PLAN ROAD AND DRAINAGE RECONSTRUCTION WORKS LEGG CATCHMENT, EMERALD GENERAL LAYOUT PLAN		PROJECT No. PC22007B SHEET No. 15 OF 18 VERSION 01 DWG No. PC22007B-15 - 01	
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GENERAL LAYOUT PLAN



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