

6.1.5 Special Charge Scheme Declaration - Station Road / Innes Road, Gembrook Catchment

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 Station Road, Anzac Street, Heroes Avenue and Innes Road, Gembrook, only two written submissions, in support of the scheme, were received by Council in the prescribed 28 day submission period following advertising this decision. Details of the two submissions are outlined in attachment 6 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 Station Road, Anzac Street, Heroes Avenue and Innes Road, Gembrook 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 5 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 5 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 5 of this report estimated at \$2,970,540.
- i) The total amount of the special charge to be levied is the amount shown in attachment 5 of this report estimated at \$511,000.
- 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 5 are estimated liable for the respective amounts set out in column F of the table in attachment 5 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) 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) 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. Station heroes Anzac and Innes Catchment map [6.1.5.1 - 2 pages]
2. Station Rd Gembrook - Draft construction plans [6.1.5.2 - 6 pages]
3. Innes Road Gembrook - Draft construction plans [6.1.5.3 - 4 pages]
4. Station Rd - Innes Rd SCS - Updated Apportionment [6.1.5.4 - 3 pages]
5. SCS Submissions Table Station Rd Innes Rd [9CHY] [6.1.5.5 - 1 page]

Executive Summary

This report proposes to have a special charge declared to part fund the construction of Station Road, Anzac Street, Heroes Avenue and Innes Road, Gembrook. It follows Council's resolution of the 19 July, 2021 to communicate its intention to declare a special charge for this purpose.

The Station Road / Innes Road, Gembrook catchment is included in the Australian Government funded "Sealing the Hills" program. A recent survey of the landowners in this catchment indicated 83% 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 \$2,970,540 of which \$511,000 is proposed to be funded via the proposed special charge contribution received from the included landowners. This will leave an approximate balance of \$2,459,540 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 two written submissions, supporting the scheme, were received in the prescribed 28 day submission period. Details of these submissions are outlined in attachment 6 of this report.

Background

The Station Road / Innes Road, Gembrook catchment that includes Station Road, Anzac Street, Heroes Avenue and Innes Road 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 68), 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 sixty eight properties surveyed Council received forty one, (41), responses, (or 60%). Thirty four, (83%), of these responses indicated support to contributing to the scheme, while seven, (17%), indicated opposition. Following consideration of the survey responses a special charge scheme has been prepared to part fund the construction of Caroline Avenue, Boronia Crescent and Rouen Road.

Following Council's resolution on the 19 July, 2021 affected property owners were notified of the intention to declare a special charge. This included the Education Department who have been levied \$35,000 in relation to the traffic generation associated with the Gembrook Primary school that abuts and gains access from Station Road. To date no response has been received from the department.

It should also be noted that the previous "Notice of Decision" report anticipated a total property owner contribution of \$518,000. The property owner of 8 Heroes Avenue, who has

two titles and was originally levied 2 benefit units, (\$14,000), has since contacted Council and provided evidence to indicate that he is unable to sell or build on the second lot. Therefore his contribution has been reduced to 1 benefit unit and hence the overall reduction of the property owner contribution by \$7,000 from \$518,000 to \$511,000.

Only two written property owner submissions, both in support of the scheme, were received within the statutory 28 day submission period. Details of these submissions are outlined in attachment 6.

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 the 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 Station Road, Anzac Street, Heroes Avenue and Innes 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 Gembrook 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. Approximately 15 people 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 41 questionnaire responses from the 68 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	\$2,970,450
Total Council Contribution (70%)	\$2,459,450
Benefitting Landowner Contribution (30%)	\$511,000

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.

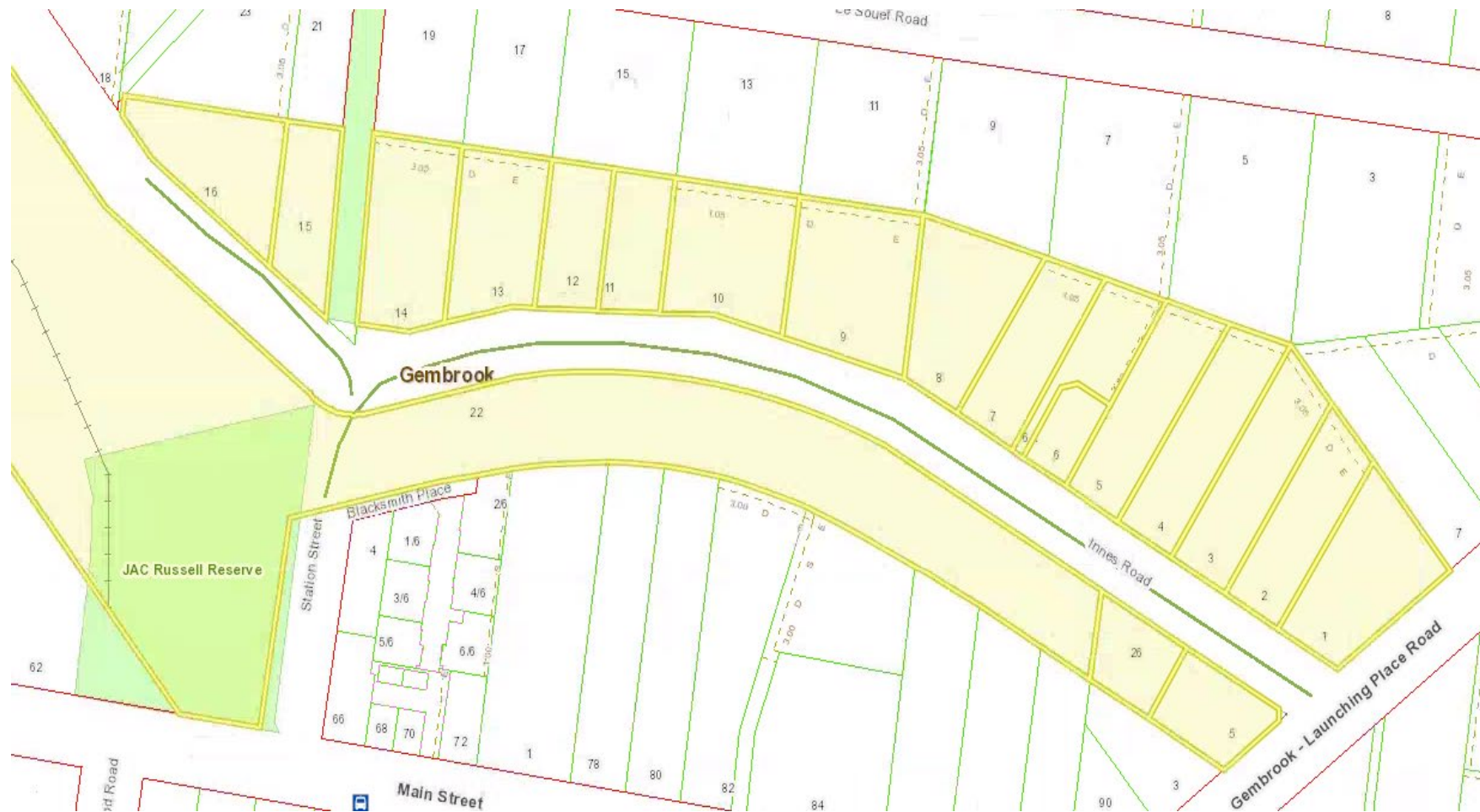
Landowners will be offered the option of paying their contribution in full, or by quarterly instalments over seven years. Instalment payments will include principle and interest, with interest calculated at the declaration of the scheme based on Councils borrowing rate at the time plus one percent.

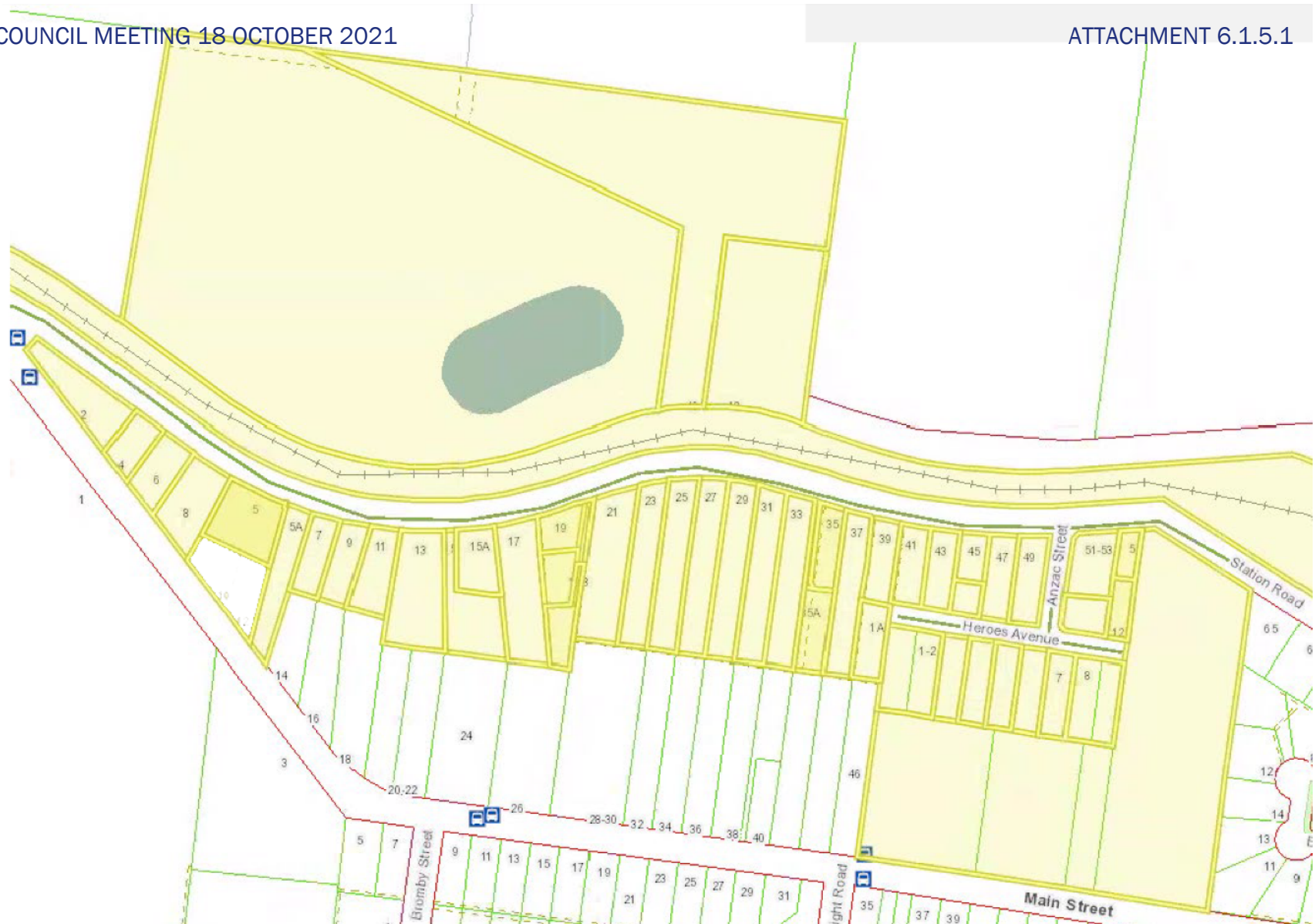
Council will require the first payment, either in full or by instalment to be made within six months of the practical completion of the works.

Conclusion

That Council proceed to declare a special charge over the properties listed in attachment 5 to part fund the construction of Station Road, Anzac Street, Heroes Avenue and Innes Road, Gembrook, 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 and 4.

Station Road, Anzac Street, Heroes Avenue, Innes Road Gembrook Catchment






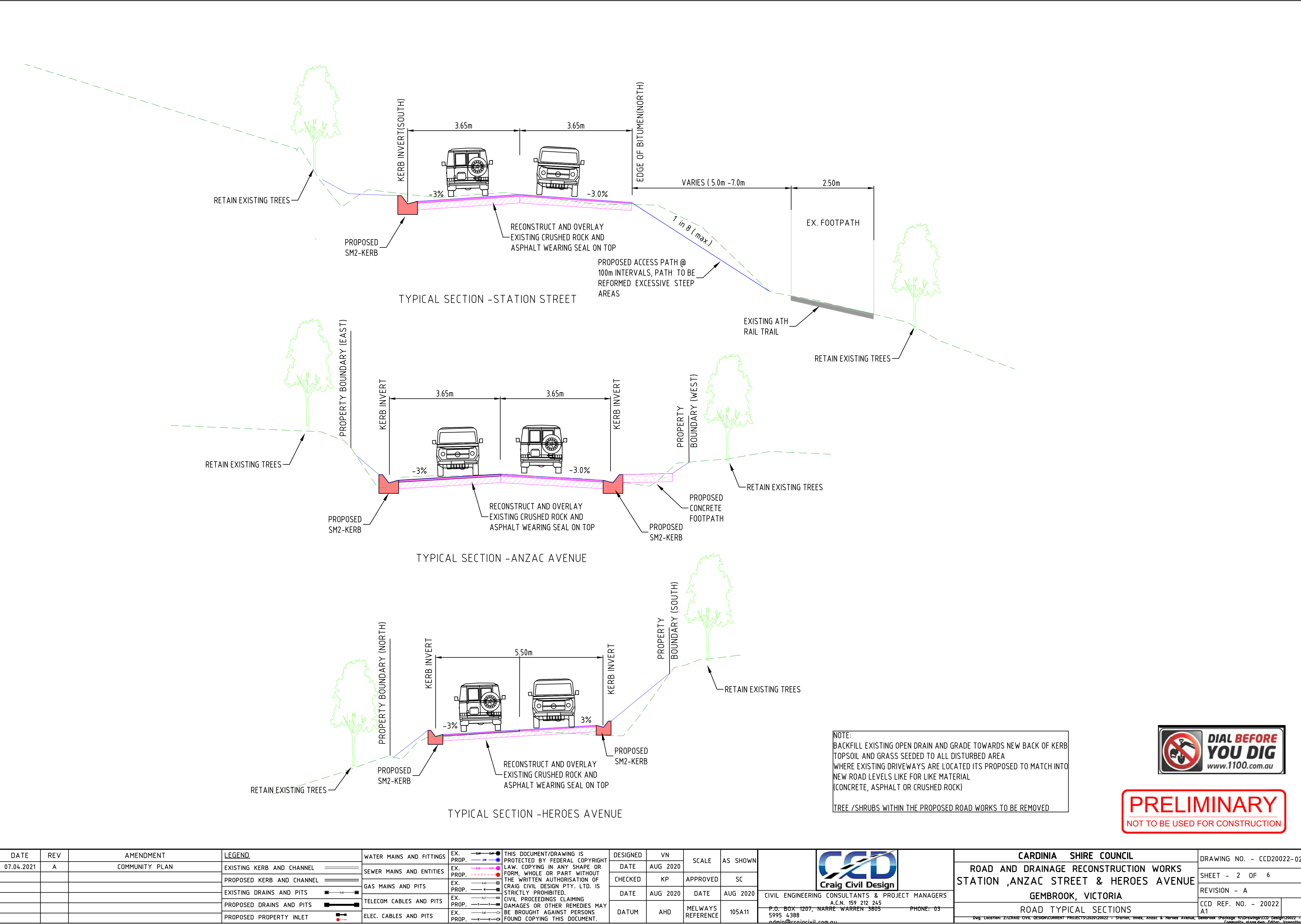


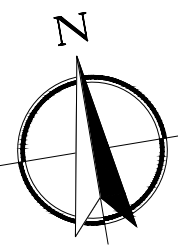
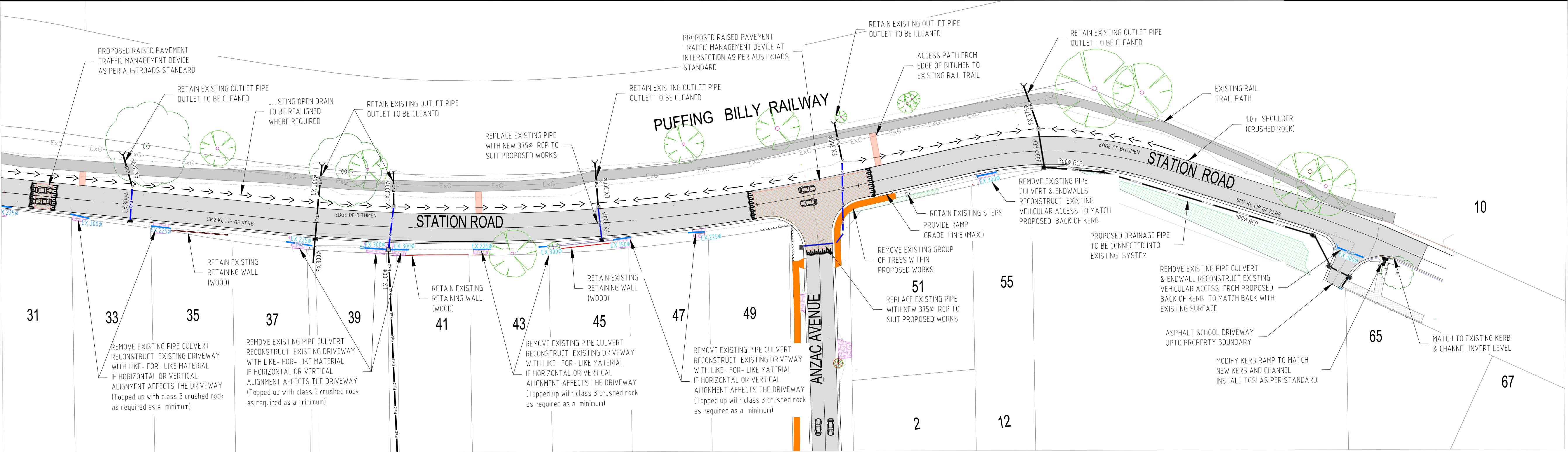
OVERALL LAYOUT PLAN
SCALE 1:1250 (A1)



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

DATE	REV	AMENDMENT	LEGEND	WATER MAINS AND FITTINGS	EX. PROP.	DESIGNED	VN	SCALE	AS SHOWN	 CIVIL ENGINEERING CONSULTANTS & PROJECT MANAGERS A.C.N. 159 212 245 P.O. BOX 1207, NARRE WARREN 3805 5995 4388 admin@craigcivil.com.au	CARDINIA SHIRE COUNCIL ROAD AND DRAINAGE RECONSTRUCTION WORKS STATION ,ANZAC STREET & HEROES AVENUE GEMBROOK, VICTORIA FACE SHEET <small>Dwg. Location: Z:\CRAIG CIVIL DESIGN\CURRENT PROJECTS\2020\20022 - Station, Mines, Anzac & Heroes Avenue, Gembrook (Package) \Drawings\CCD - Design\2022 - Community Assets.dwg - Editor: Vassilios</small>	DRAWING NO. - CCD20022-01	
07.04.2021	A	COMMUNITY PLAN	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	EX. PROP.	DATE	AUG 2020	SCALE	AS SHOWN			SHEET - 1 OF 6	
			PROPOSED KERB AND CHANNEL	GAS MAINS AND PITS	EX. PROP.	CHECKED	KP	APPROVED	SC			REVISION - A	
			EXISTING DRAINS AND PITS	TELECOM CABLES AND PITS	EX. PROP.	DATE	AUG 2020	DATE	AUG 2020			CCD REF. NO. - 20022	
			PROPOSED DRAINS AND PITS	ELEC. CABLES AND PITS	EX. PROP.	DATUM	AHD	MELWAYS REFERENCE	105A11			A1	
			PROPOSED PROPERTY INLET		PROP.								





LAYOUT PLAN -STATION STREET

SCALE 1:500 (A1)

LEGEND	
	PROPOSED ACCESS PATH FROM NORTH STATION STREET TO CONNECT EXISTING PATH @100m INTERVALS
	EXISTING RAIL TRAIL PATH (2.5m-3.0m WIDE)
	PROPOSED 15m CONCRETE FOOTPATH
	EXISTING VEHICULAR ACCESS TO BE MODIFIED / RE CONSTRUCTED TO SUIT PROPOSED BACK OF KERB LEVEL
	PROPOSED ASPHALT AREA
	PROPOSED RAISED LATM @200m INTERVALS

LEGEND(DRAINAGE)	
	PROPOSED DRAINAGE LINE
	REMOVE EXISTING DRAINAGE CULVERT PIPE (DRIVEWAY)
	REPLACE EXISTING DRAINAGE PIPE
	RETAIN EXISTING DRAINAGE PIPE & END WALL
	REGRADE / REALIGN OPEN DRAIN

EXISTING TREES

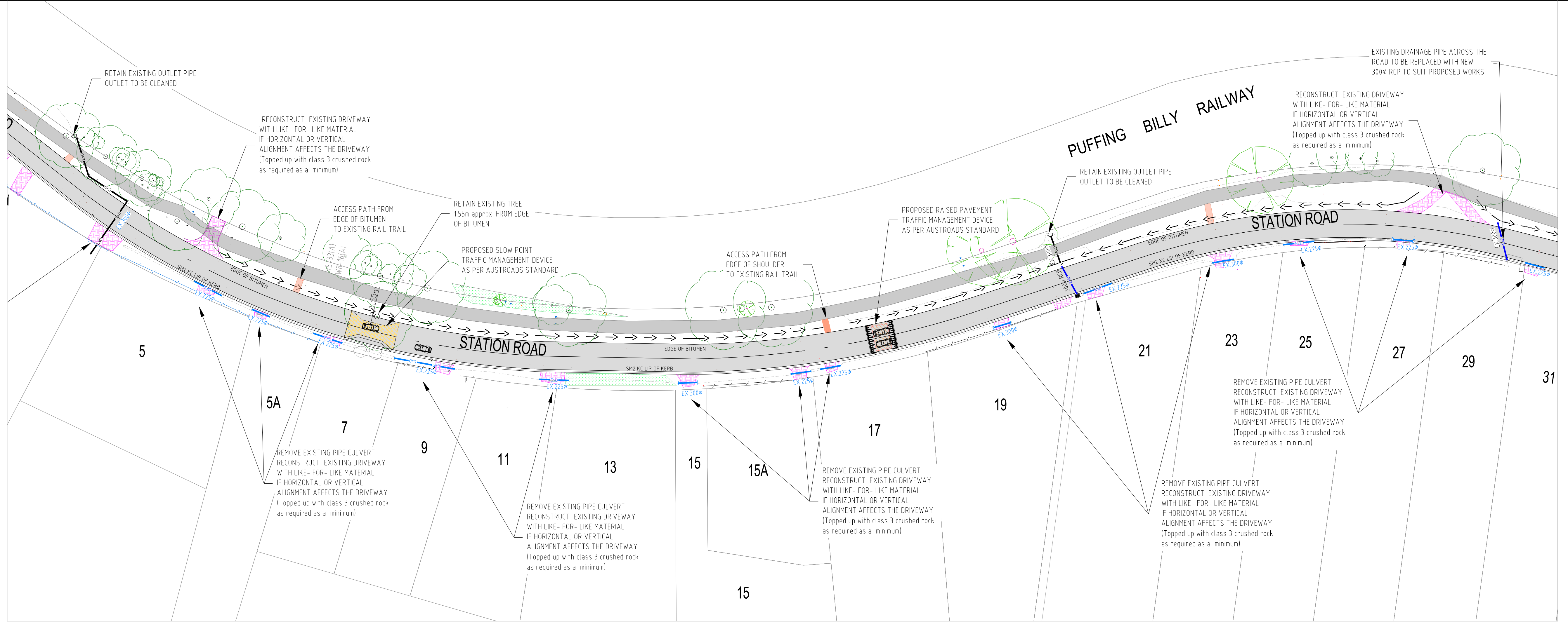
EXISTING GROUP OF TREES/SHRUBS AREA

EXISTING TREES TO REMOVED WITHIN SCOPE OF WORKS

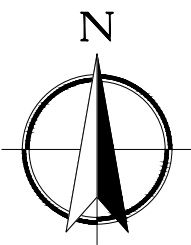


PRELIMINARY
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DATE	REV	AMENDMENT	LEGEND	WATER MAINS AND FITTINGS	SEWER MAINS AND ENTITIES	GAS MAINS AND PITS	TELECOM CABLES AND PITS	ELEC. CABLES AND PITS	THIS DOCUMENT/DRAWING IS PROTECTED BY FEDERAL COPYRIGHT. LAW, COPYING IN ANY SHAPE OR FORM, WHOLE OR PART, WITHOUT THE WRITTEN AUTHORISATION OF CRAIG CIVIL DESIGN PTY. LTD. IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OR OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT.	DESIGNED	VN	SCALE	AS SHOWN	Civil Engineering Consultants & Project Managers	CARDINIA SHIRE COUNCIL	DRAWING NO. - CCD20022-03
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			EXISTING DRAINS AND PITS							DATE	AUG 2020	DATE	AUG 2020		GEMBROOK, VICTORIA	CCD REF. NO. - 20022
			PROPOSED DRAINS AND PITS							DATUM	AHD	MELWAYS REFERENCE	105A11		STATION ROAD-LAYOUT PLAN SHEET 1 OF 3	A1
			PROPOSED PROPERTY INLET													



LEGEND	
	PROPOSED ACCESS PATH FROM NORTH STATION STREET TO CONNECT EXISTING PATH @100m INTERVALS
	EXISTING RAIL TRAIL PATH (2.5m-3.0m WIDE)
	PROPOSED 1.5m CONCRETE FOOTPATH
	EXISTING VEHICULAR ACCESS TO BE MODIFIED / RE CONSTRUCTED TO SUIT PROPOSED BACK OF KERB LEVEL
	PROPOSED ASPHALT AREA
	PROPOSED RAISED LATM @200m INTERVALS



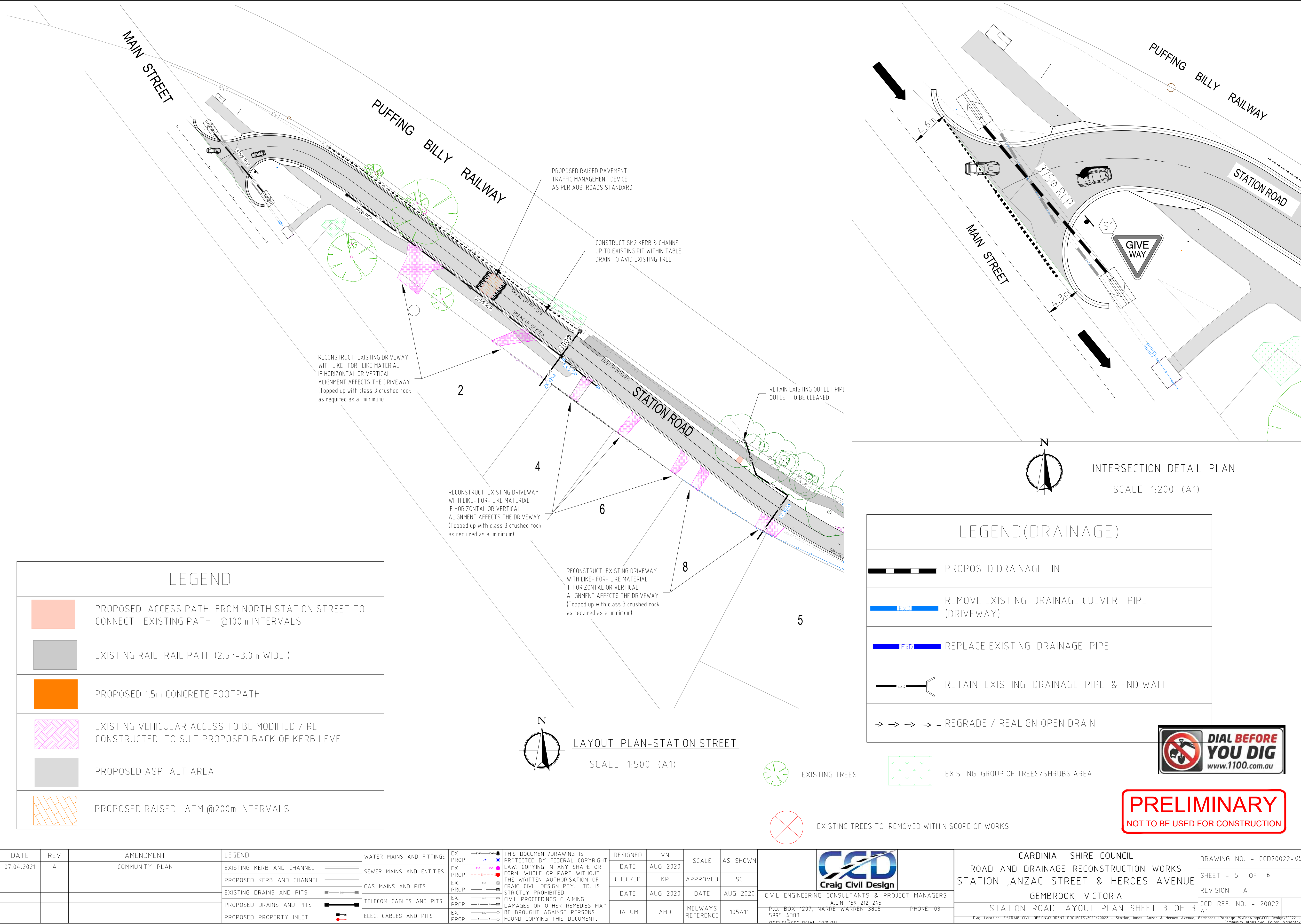
LAYOUT PLAN -STATION STREET
SCALE 1:500 (A1)

LEGEND(DRAINAGE)	
	PROPOSED DRAINAGE LINE
	REMOVE EXISTING DRAINAGE CULVERT PIPE (DRIVEWAY)
	REPLACE EXISTING DRAINAGE PIPE
	RETAIN EXISTING DRAINAGE PIPE & END WALL
	REGRADE / REALIGN OPEN DRAIN

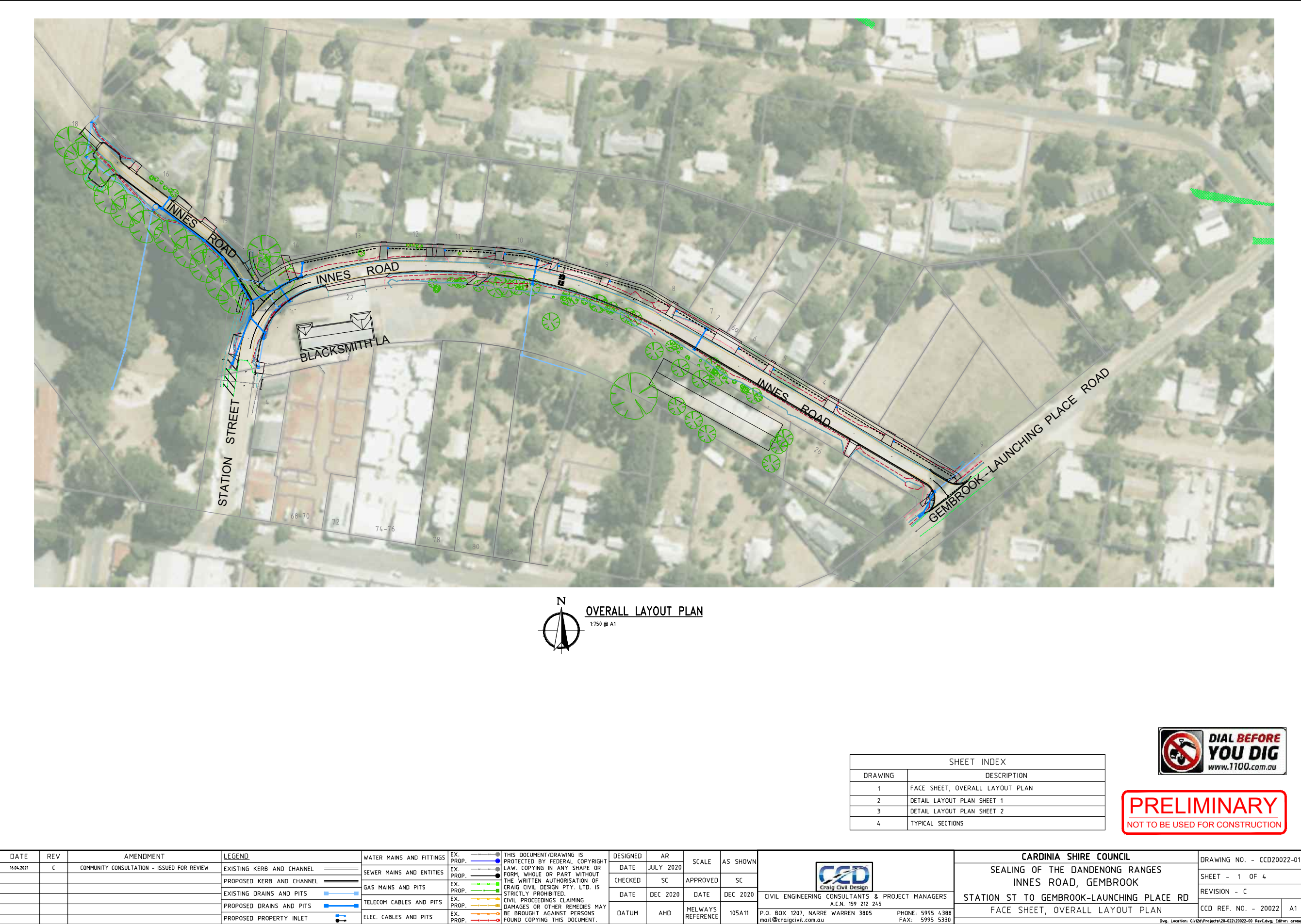


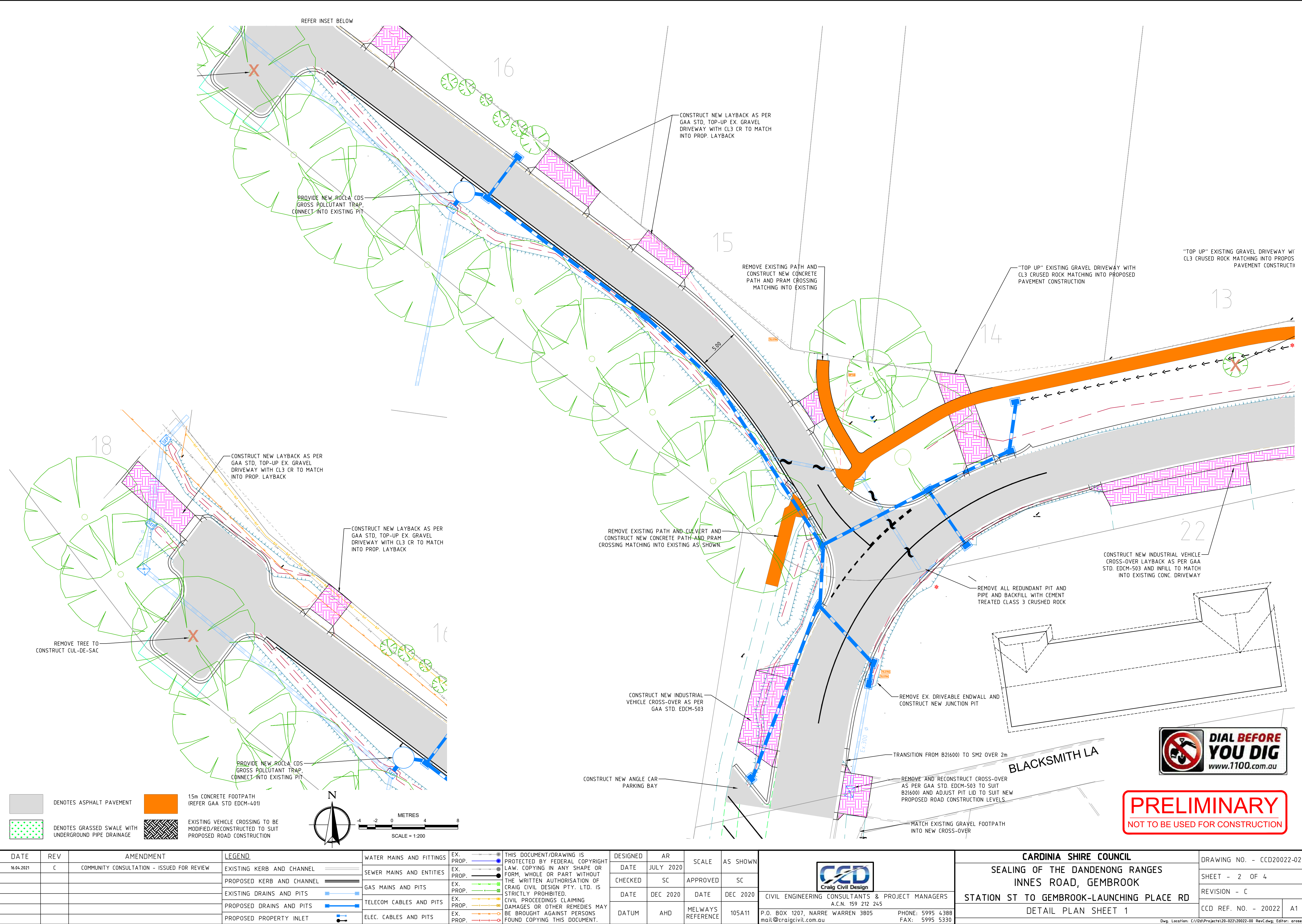
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NOT TO BE USED FOR CONSTRUCTION

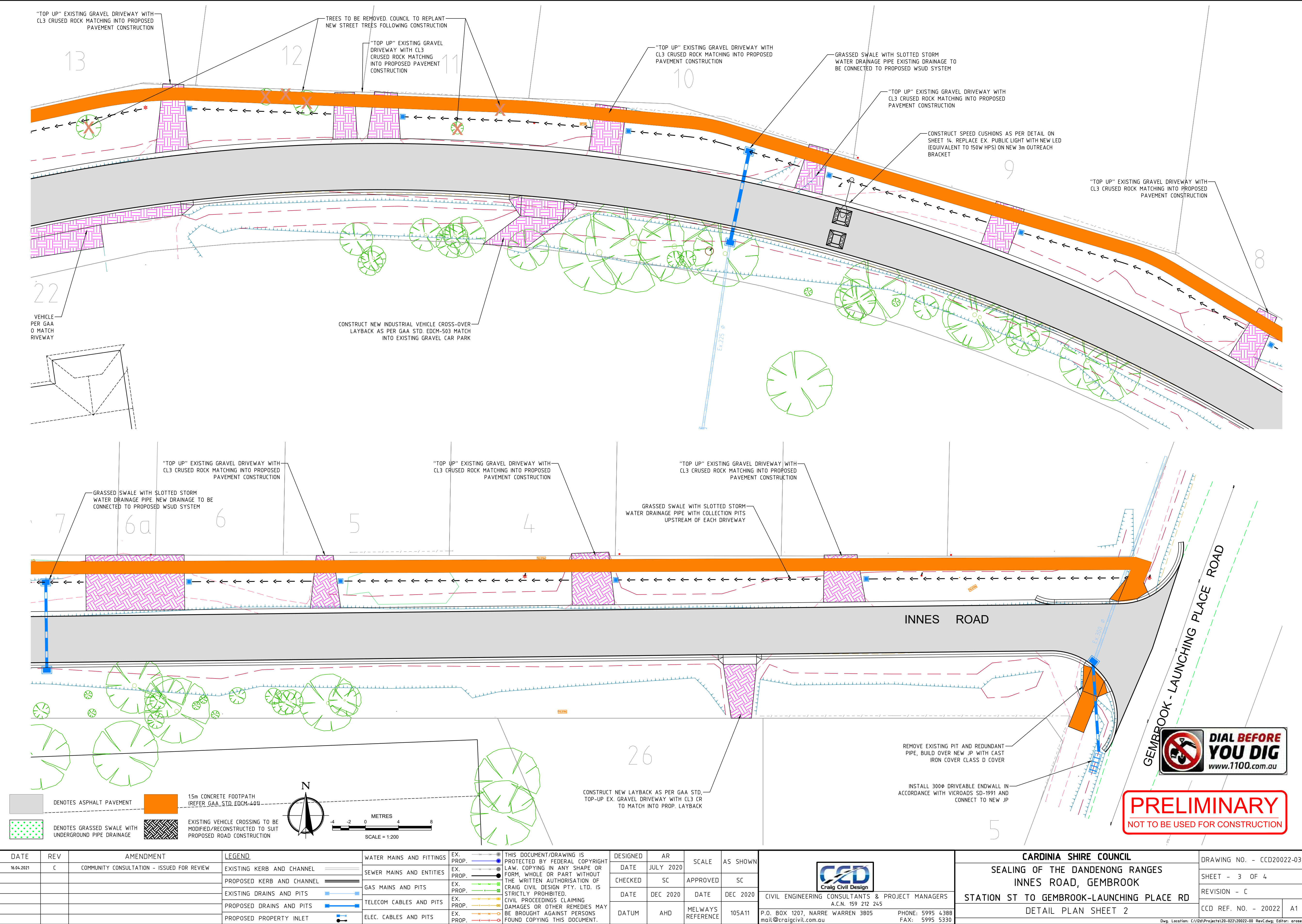
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			PROPOSED DRAINS AND PITS	ELEC. CABLES AND PITS	EX.	PROP.		DATUM	AHD	MELWAYS REFERENCE	105A11				A1
			PROPOSED PROPERTY INLET												

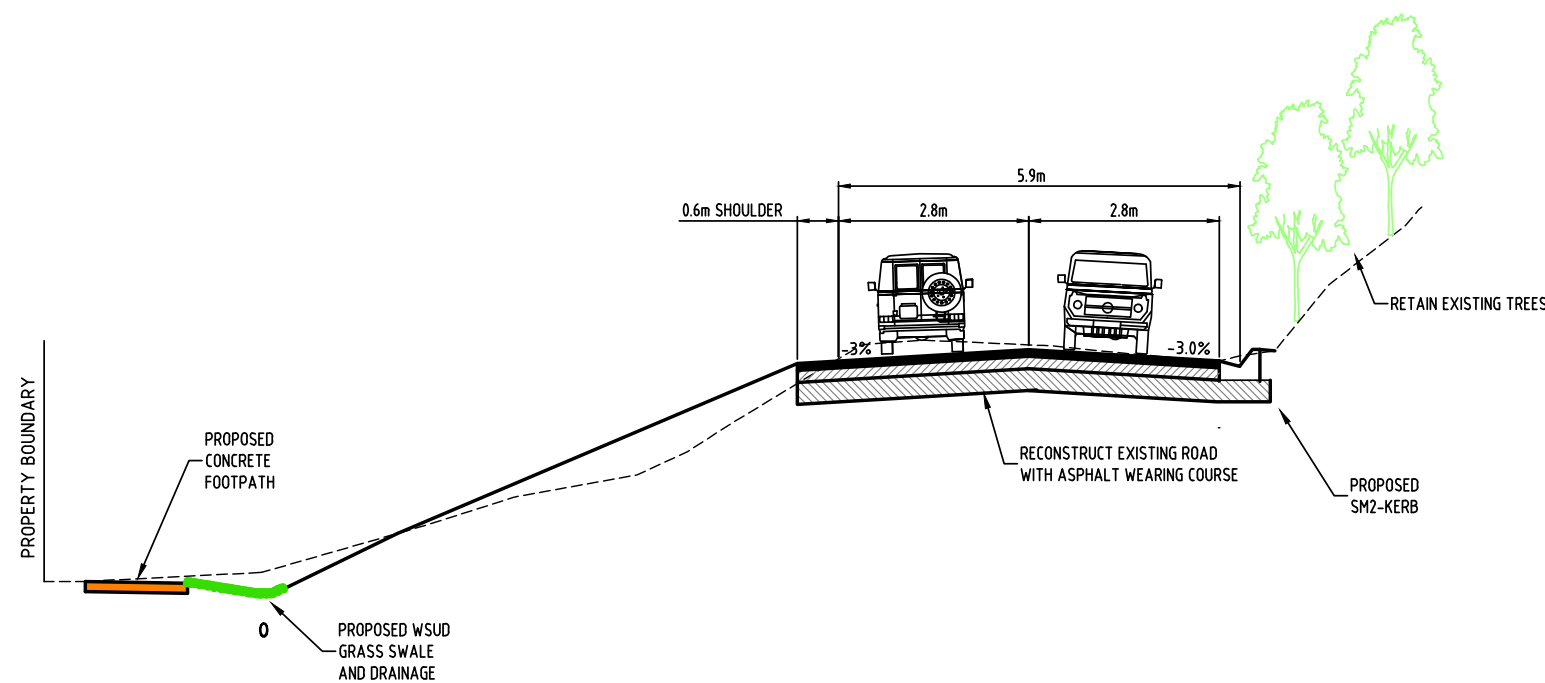




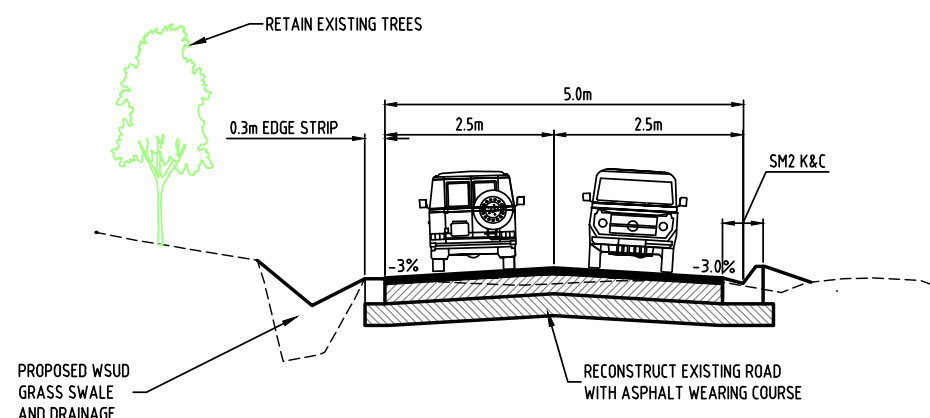









TYPICAL ROAD SECTION – INNES RD
NOT TO SCALE



TYPICAL ROAD SECTION – INNES RD (LANEWAY)
NOT TO SCALE



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

DATE	REV	AMENDMENT	LEGEND	WATER MAINS AND FITTINGS	DESIGNED	AR	SCALE	AS SHOWN	 CIVIL ENGINEERING CONSULTANTS & PROJECT MANAGERS A.C.N. 159 212 245	CARDINIA SHIRE COUNCIL			DRAWING NO. - CCD20022-04
16.04.2021	C	COMMUNITY CONSULTATION - ISSUED FOR REVIEW	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	DATE	JULY 2020				SEALING OF THE DANDENONG RANGES INNES ROAD, GEMBROOK			SHEET - 4 OF 4
			PROPOSED KERB AND CHANNEL	GAS MAINS AND PITS	CHECKED	SC	APPROVED	SC		STATION ST TO GEMBROOK-LAUNCHING PLACE RD			REVISION - C
			EXISTING DRAINS AND PITS	TELECOM CABLES AND PITS	DATE	DEC 2020	DATE	DEC 2020		TYPICAL SECTIONS			CCD REF. NO. - 20022
			PROPOSED DRAINS AND PITS	ELEC. CABLES AND PITS	DATUM	AHD	MELWAYS REFERENCE	105A11					A1
			PROPOSED PROPERTY INLET						P.O. BOX 1207, NARRE WARREN 3805 mail@craigcivil.com.au	PHONE: 5995 4388 FAX: 5995 5330			
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Major Roads Program - Special Charge Scheme (SCS) Apportionment Sheet

Station Road, Anzac Street, Heroes Avenue, Innes Road, Gembrook

Project Cost Summary:	
Total Project Cost (Inc. Design, Supervision/Admin & Offset)	\$2,970,450
Total Council Contribution	\$2,459,450
Total Landowner Contribution	\$ 511,000.00
Financing Costs	\$44,713

Council Cost Summary:	
Council 30% Contribution	\$891,135
Subsidy for costs above FedFund ceiling	\$ 1,568,315.00
Total Council Cost	\$ 2,459,450.00

Apportionment Summary:	
Unit Ratio =	100%
Total Landowner Units =	73
Total Council Units =	Nil
\$ / Unit =	\$28,484
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
L1 LP51920	2 Main St	2513000100	0.5	\$ 14,242.00	\$ 3,500.00	\$ 306.25	\$ 3,806.25	\$ 543.75
L2 LP51920 V8831 F145	4 Main St	2513000201	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L3 LP51920	6 Main St	2513000220	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 LP4878	8 Main St	2513000300	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L9 LP4229; L1-2 TP429067; L1 TP611189	48-50 Main St	2513001800	5	\$ 142,420.00	\$ 35,000.00	\$ 3,062.50	\$ 38,062.50	\$ 5,437.50
L1 PS409070	5 Station Rd	2795650075	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP591614	5A Station Rd	2795600550	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP100327	7 Station Rd	2795650100	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 LP29259	9 Station Rd	2795650200	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L3 LP29259 V8528 F064	11 Station Rd	2795650300	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L7 LP4878	13 Station Rd	2795650400	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 PS720749 V11621 F326	15 Station Rd	5000019052	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 PS720749 V11621 F325	15A Station Rd	5000019051	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 LP126087	17 Station Rd	2795650600	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 PS804664	19 Station Rd	5000024683	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 PS804664	19A Station Rd	5000024684	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L3 PS804664	19B Station Rd	5000024685	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP94926	21 Station Rd	2795650800	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP136847	23 Station Rd	2795650900	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L3 LP8439	25 Station Rd	2795651000	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L4 LP8439	27 Station Rd	2795651100	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L5 LP8439	29 Station Rd	5000012502	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L6 LP8439	31 Station Rd	2795651200	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L7 LP8439	33 Station Rd	2795651300	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 PS628322	35 Station Rd	5000029314	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L2 PS628322	35A Station Rd	5000029315	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L9 LP8439	37 Station Rd	2795651500	1	\$ 28,484.00	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50

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
2 / 3 benefit units attributed to properties/assessments containing 2 / 3 titles.



Attachment 6

Submissions Supporting Station Road / Innes Road, Gembrook catchment Special Charge Scheme

Item	Subject/Submitter	Address	Summary	Officer Comments
1.	<i>Review scheme apportionment, council contribution and plan of submitters.</i>	8 Heroes Avenue	<i>Although there are 2 titles attached to this property, the owner has provided evidence to confirm that he is unable to sell the vacant lot.</i>	<i>The restriction on selling the vacant lot was a condition placed by Council on an old building permit application. It is therefore reasonable that this property contribute one benefit unit of \$7,000 as opposed to two benefit units, (\$14,000), as was originally apportioned.</i>
2.	N Busacca and P Bertram	25 Station Road	Letter from owner supporting the scheme and agreeing to the \$7,000 contribution.	That the supporting submission be noted.
3.	C Parkes	19, 19A, & 55 Station Road and 12 Heroes Avenue	Letter from owner supporting the scheme and agreeing to the charge proposed for each property.	That the supporting submission be noted
4.	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 Station Road, Anzac Street, Heroes Avenue and Innes Road, Gembrook.		