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**PUBLIC NOTICE**

**CARDINIA SHIRE COUNCIL**

**NOTICE OF INTENTION TO LEVY A SPECIAL CHARGE TO FUND CONSTRUCTION OF INFRASTRUCTURE TO SERVICE THE HILL, O’SULLIVAN, AND PEET STREETS INDUSTRIAL AREA, PAKENHAM**

Notice is hereby given that **CARDINIA SHIRE COUNCIL** (“Council”) intends to consider a resolution to declare a special charge at its 16 May 2017 meeting for the purposes of defraying any expenses incurred by Council in relation to adjustment of engineering design plans, obtaining authority approvals, acquisition of land and construction of works to service the industrial area generally bounded by Bald Hill Road, Koo Wee Rup Road, the Pakenham Bypass and Rapid Way Pakenham including construction of O’Sullivan, Hill and Peet Streets, their intersections with Bald Hill Road and Koo Wee Rup Road and a length of service road in Koo Wee Rup Road adjacent the Peet Street intersection with pavement seal, kerb & channel and underground drainage, construction of outfall drainage to service the area in accordance with the Melbourne Water Corporation Deep Creek South Drainage Scheme and construction of sewerage, water supply, underground electricity and telecommunications infrastructure including associated authority headworks, outfall and connection fees and charges.

The proposed Special Charge affects those properties Council considers receive a special benefit from the proposed works comprising the properties generally bounded by Bald Hill Road, Koo Wee Rup Road, the Pakenham Bypass and Rapid Way, Pakenham. Affected property owners are those with property abutting or capable of being serviced by the proposed infrastructure works.

In accordance with Section 163 of the Local Government Act 1989, a copy of the proposed declaration together with details of the proposed scheme including plans, estimates of cost and apportionments may be inspected at the Cardinia Shire Offices, 20 Siding Avenue, Officer during office hours for at least 28 days after the date of this notice.

The estimated total cost of the project is $10,298,823.95.

The total amount of the special charge proposed to be levied by the Council based on the estimated cost is $10,298,823.95.

The proposed declaration distributes the charges between property owners on the basis of:

* the relative development potential considered to be released by this scheme proceeding for each particular property;
* the estimated cost attributable to the construction of each type of infrastructure;
* the extent to which each property is serviced by each type of infrastructure; and
* the area and length of abuttal of each property;

with the estimated cost of constructing each type of infrastructure being apportioned to the relevant properties in proportion to the area and abuttal considered to benefit weighted by the relative development potential considered to be released by this scheme proceeding for each property all as set out in the detailed apportionment.

Payment may be made by lump sum or by quarterly instalments of principal and interest over a period of four years structured to recoup 70% of the capital cost in the first year and the remainder over the ensuing three years. The notice requesting payment would normally be forwarded within one month of Council entering into a contract for construction of the proposed works.

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

## TAKE NOTICE:

That a person may make a submission pursuant 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.

A person required to pay the special charge levied by the proposed declaration may also object pursuant Section 163B of the Act concerning Council making the proposed declaration by lodging a written objection.

Submissions and objections are to be made to the Council and must be lodged in writing, within 28 days of the publication of this notice, with the General Manager Assets and Services, Cardinia Shire Council, PO Box 7 Pakenham 3810.

A Committee of Councillors will be convened to hear submissions. Further advice will be provided on the date of the hearing. Letters and information will be mailed to the owners of the affected properties. You should contact Brian Allan, Development Project Engineer, Cardinia Shire Council on 5945 4356 if you do not receive this letter within the next few days.