6.1.4 Special Charge Scheme Declaration - Armstrong Road, Upper Beaconsfield

Responsible GM: Peter Benazic
Author: Ken White

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 the 19 July, 2021, to part fund the construction of Armstrong Road, Upper Beaconsfield, only one written submission in support of the scheme was received within the prescribed 28 day. Details of the submission are included in attachment 5 to this report.

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 Armstrong Road, Upper Beaconsfield 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:
      - 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:
      - 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:
      - 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:
      - 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.

h) The total cost of the works is the amount shown in attachment 4 of this report estimated at $859,050.

i) The total amount of the special charge to be levied is the amount shown in attachment 4 of this report estimated at $94,500.

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:
   a) 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.
   b) 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.
   c) 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.
   d) 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. SCS Process Declaration Check list Sealing the Hills Program [**6.1.4.1** - 2 pages]
2. Armstrong Catchment Map [**6.1.4.2** - 1 page]
3. Armstrong Road draft construction plans [**6.1.4.3** - 18 pages]
4. Armstrong Rd - SCS Apportionment Sheet [**6.1.4.4** - 1 page]
5. SCS Submission Table Armstrong Road [**6.1.4.5** - 1 page]

Executive Summary

This report proposes to have a special charge declared to part fund the construction of Armstrong Road, Upper Beaconsfield. It follows Council's resolution of the 19 July, 2021 to communicate its intention to declare a special charge for this purpose.

Armstrong Road, Upper Beaconsfield is included in the Australian Government funded "Sealing the Hills" program. A recent survey of the landowners in this catchment indicated 55% landowner support to contributing to a scheme from the responses received. Included landowners 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 $859,050 of which $94,500 is proposed to be funded via the proposed special charge contribution received from the included landowners. This will leave an approximate balance of $764,550 to be funded from the Australian Government grant.

Property owner contributions have been assessed on the basis of 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 seven (7) 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 the 19 July, 2021 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. Only one written submission in support of the scheme was received. The details of this submission are provided in attachment 5 to this report.

Background

Armstrong Road, Upper Beaconsfield is included for construction in Councils 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 14), 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 also 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.

Of the fourteen properties surveyed Council received nine, (9), responses, (or 65%). Five, (55%), of these responses indicated support to contributing to the scheme, while four, (45%), indicated opposition. Following consideration of the survey responses a special charge scheme has been prepared to part fund the construction of Armstrong Road.

Following Council's resolution on the 19 July, 2021 affected property owners were notified of the intention to declare a special charge. Only one property owner written submission, supporting the scheme, was received within the prescribed 28 day submission period.

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 landowner 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 19 July, 2021. 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 issues 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 April of this year to the landowners of Armstrong Road 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 the Upper Beaconsfield Community Centre in early May, from 4.00pm to 7.00pm in the evening, to give owners and residents an opportunity to view plans and comment of the proposal. Only two property owners attended.

In mid May a questionnaire was sent by registered mail to landowners 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 9 questionnaire responses from the 14 included properties were received.

Following the Council resolution on the 19 July, 2021 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 follows:

PRELIMINARY ESTIMATED COST OF PROJECT	$859,050
Total Council Contribution (70%)	$764,550
Benefitting Landowner Contribution (30%)	$94,500

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

The Australian Government 150 million dollar grant will be used to fund Councils contribution.

Landowners will be offered the option of paying their contribution in full, or by quarterly instalments over seven years. Instalment payments will include principle and interest, with

interest calculated at the declaration of the scheme based on Councils borrowing rate at the time plus one percent.

Council will require the first payment, either in full or by instalment, to be made within six 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 Armstrong Road, Upper Beaconsfield, including a sealed road pavement, kerb and channel and associated drainage and ancillary works, generally in accordance with the concept plans included in attachment 3.

SEALING THE HILLS PROGRAM –

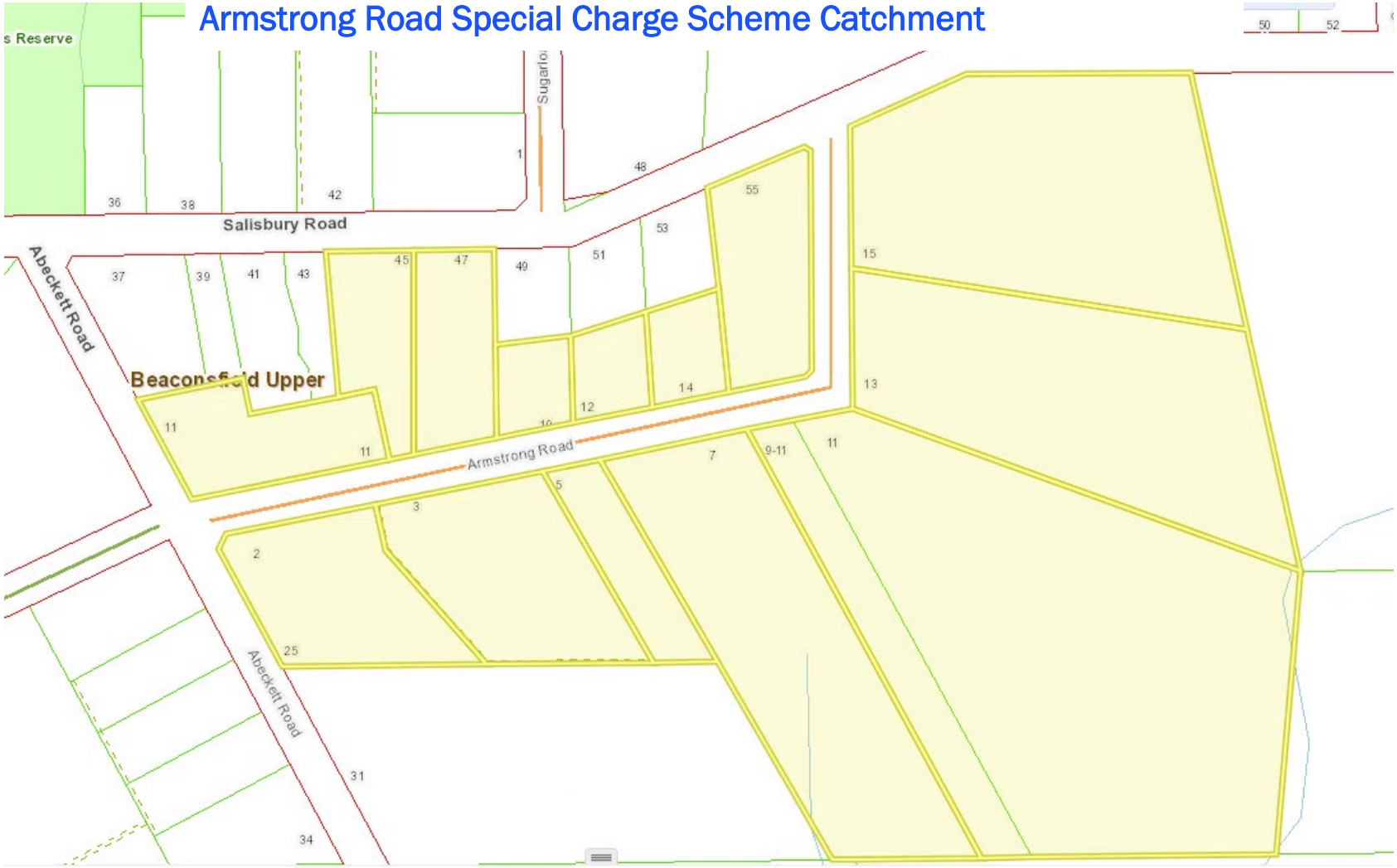
SPECIAL CHARGE SCHEME PROCESS CHECK LIST

SPECIAL CHARGE PROJECTS – (Section 163 – Local Government Act 1989)

	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 feed back from the community. 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 feed back, 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 indicates Council's intention to 'declare' 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 "declare" the charges in accordance with its advertised intent. Subsequent to 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**

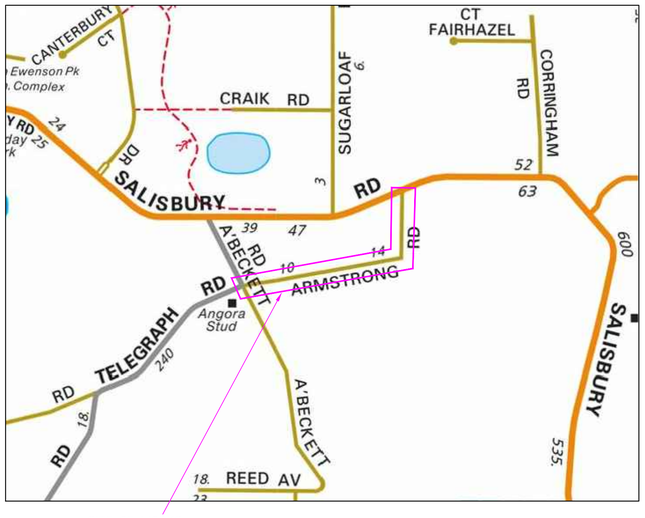
		and determined by the Tribunal and this process generally takes four to six months. Decisions made by VCAT are binding on all parties.
	Construction	**Council may then proceed to construction. Tenders are invited and a contractor appointed to construct the works. Invoices are issued seeking payment of the declared contribution. Payment may be by instalments or lump sum. The Social Responsibility provisions of Council's Special Charge Policy provides for those facing financial difficulty.**
	Final Cost Report	**At the completion of the works the scheme is "finalised" and a report presented to Council.**

Armstrong Road Special Charge Scheme Catchment



ARMSTRONG ROAD, UPPER BEACONSFIELD

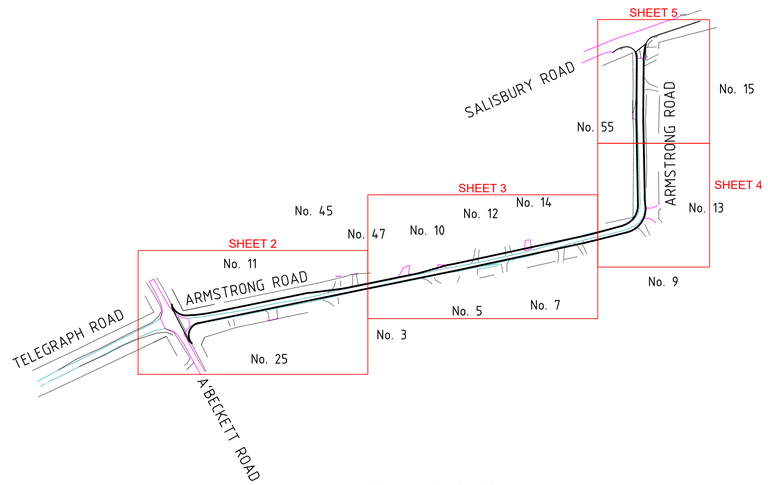
ROAD AND DRAINAGE CONSTRUCTION WORKS



LOCALITY PLAN

(MELWAYS MAP 213 A1)

DRAWING INDEX	
SHEET No.	DESCRIPTION
1	FACE SHEET: - OVERALL PLAN, GENERAL NOTES, PAVEMENT DETAILS & DRAWING INDEX
2 - 5	DETAIL PLANS
6 - 8	REFERENCE LINE LONGITUDINAL SECTION
9 - 15	REFERENCE LINE CROSS SECTIONS
16 - 17	KERB RETURN LONGITUDINAL SECTIONS
18	LINEMARKING & SIGNAGE PLAN



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TOF — EX TELSTRA OPTIC FIBRE	PROPOSED DRAIN & PIT	EXISTING POST	TRAFFIC SIGNAL POLE
S — EX SEWER & PIT	HD HOUSE DRAIN	FENCE	UNCLASSIFIED PIT
W — EX WATER MAIN	STOP VALVE	EX. SIGN	TREE
ABW — EX ABANDONED WATER MAIN	FIRE PLUG	EXISTING BOLLARD	LIMIT OF WORKS
G — EX GAS MAIN	FIRE HYDRANT (ABOVE GROUND)	RUBBISH BIN	
ABG — EX ABANDONED GAS MAIN	FIRE HYDRANT (GROUND LEVEL)	PSM	STN/TBM
E — EX U/G ELECTRICITY CABLE	ELECTRICITY SUPPLY POLE		
E — EX O/H ELECTRICITY CABLE	E.S.P. WITH LIGHT		
EX TABLE DRAIN	LIGHT POLE ONLY		

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ARMSTRONG ROAD, UPPER BEACONSFIELD
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FACE SHEET

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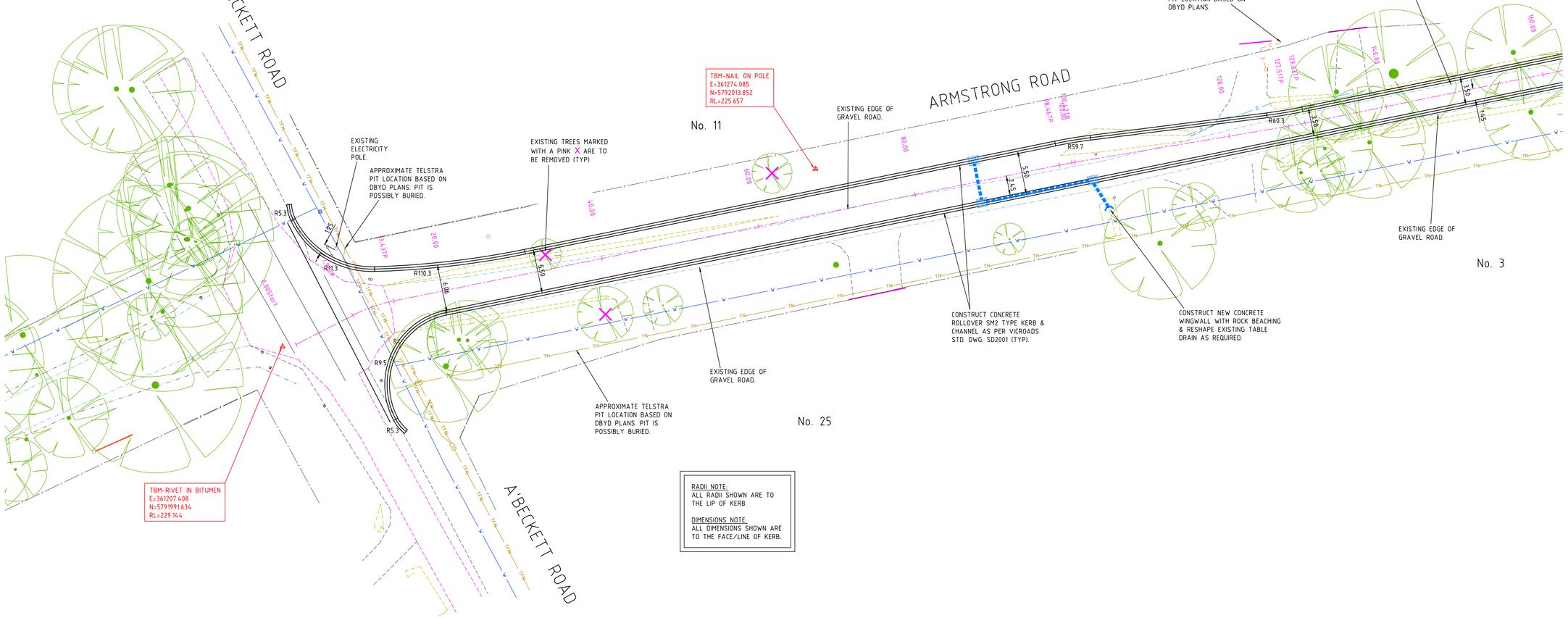

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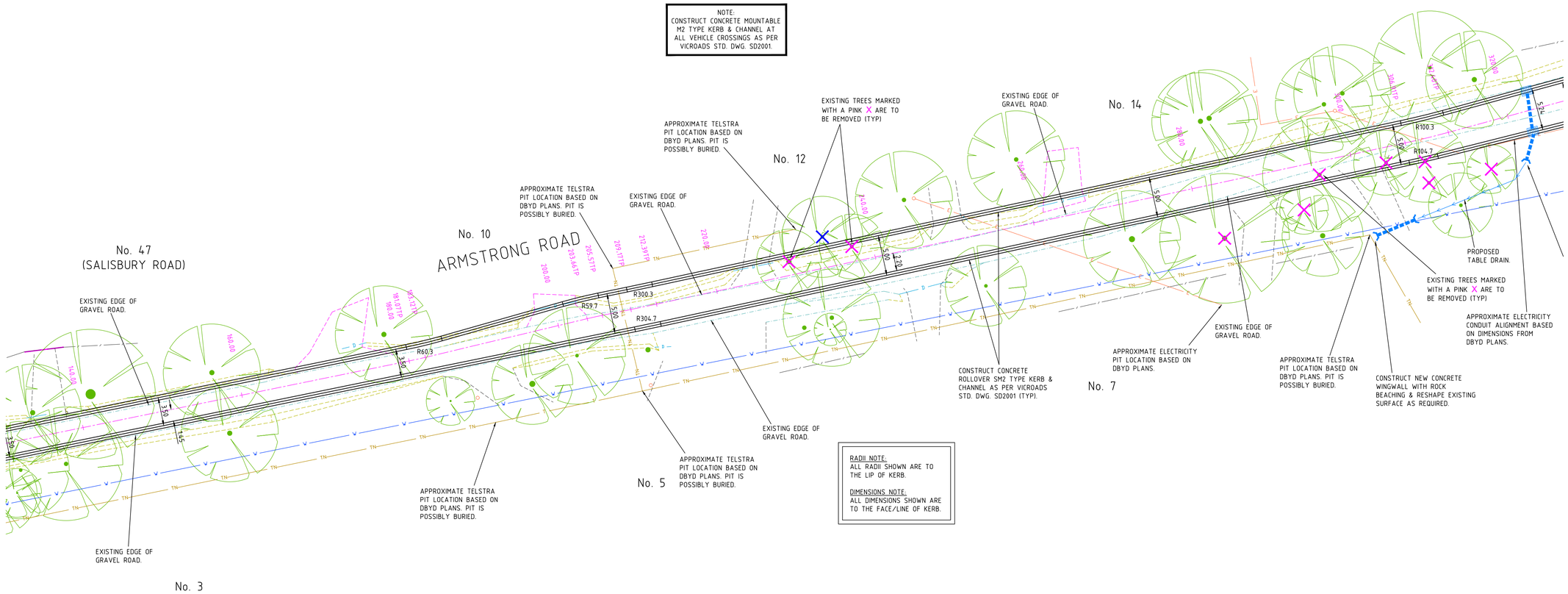

NOTE:
CONSTRUCT CONCRETE MOUNTABLE M2 TYPE KERB & CHANNEL AT ALL VEHICLE CROSSINGS AS PER VICROADS STD. DWG. SD2001.

RADII NOTE:
ALL RADII SHOWN ARE TO THE LIP OF KERB.

DIMENSIONS NOTE:
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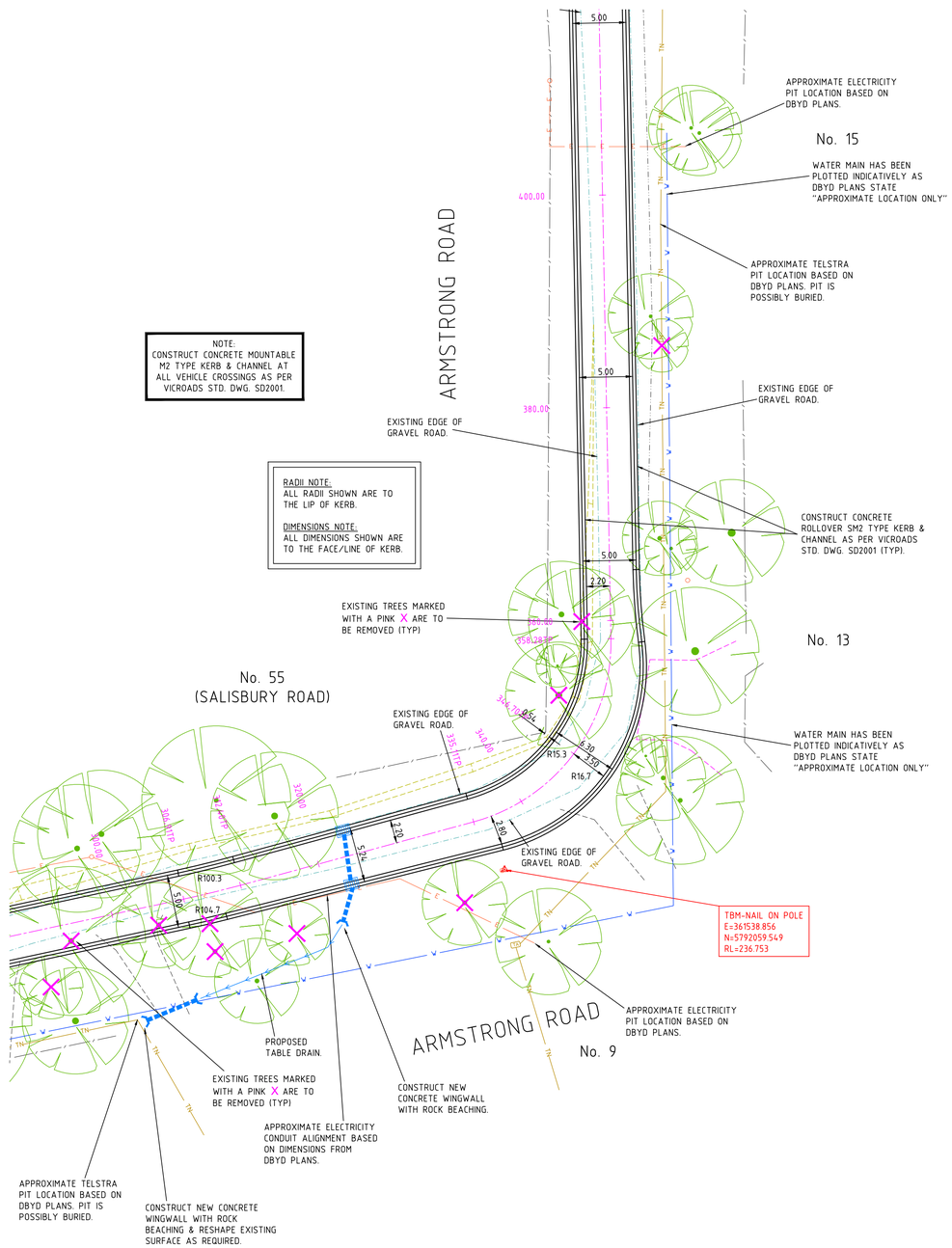

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D	EX DRAIN & PIT
	PROPOSED DRAIN & PIT
HD	HOUSE DRAIN
	STOP VALVE
	FIRE PLUG
	FIRE HYDRANT (ABOVE GROUND)
	FIRE HYDRANT (GROUND LEVEL)
	ELECTRICITY SUPPLY POLE
	E.S.P. WITH LIGHT
	LIGHT POLE ONLY
	TELECOM PILLAR
	EXISTING POST
	FENCE
	EX. SIGN
	EXISTING BOLLARD
	RUBBISH BIN
PSM	STN/TBM
TS	TRAFFIC SIGNAL PIT
	TRAFFIC SIGNAL POLE
U	UNCLASSIFIED PIT
	TREE
	LIMIT OF WORKS

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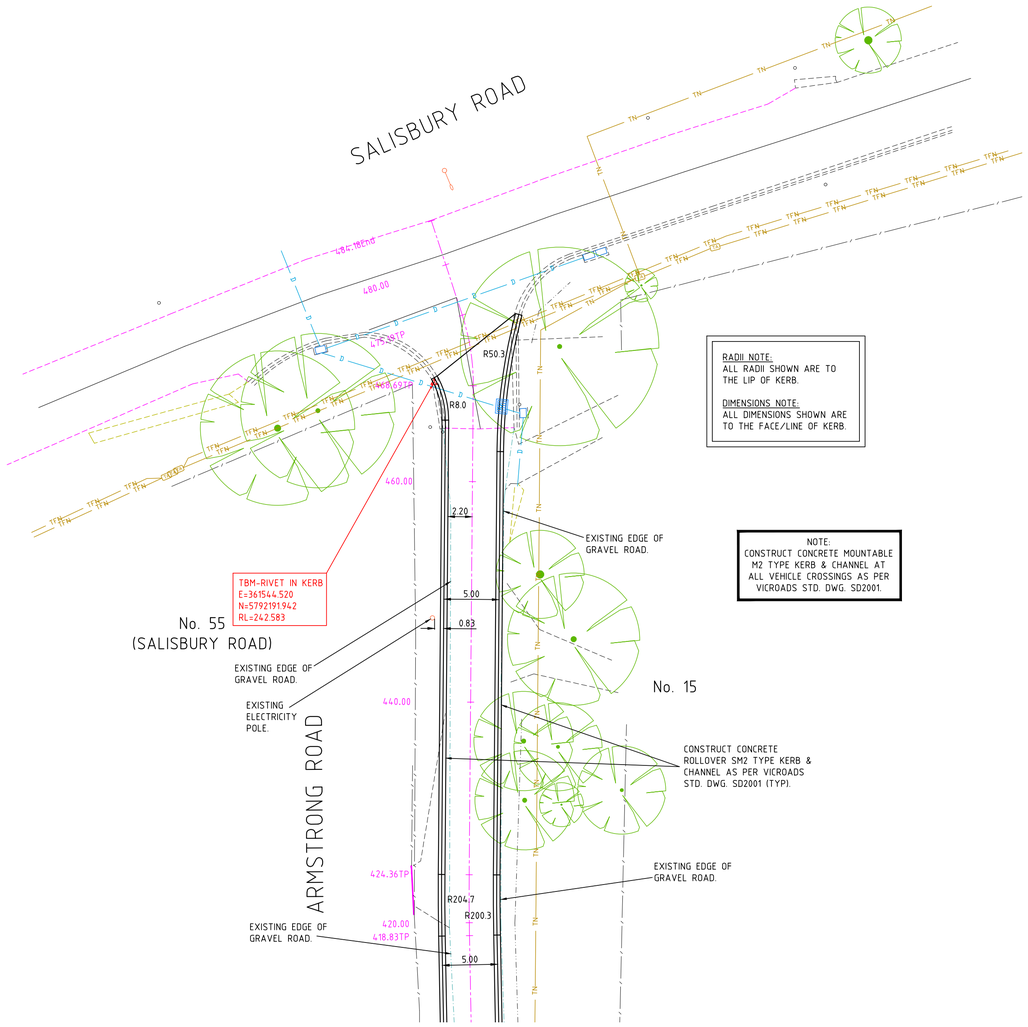
ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

DETAIL PLAN

CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 4 OF 18	SIZE: A1



RADII NOTE:
ALL RADII SHOWN ARE TO THE LIP OF KERB.

DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE TO THE FACE/LINE OF KERB.

NOTE:
CONSTRUCT CONCRETE MOUNTABLE M2 TYPE KERB & CHANNEL AT ALL VEHICLE CROSSINGS AS PER VICROADS STD. DWG. SD2001.

WARNING
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DIAL BEFORE YOU DIG
www.1100.com.au

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0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE

PRELIMINARY DESIGN ONLY
NOT APPROVED FOR CONSTRUCTION

LEGEND

T — EX TELSTRA CABLE & PIT	D — EX DRAIN & PIT	TELECOM PILLAR / EXISTING POST
TOF — EX TELSTRA OPTIC FIBRE	PROPOSED DRAIN & PIT	TS TRAFFIC SIGNAL PIT / TRAFFIC SIGNAL POLE
S — EX SEWER & PIT	HD HOUSE DRAIN	FENCE
W — EX WATER MAIN	STOP VALVE	UNCLASSIFIED PIT
ABW — EX ABANDONED WATER MAIN	FIRE PLUG	EX. SIGN
G — EX GAS MAIN	FIRE HYDRANT (ABOVE GROUND)	TREE
ABG — EX ABANDONED GAS MAIN	FIRE HYDRANT (GROUND LEVEL)	EXISTING BOLLARD
E — EX U/G ELECTRICITY CABLE	ELECTRICITY SUPPLY POLE	RUBBISH BIN / LIMIT OF WORKS
E — EX O/H ELECTRICITY CABLE	E.S.P. WITH LIGHT	PSM / STN/TBM
EX TABLE DRAIN	LIGHT POLE ONLY	

NO.	AMENDMENTS	DATE

CRE CONSULTING ENGINEERS PTY LTD
Civil•Municipal•Drainage•Project Management
704 Mount Alexander Road, Moonee Ponds, Vic, 3039
Phone: 0417 318 556
Email: admin@creconsulting.com.au

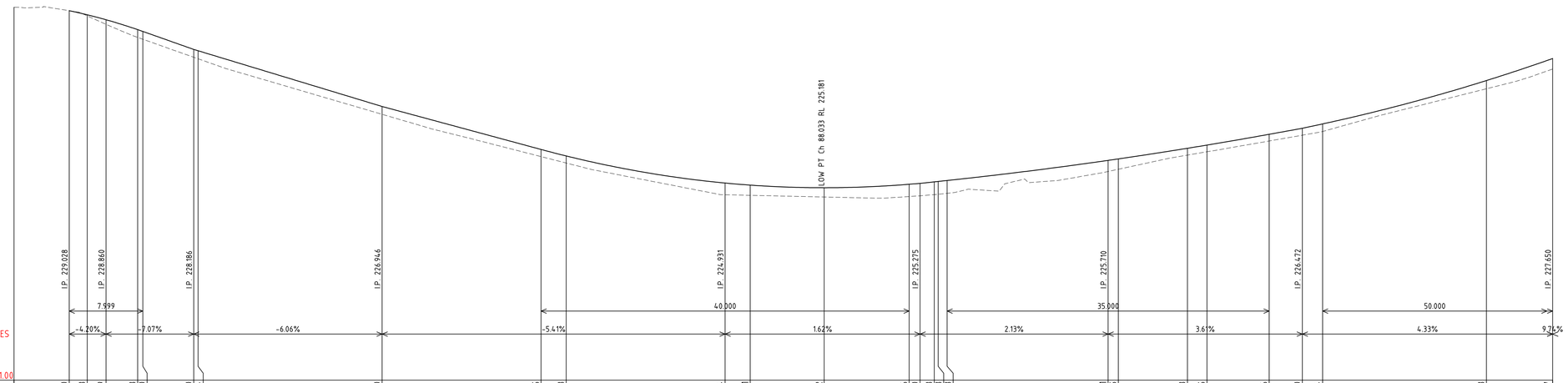
DESIGNED : CRE	DATE : 06/08/21	
CHECKED : DATE :		
SURVEYED: JCA VIA COUNCIL	DATE : AUG 2020	
SURVEY DATUM : A.H.D.		
SCALES : AS SHOWN	@A1	

CLIENT: Cardinia

ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

DETAIL PLAN

CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 5 OF 18	SIZE: A1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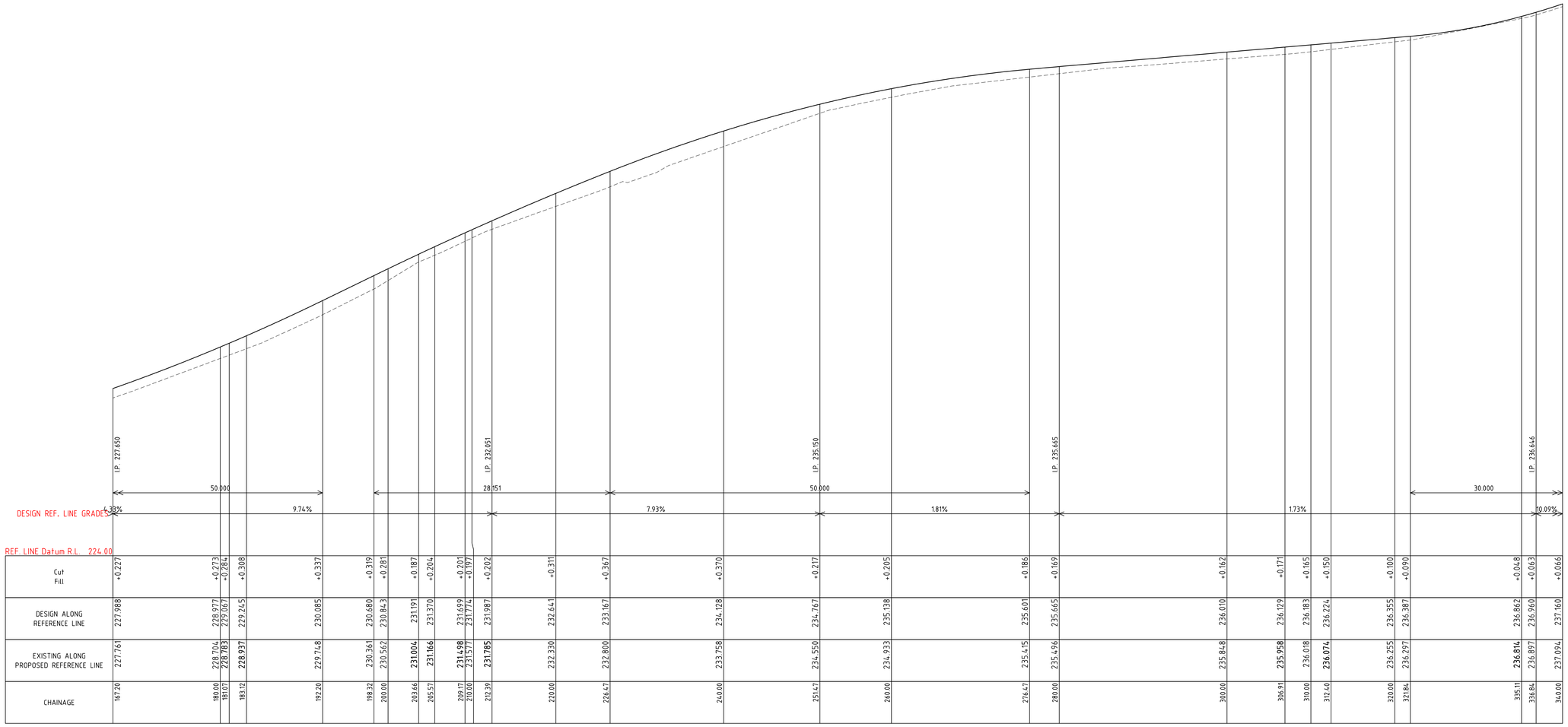
I.P. 225.275
I.P. 225.710
I.P. 226.472
I.P. 227.650
7.999
40.000
35.000
50.000
DESIGN REF. LINE GRADES
-4.20%
-7.07%
-6.06%
-5.41%
1.62%
2.13%
3.61%
4.33%
9.71%
REF. LINE Datum R.L. 221.00

| | | |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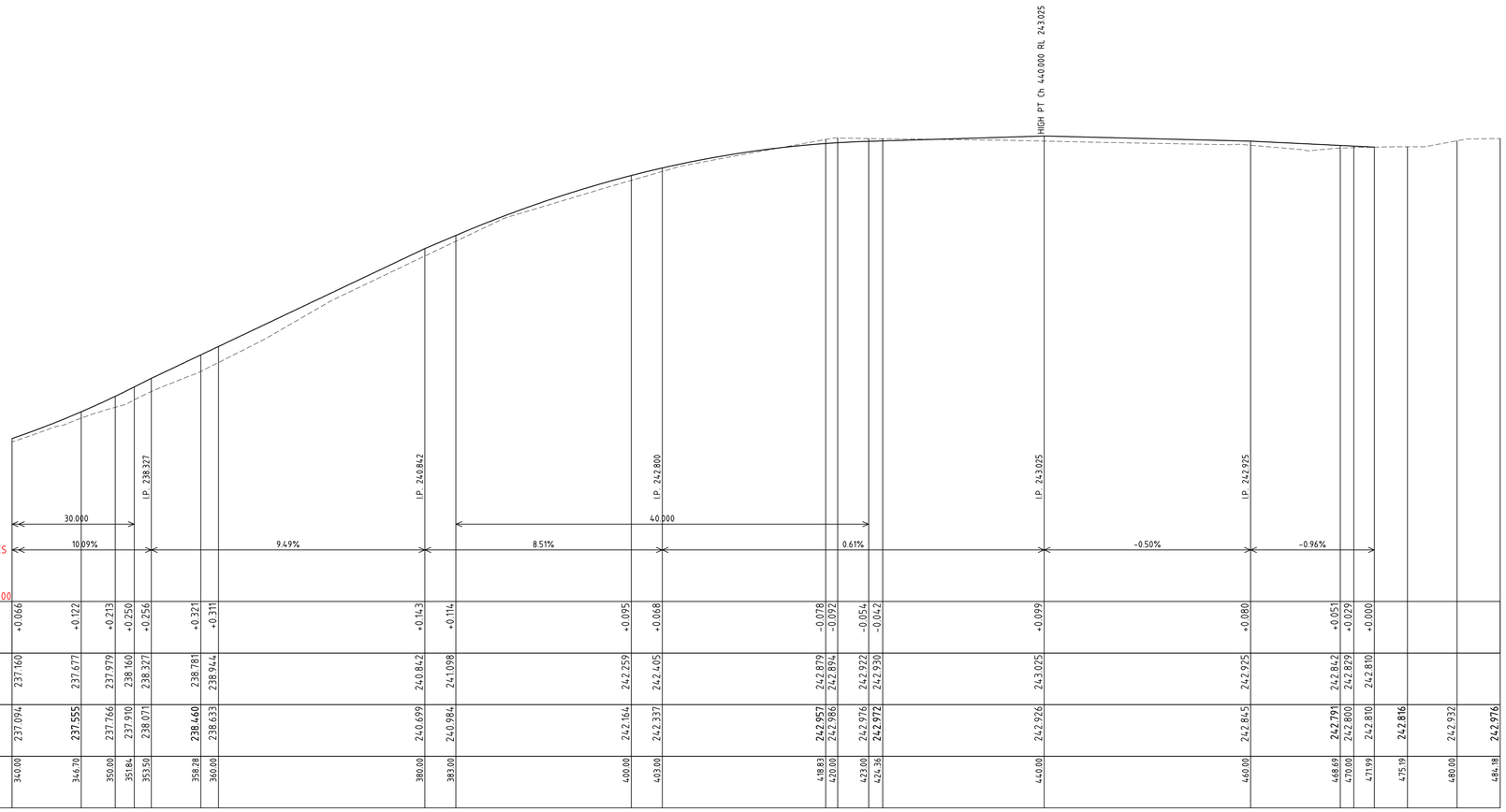
I.P. 232.051
I.P. 235.150
I.P. 235.665
I.P. 236.646
50.000
28.151
50.000
30.000
DESIGN REF. LINE GRADES
6.93%
9.74%
7.93%
1.81%
1.73%
10.09%
REF. LINE Datum R.L. 224.00

| | | |



Cut Fill	+0.066	+0.122	+0.213	+0.250	+0.256	+0.321	+0.311	+0.143	+0.114	+0.095	+0.068	-0.078	-0.092	-0.054	-0.042	+0.099	+0.080	+0.051	+0.029	+0.000			
DESIGN ALONG REFERENCE LINE	237.160	237.677	237.979	238.160	238.327	238.781	238.944	240.842	241.098	242.259	242.405	242.879	242.894	242.922	242.930	243.025	242.925	242.842	242.829	242.810			
EXISTING ALONG PROPOSED REFERENCE LINE	237.094	237.555	237.766	237.910	238.071	238.460	238.633	240.699	240.984	242.164	242.337	242.957	242.986	242.976	242.972	242.926	242.845	242.791	242.800	242.810	242.816	242.932	242.976
CHAINAGE	340.00	346.70	350.00	351.84	353.50	358.28	360.00	380.00	383.00	400.00	403.00	418.83	420.00	423.00	424.36	440.00	460.00	468.69	470.00	471.99	475.19	480.00	484.18

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VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m
HORIZONTAL 1:250 AT ORIGINAL SIZE 0 2.5 5 7.5 10 12.5m

PRELIMINARY DESIGN ONLY
NOT APPROVED FOR CONSTRUCTION

LEGEND

- EX TELSTRA CABLE & PIT
- EX TELSTRA OPTIC FIBRE
- EX SEWER & PIT
- EX WATER MAIN
- EX ABANDONED WATER MAIN
- EX GAS MAIN
- EX ABANDONED GAS MAIN
- EX U/G ELECTRICITY CABLE
- EX O/H ELECTRICITY CABLE
- EX TABLE DRAIN
- EX DRAIN & PIT
- PROPOSED DRAIN & PIT
- HOUSE DRAIN
- STOP VALVE
- FIRE PLUG
- FIRE HYDRANT (ABOVE GROUND)
- FIRE HYDRANT (GROUND LEVEL)
- ELECTRICITY SUPPLY POLE
- E.S.P. WITH LIGHT
- LIGHT POLE ONLY
- TELECOM PILLAR
- EXISTING POST
- FENCE
- EX. SIGN
- EXISTING BOLLARD
- RUBBISH BIN
- PSM
- STN/TBM
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- UNCLASSIFIED PIT
- TREE
- LIMIT OF WORKS

NO.	AMENDMENTS	DATE

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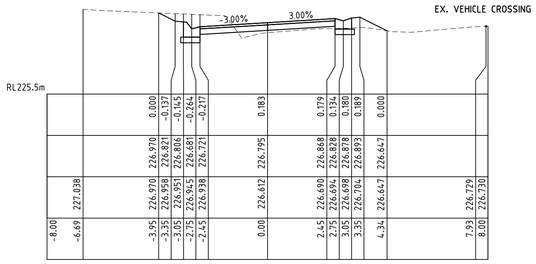
SCALES : AS SHOWN @A1

CLIENT: Cardinia

ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS
REFERENCE LINE LONGITUDINAL SECTION

CRE REF: 2759-(REV-P5).DWG
CRE REV. NO.: P5
AMEND. NO.: -
DWG.NO. 2759
SHEET: 8 OF 18 | SIZE: A1



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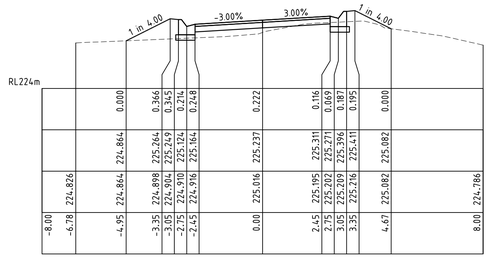

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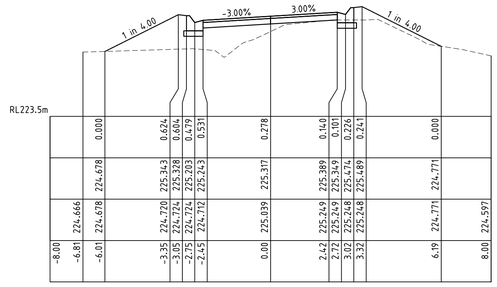

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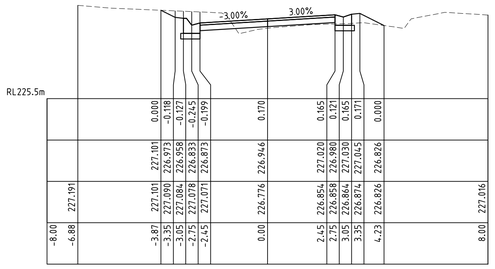

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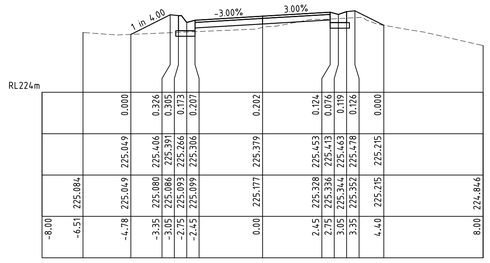

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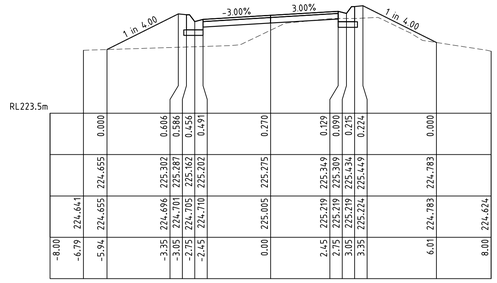

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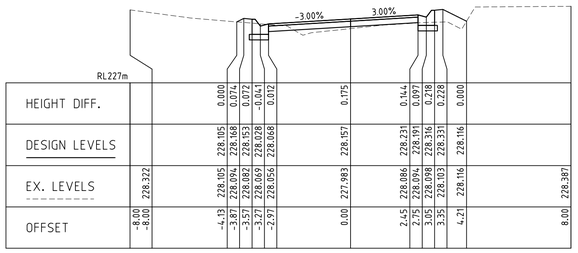

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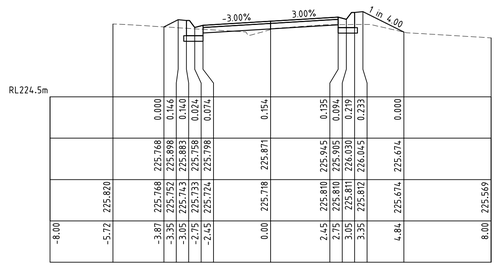

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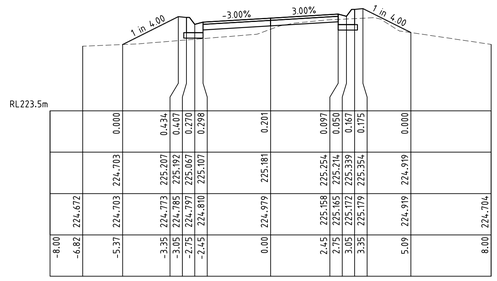

CH 88.03

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VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m
HORIZONTAL 1:100 AT ORIGINAL SIZE 0 1 2 3 4 5m

PRELIMINARY DESIGN ONLY
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LEGEND

T — EX TELSTRA CABLE & PIT	D EX DRAIN & PIT	TELECOM PILLAR	TS TRAFFIC SIGNAL PIT
TOF — EX TELSTRA OPTIC FIBRE	PROPOSED DRAIN & PIT	EXISTING POST	TRAFFIC SIGNAL POLE
S — EX SEWER & PIT	HD HOUSE DRAIN	FENCE	UNCLASSIFIED PIT
W — EX WATER MAIN	STOP VALVE	EX. SIGN	TREE
ASW — EX ABANDONED WATER MAIN	FIRE PLUG	EXISTING BOLLARD	
G — EX GAS MAIN	FIRE HYDRANT (ABOVE GROUND)	RUBBISH BIN	LIMIT OF WORKS
ABG — EX ABANDONED GAS MAIN	FIRE HYDRANT (GROUND LEVEL)	PSM	STN/TBM
E — EX U/G ELECTRICITY CABLE	ELECTRICITY SUPPLY POLE		
E — EX O/H ELECTRICITY CABLE	E.S.P. WITH LIGHT		
EX TABLE DRAIN	LIGHT POLE ONLY		

NO.	AMENDMENTS	DATE

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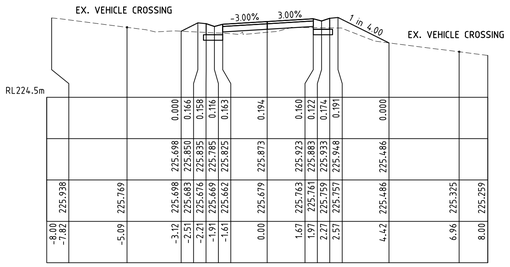
SURVEYED: JCA VIA COUNCIL	DATE : AUG 2020
SURVEY DATUM : A.H.D.	
SCALES : AS SHOWN @A1	

CLIENT: Cardinia

ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

REFERENCE LINE CROSS SECTIONS

CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 9 OF 18	SIZE: A1



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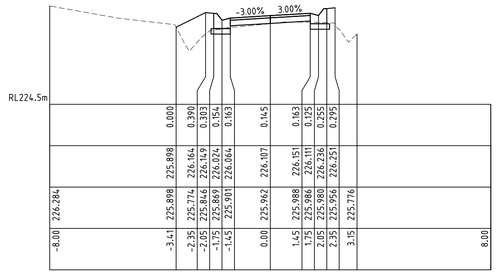
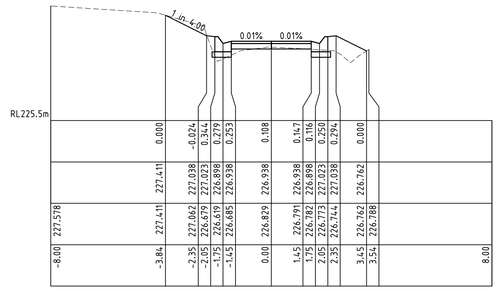


CH 129.63



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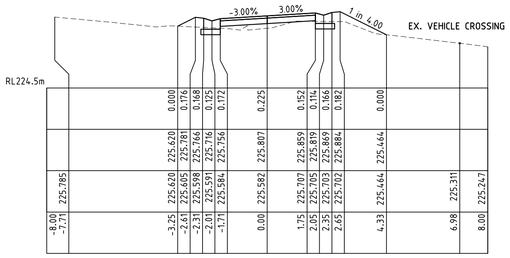

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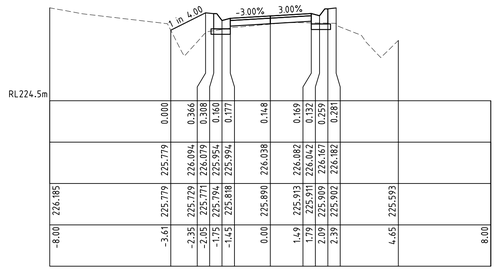

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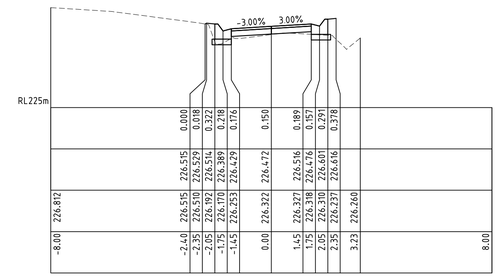

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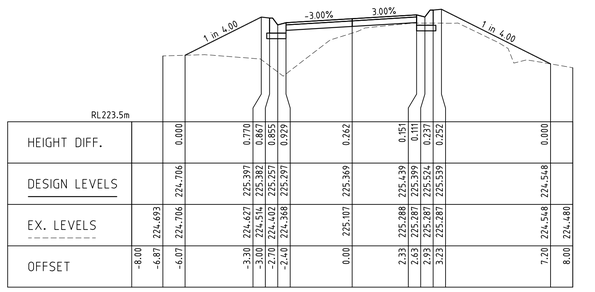

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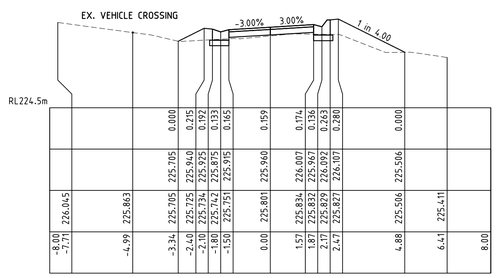

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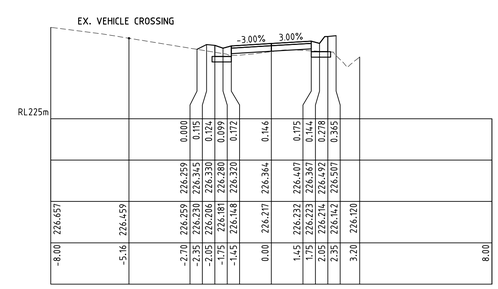

CH 137.00

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VERTICAL 1:50 AT ORIGINAL SIZE — 0 0.5 1 1.5 2 2.5m
HORIZONTAL 1:100 AT ORIGINAL SIZE — 0 1 2 3 4 5m

PRELIMINARY DESIGN ONLY
NOT APPROVED FOR CONSTRUCTION

LEGEND

- T — EX TELSTRA CABLE & PIT
- TOF — EX TELSTRA OPTIC FIBRE
- S — EX SEWER & PIT
- W — EX WATER MAIN
- ABW — EX ABANDONED WATER MAIN
- G — EX GAS MAIN
- ABG — EX ABANDONED GAS MAIN
- E — EX U/G ELECTRICITY CABLE
- E — EX O/H ELECTRICITY CABLE
- EX TABLE DRAIN
- D — EX DRAIN & PIT
- PROPOSED DRAIN & PIT
- HD — HOUSE DRAIN
- STOP VALVE
- FIRE PLUG
- FIRE HYDRANT (ABOVE GROUND)
- FIRE HYDRANT (GROUND LEVEL)
- ELECTRICITY SUPPLY POLE
- E.S.P. WITH LIGHT
- LIGHT POLE ONLY
- TELECOM PILLAR
- EXISTING POST
- FENCE
- EX. SIGN
- EXISTING BOLLARD
- RUBBISH BIN
- PSM
- TS — TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- UNCLASSIFIED PIT
- TREE
- LIMIT OF WORKS
- STN/TBM

NO.	AMENDMENTS	DATE

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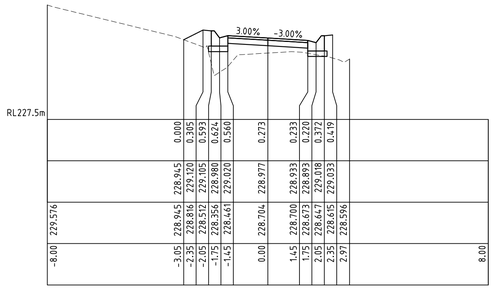
SCALES : AS SHOWN	@A1	

CLIENT: Cardinia

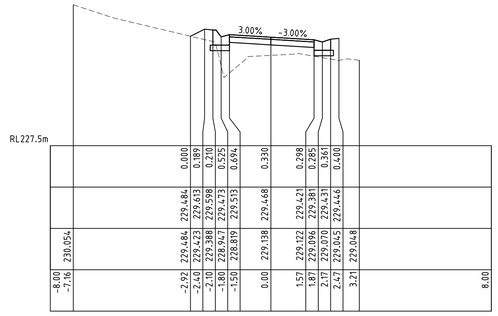
ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

REFERENCE LINE CROSS SECTIONS

CRE REF: 2759-(REV-P5).DWG
CRE REV. NO.: P5
AMEND. NO.: -
DWG.NO. 2759
SHEET: 10 OF 18
SIZE: A1



CH 180.00



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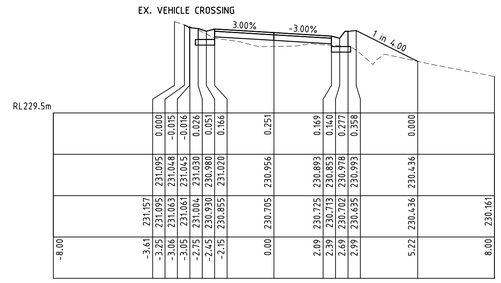

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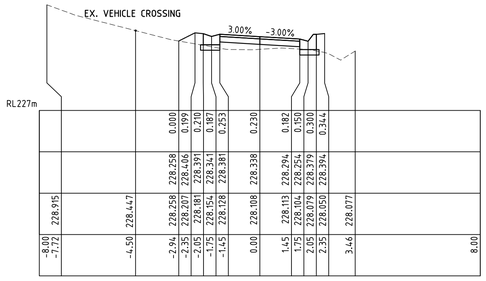

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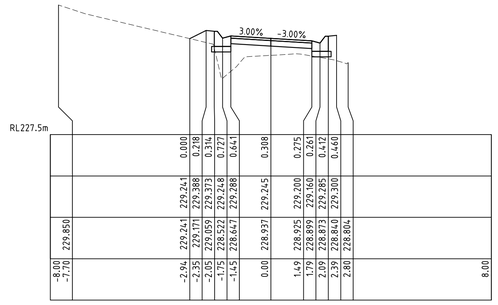
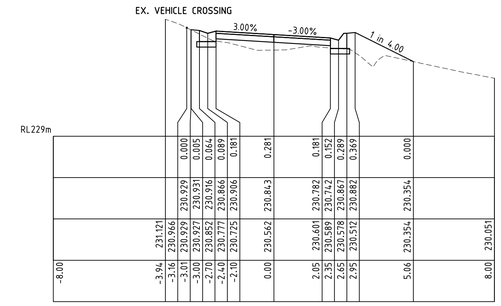


CH 183.12



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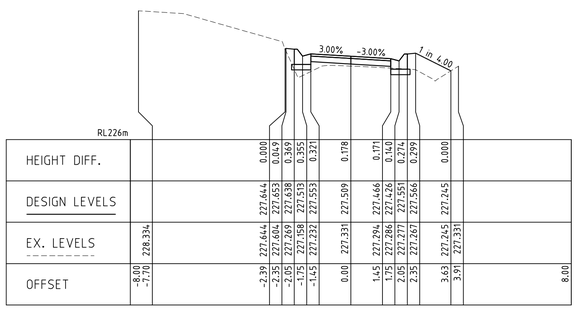
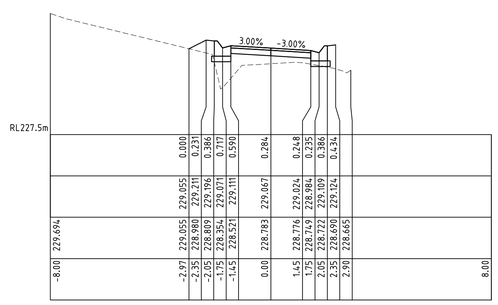


CH 160.00



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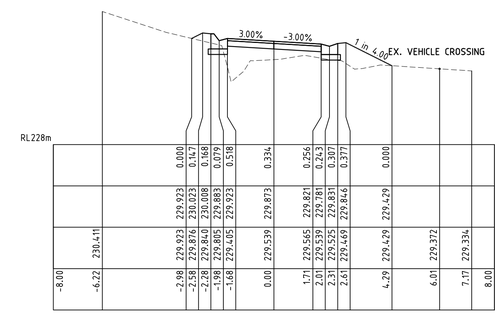

CH 190.00

WARNING
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VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m
HORIZONTAL 1:100 AT ORIGINAL SIZE 0 1 2 3 4 5m

PRELIMINARY DESIGN ONLY
NOT APPROVED FOR CONSTRUCTION

LEGEND

- EX TELSTRA CABLE & PIT
- EX TELSTRA OPTIC FIBRE
- EX SEWER & PIT
- EX WATER MAIN
- EX ABANDONED WATER MAIN
- EX GAS MAIN
- EX ABANDONED GAS MAIN
- EX U/G ELECTRICITY CABLE
- EX O/H ELECTRICITY CABLE
- EX TABLE DRAIN
- EX DRAIN & PIT
- PROPOSED DRAIN & PIT
- HOUSE DRAIN
- STOP VALVE
- FIRE PLUG
- FIRE HYDRANT (ABOVE GROUND)
- FIRE HYDRANT (GROUND LEVEL)
- ELECTRICITY SUPPLY POLE
- E.S.P. WITH LIGHT
- LIGHT POLE ONLY
- TELECOM PILLAR
- EXISTING POST
- FENCE
- EX. SIGN
- EXISTING BOLLARD
- RUBBISH BIN
- PSM
- STN/TBM
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- UNCLASSFIED PIT
- TREE
- LIMIT OF WORKS

NO.	AMENDMENTS	DATE

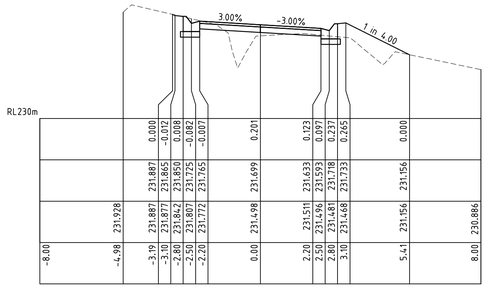
CRE CONSULTING ENGINEERS PTY LTD
Civil•Municipal•Drainage•Project Management
704 Mount Alexander Road, Moonee Ponds, Vic, 3039
Phone: 0417 318 556
Email: admin@creconsulting.com.au

DESIGNED : CRE DATE : 06/08/21
CHECKED : DATE :
SURVEYED: JCA VIA COUNCIL DATE : AUG 2020
SURVEY DATUM : A.H.D.
SCALES : AS SHOWN @A1

CLIENT: Cardinia

ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS
REFERENCE LINE CROSS SECTIONS

CRE REF: 2759-(REV-P5).DWG
CRE REV. NO.: P5
AMEND. NO.: -
DWG.NO. 2759
SHEET: 11 OF 18 SIZE: A1



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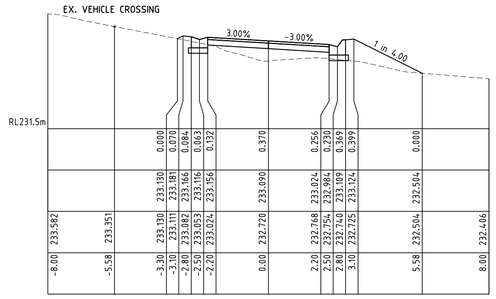

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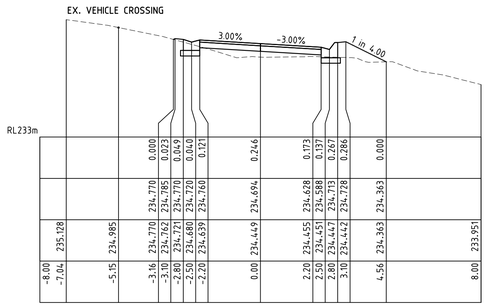
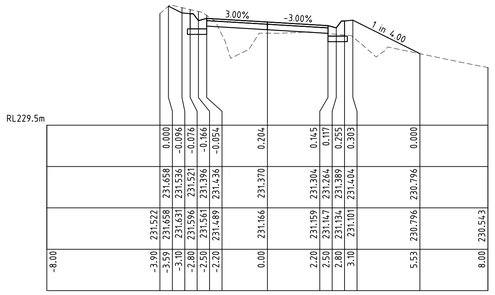


CH 250.00



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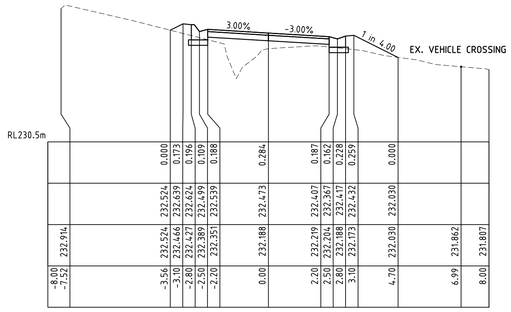

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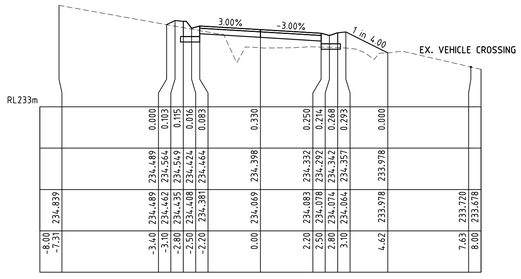
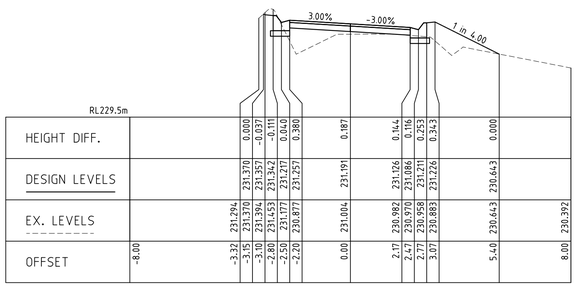


CH 244.50



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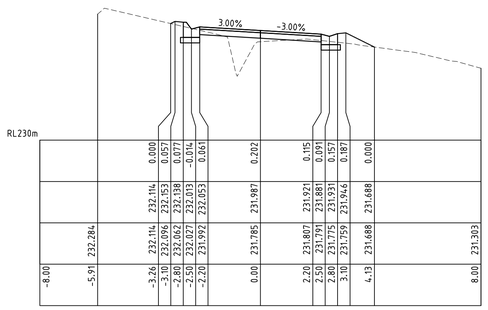

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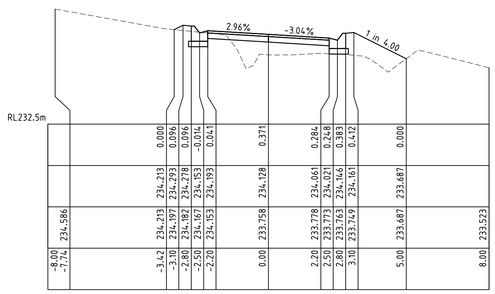

CH 240.00

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PRELIMINARY DESIGN ONLY
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LEGEND

- EX TELSTRA CABLE & PIT
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- EX SEWER & PIT
- EX WATER MAIN
- EX ABANDONED WATER MAIN
- EX GAS MAIN
- EX ABANDONED GAS MAIN
- EX U/G ELECTRICITY CABLE
- EX O/H ELECTRICITY CABLE
- EX TABLE DRAIN
- EX DRAIN & PIT
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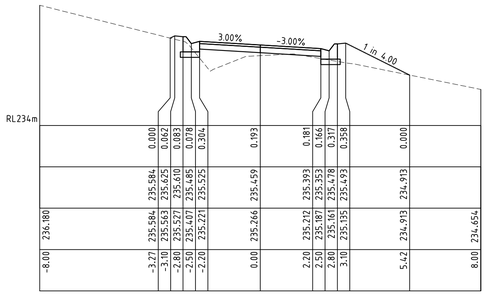
ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

REFERENCE LINE CROSS SECTIONS

CRE REF: 2759-(REV-P5).DWG
CRE REV. NO.: P5
AMEND. NO.: -
DWG.NO. 2759
SHEET: 12 OF 18 — SIZE: A1



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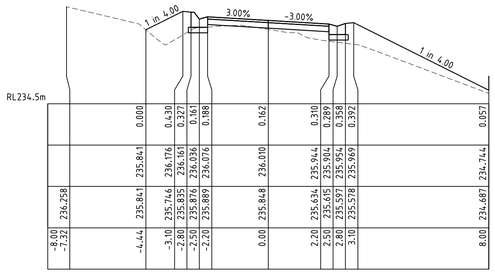

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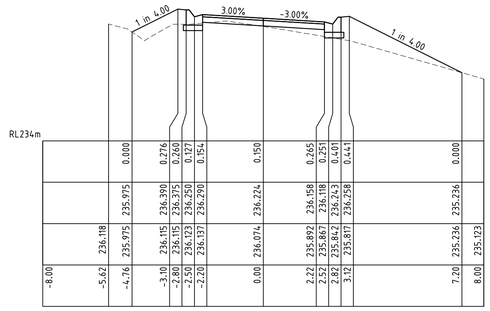

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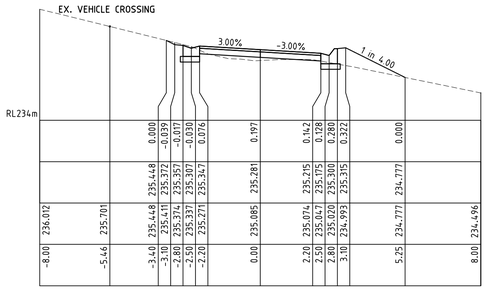

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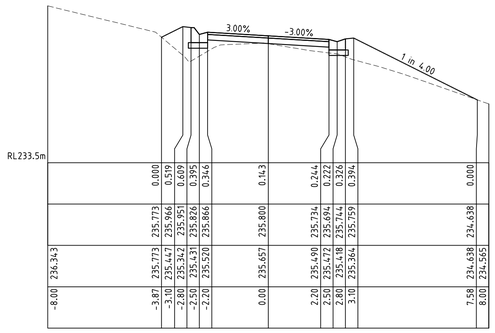

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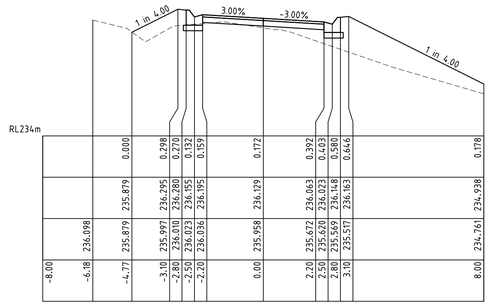

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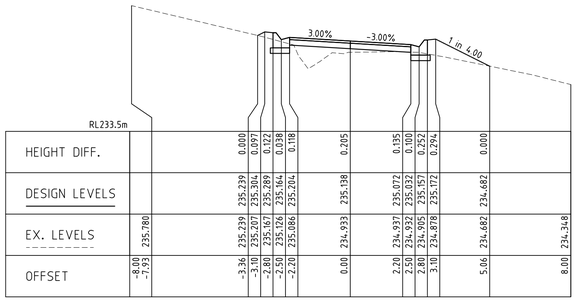

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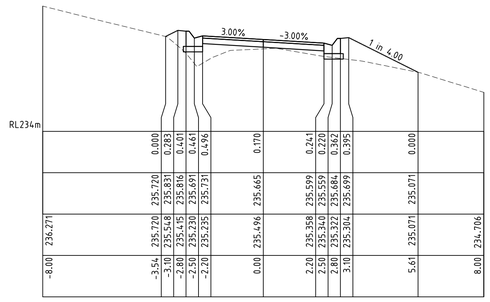

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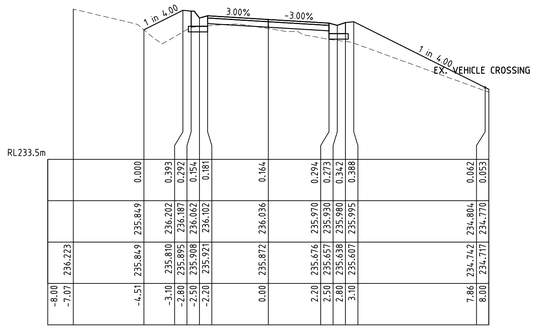

CH 301.50

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HORIZONTAL 1:100 AT ORIGINAL SIZE 0 1 2 3 4 5m

PRELIMINARY DESIGN ONLY
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LEGEND

T	EX TELSTRA CABLE & PIT
TOF	EX TELSTRA OPTIC FIBRE
S	EX SEWER & PIT
W	EX WATER MAIN
ABW	EX ABANDONED WATER MAIN
G	EX GAS MAIN
ABG	EX ABANDONED GAS MAIN
E	EX U/G ELECTRICITY CABLE
E	EX O/H ELECTRICITY CABLE
	EX TABLE DRAIN
D	EX DRAIN & PIT
	PROPOSED DRAIN & PIT
HD	HOUSE DRAIN
	STOP VALVE
	FIRE PLUG
	FIRE HYDRANT (ABOVE GROUND)
	FIRE HYDRANT (GROUND LEVEL)
	ELECTRICITY SUPPLY POLE
	E.S.P. WITH LIGHT
	LIGHT POLE ONLY
	TELECOM PILLAR
	EXISTING POST
	FENCE
	EX. SIGN
	EXISTING BOLLARD
	RUBBISH BIN
	PSM
TS	TRAFFIC SIGNAL PIT
	TRAFFIC SIGNAL POLE
	UNCLASSIFIED PIT
	TREE
	LIMIT OF WORKS
	STN/TBM

NO.	AMENDMENTS	DATE

CRE CONSULTING ENGINEERS PTY LTD
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Phone: 0417 318 556
Email: admin@creconsulting.com.au

DESIGNED : CRE	DATE : 06/08/21
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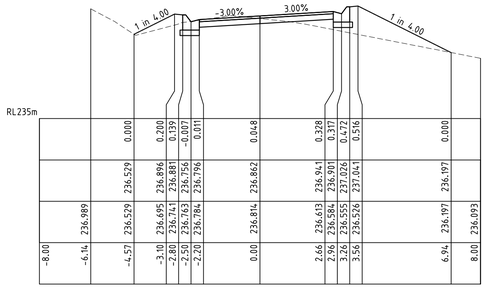
SCALES : AS SHOWN @A1	

CLIENT: Cardinia

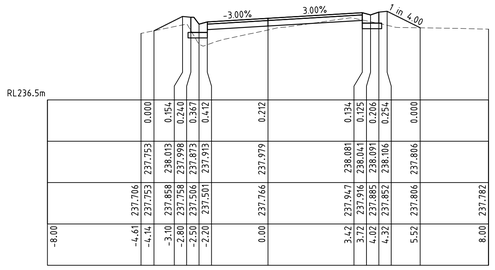
ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

REFERENCE LINE CROSS SECTIONS

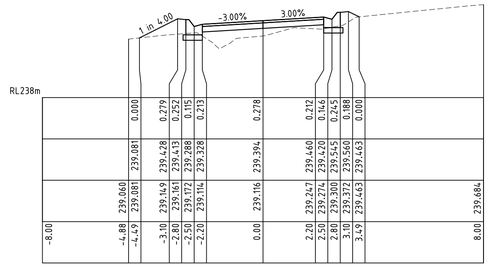
CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 13 OF 18	SIZE: A1



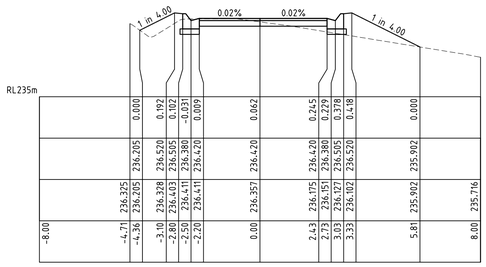
CH 335.11



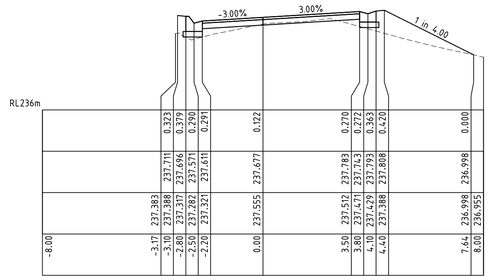
CH 350.00



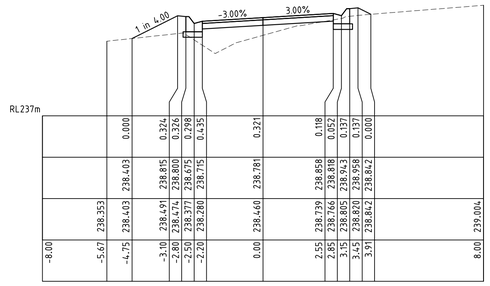
CH 364.74



CH 323.50



CH 346.70



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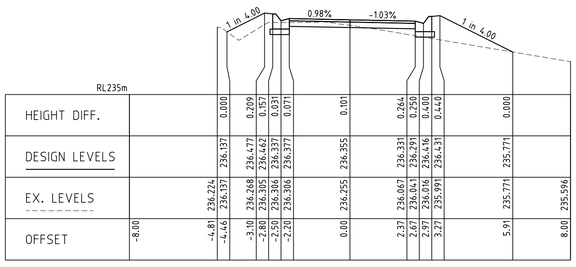
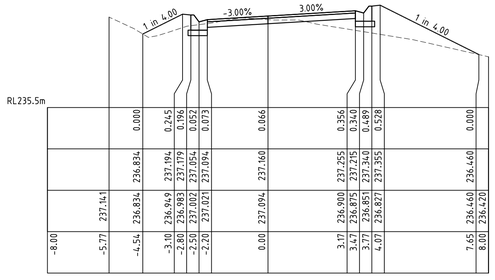
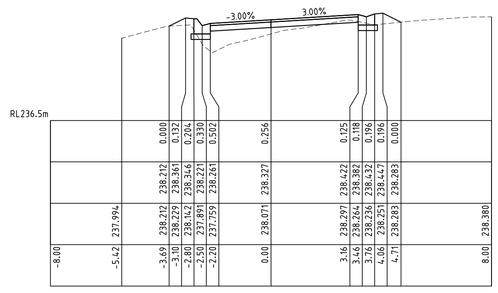


CH 320.00



CH 340.00



CH 353.50

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HORIZONTAL 1:100 AT ORIGINAL SIZE 0 1 2 3 4 5m

PRELIMINARY DESIGN ONLY
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LEGEND

- T — EX TELSTRA CABLE & PIT
- TOF — EX TELSTRA OPTIC FIBRE
- S — EX SEWER & PIT
- W — EX WATER MAIN
- ABW — EX ABANDONED WATER MAIN
- G — EX GAS MAIN
- ABG — EX ABANDONED GAS MAIN
- E — EX U/G ELECTRICITY CABLE
- E — EX O/H ELECTRICITY CABLE
- EX TABLE DRAIN
- D — EX DRAIN & PIT
- PROPOSED DRAIN & PIT
- HD HOUSE DRAIN
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- FIRE PLUG
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- ELECTRICITY SUPPLY POLE
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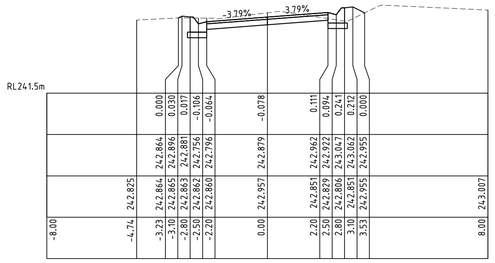
ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

REFERENCE LINE CROSS SECTIONS

CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 14 OF 18	SIZE: A1



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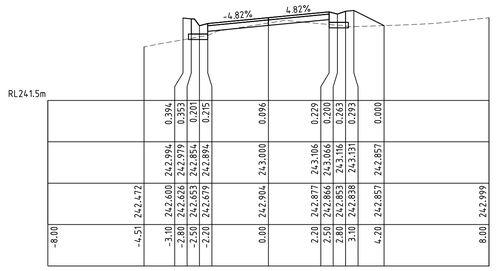

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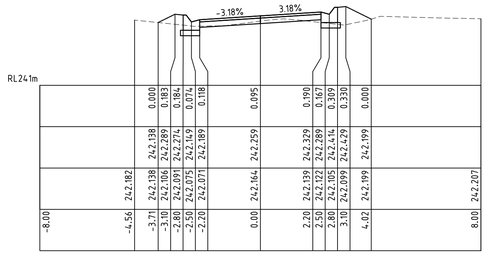

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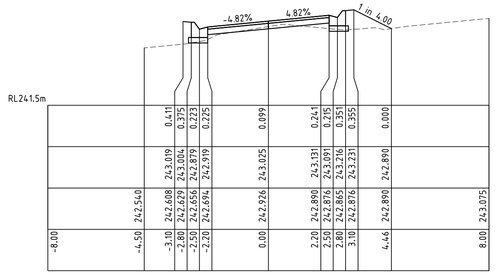

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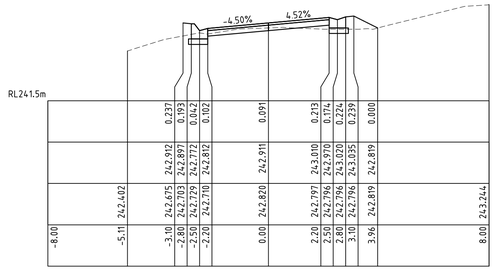

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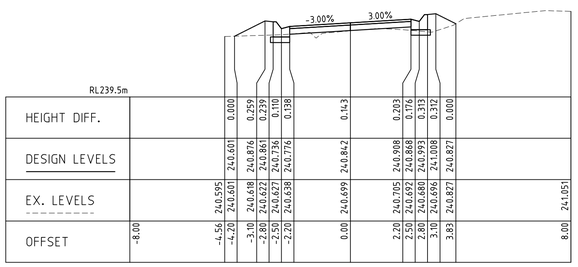

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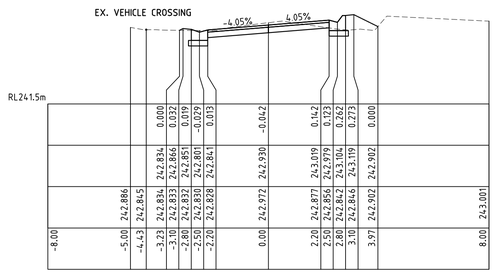

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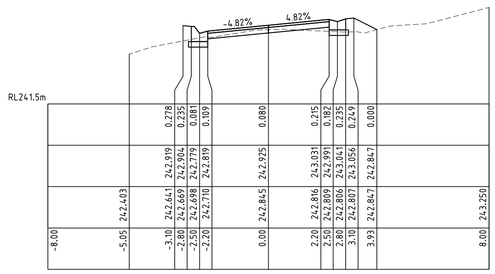

CH 460.00

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VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m
HORIZONTAL 1:100 AT ORIGINAL SIZE 0 1 2 3 4 5m

PRELIMINARY DESIGN ONLY
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LEGEND

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- EX TELSTRA OPTIC FIBRE
- EX SEWER & PIT
- EX WATER MAIN
- EX ABANDONED WATER MAIN
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- PSM
- STN/TBM
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- UNCLASSIFIED PIT
- TREE
- LIMIT OF WORKS

NO.	AMENDMENTS	DATE

CRE CONSULTING ENGINEERS PTY LTD
Civil•Municipal•Drainage•Project Management
704 Mount Alexander Road, Moonee Ponds, Vic, 3039
Phone: 0417 318 556
Email: admin@creconsulting.com.au

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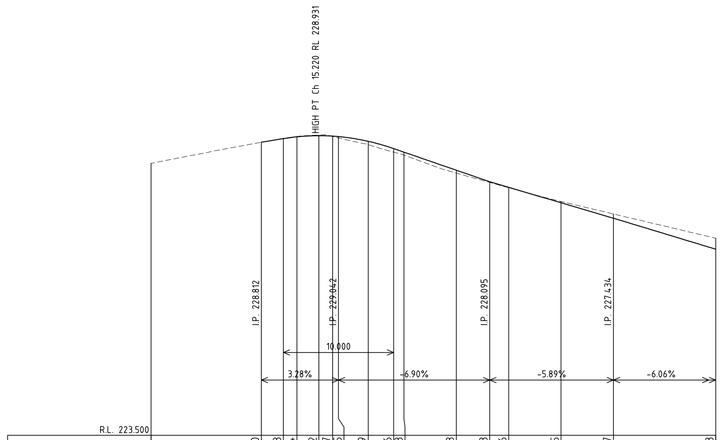
CHECKED : DATE :
SURVEYED: JCA VIA COUNCIL | DATE : AUG 2020
SURVEY DATUM : A.H.D.
SCALES : AS SHOWN @A1

CLIENT: Cardinia

ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

REFERENCE LINE CROSS SECTIONS

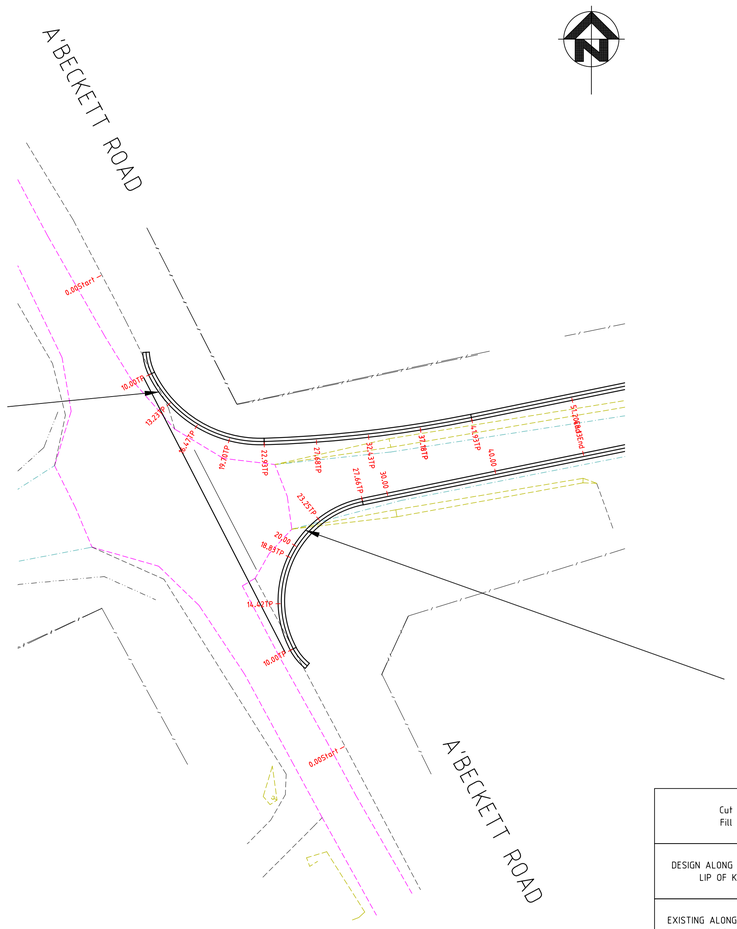
CRE REF: 2759-(REV-P5).DWG
CRE REV. NO.: P5
AMEND. NO.: -
DWG.NO. 2759
SHEET: 15 OF 18 | SIZE: A1



R.L. 223.500																						
Cut Fill		+0.000	+0.003 -0.004	-0.012 +0.007	+0.025 +0.059	+0.066 +0.053	+0.053	+0.013	+0.006	-0.025	-0.077	-0.198
DESIGN ALONG PROPOSED LIP OF KERB		228.812	228.878 228.910	228.931 228.923	228.914 228.828	228.697 228.632	228.305	228.095	227.994	227.714	227.434	226.873
EXISTING ALONG PROPOSED LIP OF KERB	228.428	228.812	228.875 228.914	228.943 228.916	228.889 228.769	228.631 228.579	228.252	228.082	227.988	227.739	227.511	227.071
CHAINAGE	0.00	10.00	12.00 13.23	15.22 16.47	17.00 19.70	22.00 22.93	27.68	30.71	32.43	37.18	41.93	51.20

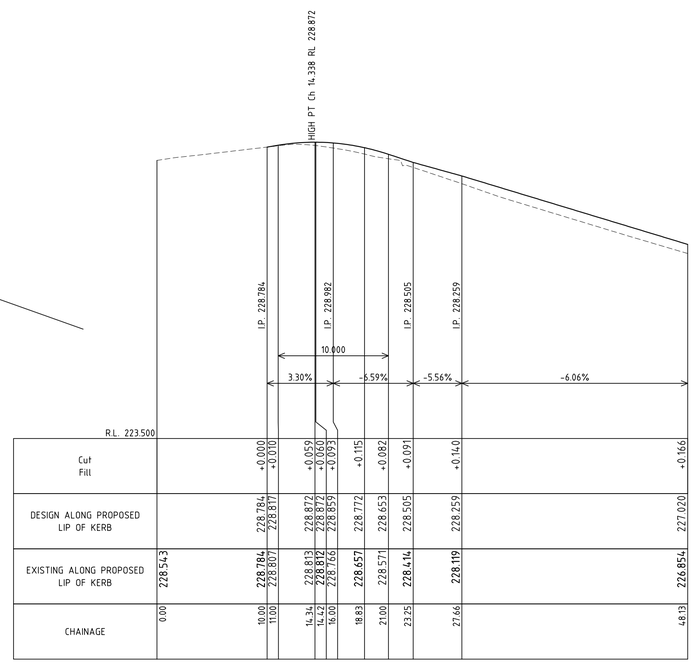
VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m

HORIZONTAL 1:250 AT ORIGINAL SIZE 0 2.5 5 7.5 10 12.5m



0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE



R.L. 223.500																						
Cut Fill		+0.000 +0.010	+0.059 +0.060	+0.093 +0.115	+0.082 +0.091	+0.140	+0.166
DESIGN ALONG PROPOSED LIP OF KERB		228.784 228.817	228.872 228.872	228.859 228.772	228.653 228.505	228.259	227.020
EXISTING ALONG PROPOSED LIP OF KERB	228.543	228.784 228.807	228.813 228.812	228.766 228.657	228.571 228.414	228.119	226.854
CHAINAGE	0.00	10.00 11.00	14.34 14.42	16.00 18.83	21.00 23.25	27.66	48.13

VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m

HORIZONTAL 1:250 AT ORIGINAL SIZE 0 2.5 5 7.5 10 12.5m

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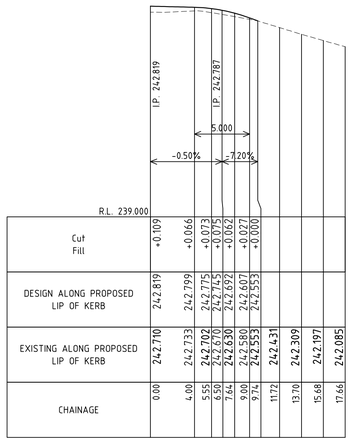
CLIENT: Cardinia

ARMSTRONG ROAD, UPPER BEACONSFIELD ROAD AND DRAINAGE CONSTRUCTION WORKS

KERB RETURN LONGITUDINAL SECTIONS

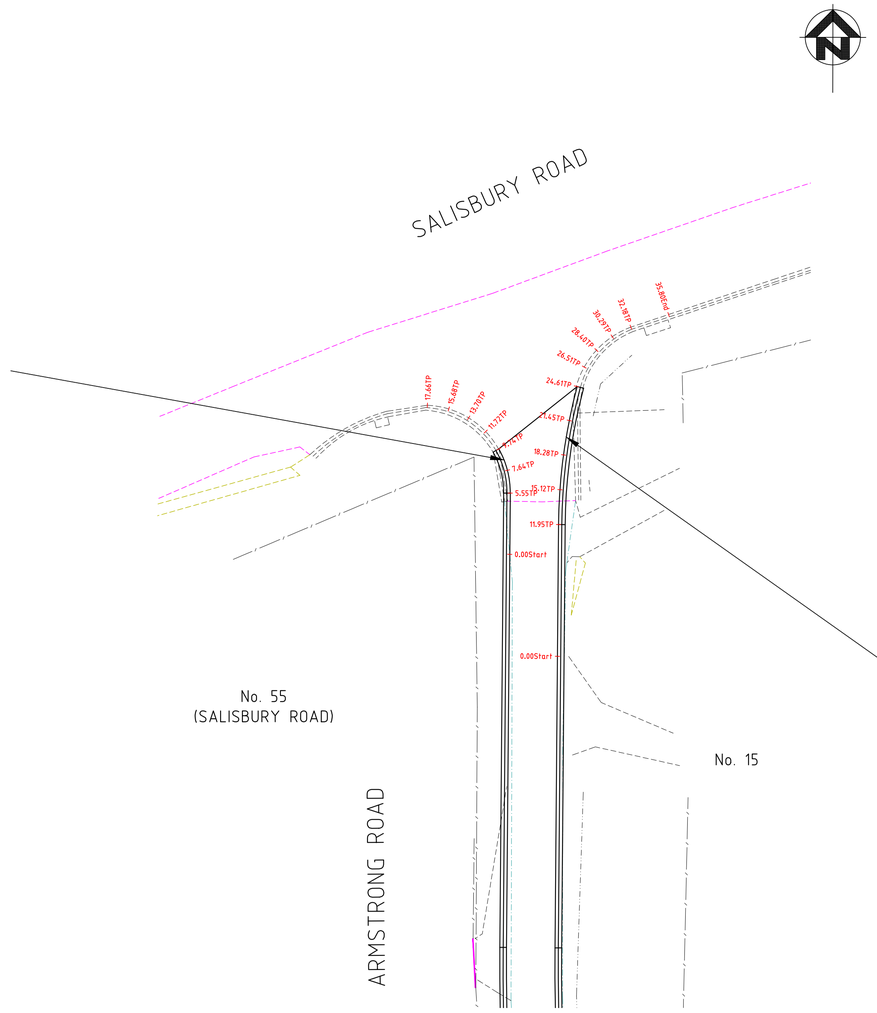
CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 16 OF 18	SIZE: A1



CHAINAGE	DESIGN ALONG PROPOSED LIP OF KERB	EXISTING ALONG PROPOSED LIP OF KERB	Cut / Fill
0.00	242.819	242.710	+0.109
4.00	242.799	242.733	+0.066
5.555	242.775	242.702	+0.073
5.929	242.775	242.700	+0.075
7.46	242.692	242.630	+0.062
9.06	242.607	242.580	+0.027
9.974	242.553	242.553	+0.000
11.172		242.431	
13.70		242.309	
15.68		242.197	
17.66		242.085	

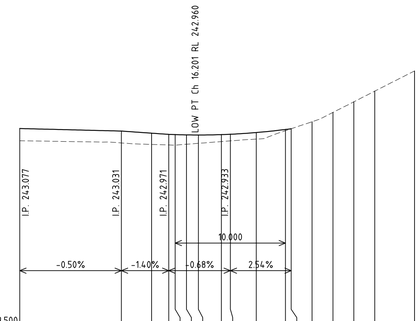
VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m

HORIZONTAL 1:250 AT ORIGINAL SIZE 0 2.5 5 7.5 10 12.5m



0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE



CHAINAGE	DESIGN ALONG PROPOSED LIP OF KERB	EXISTING ALONG PROPOSED LIP OF KERB	Cut / Fill
0.00	243.077	242.856	+0.221
9.21	243.031	242.816	+0.215
11.95	242.993	242.789	+0.204
13.51	242.971	242.779	+0.192
14.46	242.961	242.770	+0.191
15.12	242.962	242.792	+0.170
16.20	242.960	242.809	+0.151
18.28	242.967	242.841	+0.126
19.99	242.973	242.853	+0.120
21.45	243.004	242.885	+0.119
24.09	243.060	243.037	+0.023
24.61	243.073	243.073	+0.000
26.51	243.201	243.201	
28.40	243.369	243.369	
30.29	243.562	243.562	
32.18	243.755	243.755	
35.80	244.122	244.122	

VERTICAL 1:50 AT ORIGINAL SIZE 0 0.5 1 1.5 2 2.5m

HORIZONTAL 1:250 AT ORIGINAL SIZE 0 2.5 5 7.5 10 12.5m

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ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

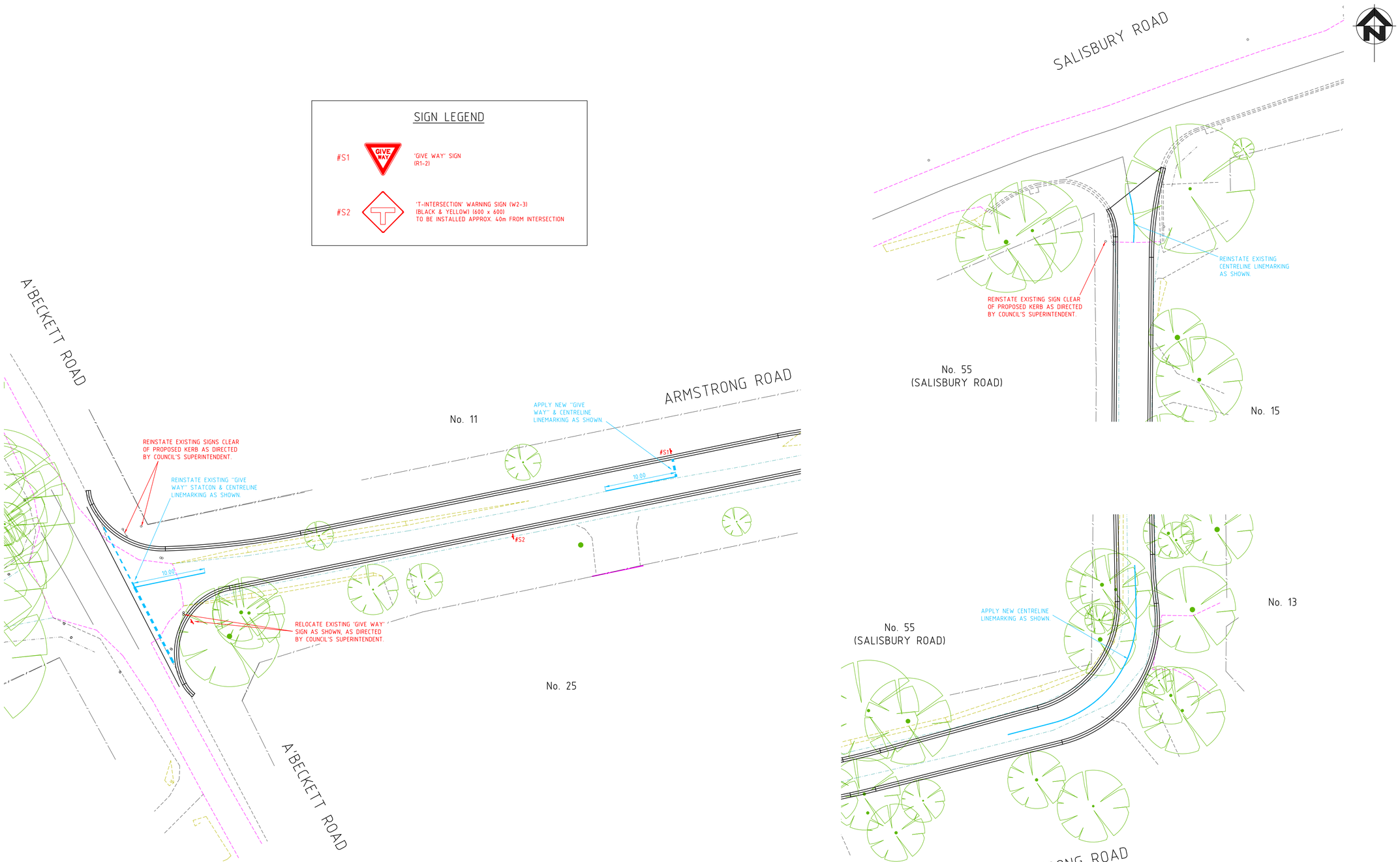
KERB RETURN LONGITUDINAL SECTIONS

CRE REF: 2759-(REV-P5).DWG
CRE REV. NO.: P5
AMEND. NO.: -
DWG.NO. 2759
SHEET: 17 OF 18 | SIZE: A1

SIGN LEGEND

#S1 — 'GIVE WAY' SIGN (R1-2)

#S2 — 'T-INTERSECTION' WARNING SIGN (W2-3) (BLACK & YELLOW) (600 x 600) TO BE INSTALLED APPROX. 40m FROM INTERSECTION



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0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE

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ARMSTRONG ROAD, UPPER BEACONSFIELD
ROAD AND DRAINAGE CONSTRUCTION WORKS

LINEMARKING & SIGNAGE PLAN

CRE REF: 2759-(REV-P5).DWG	
CRE REV. NO.: P5	
AMEND. NO.: -	
DWG.NO. 2759	
SHEET: 18 OF 18	SIZE: A1

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

Armstrong Road, Upper Beaconsfield

Project Cost Summary:	
Total Project Cost (Inc. Design, Supervision/Admin & Offset)	$859,050
Total Council Contribution	$764,550
Total Landowner Contribution	$ 94,500.00
Financing Costs	$8,268.75

Council Cost Summary:	
Council 30% Contribution	$257,715
Subsidy for costs above FedFund ceiling	$ 506,835.00
Total Council Cost	$ 764,550.00

Apportionment Summary:	
Unit Ratio =	100%
Total Landowner Units =	13.5
Total Council Units =	Nil
$ / Unit =	$44,543
FedFund Ceiling $/ Unit =	$7,000

DESCRIPTION	PROPERTY ADDRESS	ASSESSMENT NO.	DEVELOPMENT / BENEFIT UNIT	CHARGE FOR THE WORKS	ADJUSTED FOR CEILING	FINANCING CHARGE	TOTAL CHARGE	YEARLY CHARGE
L2 LP87858 V8948 F082	3 Armstrong Rd	1038750100	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L1 TP556873	5 Armstrong Rd	1038750200	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L1 TP258231	7 Armstrong Rd	1038750300	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L42 LP1137;L1 TP628420	9-11 Armstrong Rd	1038750400	2	$ 89,086.00	$ 14,000.00	$ 1,225.00	$ 15,225.00	$ 2,175.00
L8 P44536	10 Armstrong Rd	1038700100	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L1 TP98897	12 Armstrong Rd	1038700200	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L2 PS400088 V10297 F640	13 Armstrong Rd	1038750600	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L6 P44536	14 Armstrong Rd	1038700300	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L1 P400088D	15 Armstrong Rd	1038750700	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L1 TP253105	45 Salisbury Rd	1748851600	0.5	$ 22,271.50	$ 3,500.00	$ 306.25	$ 3,806.25	$ 543.75
L1 TP869347	47 Salisbury Rd	1748851700	0.5	$ 22,271.50	$ 3,500.00	$ 306.25	$ 3,806.25	$ 543.75
L2 LP45121	55 Salisbury Rd	1748852100	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
L1 TP365335	11 A`Beckett Rd	1000950100	0.5	$ 22,271.50	$ 3,500.00	$ 306.25	$ 3,806.25	$ 543.75
L1 LP87858	25 A`Beckett Rd	1000950200	1	$ 44,543.00	$ 7,000.00	$ 612.50	$ 7,612.50	$ 1,087.50
		Total	**13.5**	**$ 601,330.50**	**$ 94,500.00**	**$ 8,268.75**	**$ 102,768.75**	**$ 14,681.25**

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

9-11 Armstrong Rd allocated 2 benefit units as a result of 2 titles and 2 occupations

Attachment 5
Submissions Supporting Armstrong Road, Upper Beaconsfield Special Charge Scheme

Item	Subject/Submitter	Address	Summary	Officer Comments
1.	*Review scheme apportionment, council contribution and plan of submitters.*		*No objections or submissions requesting a change to the scheme were received.*	*That the special charge scheme and proposed road design proceed as planned.*
2.	V & C Cherry	12 Armstrong Road	Indicated support for the proposal as they believe it will: • Improve road safety and provide safer property access. • Improve road surface. • Improve roadside drainage. • Potentially mean the removal of dangerous roadside trees.	Consideration has been given to the indicated issues in the detailed road design.
3.	Recommendation to Council:	**1. That Council note the submissions received in support of the proposed scheme.** **2. Council proceed to prepare detailed design plans for the construction of Armstrong Road, Upper Beaconsfield.**		