

# 6.2.4 Special Charge Scheme - First-Grenville

Responsible GM:Peter BenazicAuthor:Donna Bird

### **Recommendation(s)**

That Council:

- 1. Acknowledge the majority property owner support as set out in this report to contribute to the construction of First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo (as shown in attachment 2), including sealed pavement, kerb & channel and associated drainage and incidental works;
- 2. Approve the assessment of the benefit ratio for the proposed special rate and charge scheme as set out in attachment 3 of this report.
- 3. Adopt the proposed area of the scheme and method of apportionment as set out in attachments 2 and 4 respectively.
- 4. Give notice of intention to declare a special charge scheme in accordance with the proposed declaration set out in attachment 5 to fund the construction of First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo.
- 5. Consider the declaration (attachment 5) at its meeting of 11 April 2022, or such later date as necessary.
- 6. Appoint the Mayor and/or ward Councillor and/ General Manager Infrastructure and Environment as a Council committee with a quorum of one to consider submissions received to Section 223 of the Local Government Act with respect to this scheme.
- 7. Authorise the General Manager Infrastructure and Environment to determine the administrative arrangements to enable submissions to be heard and considered.
- 8. Approve the public notice as set out in attachment 6 to be advertised in the Pakenham-Berwick Gazette and Hills Trader as newspapers that service the area.

#### **Attachments**

- 1. SCS Process Checklist First Grenville [6.2.4.1 1 page]
- 2. SCS P K 11 First- Grenville Catchment Map Sealing the Hills [6.2.4.2 1 page]
- 3. Calculation of special benefit First Grenville [6.2.4.3 3 pages]
- 4. First Greenville Special Charge Scheme SCS Apportionment Sheet [6.2.4.4 11 pages]
- 5. PROPOSED SPECIAL CHARGE SCHEME DECLARATION First Grenville [6.2.4.5 2 pages]
- 6. SPECIAL CHARGE SCHEME PUBLIC NOTICE First Grenville [6.2.4.6 2 pages]

#### **Executive Summary**

This report proposes giving *notice of intention to declare* a special charge to part fund the construction of First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo. This notice begins the formal consultation process at the commencement of the statutory process that enables Council to levy a special charge, (refer attachment 1).

The First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo catchment is included in the Australian Government funded Sealing the Hills program. A recent survey of the property owners in the indicated roads in this catchment indicated 80% 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 \$9,500,000 of which \$1,823,500 is proposed to be funded via the proposed special charge contribution received from the included property owners. This will leave an approximate balance of \$7,676,500 to be funded from the Australian Government grant.

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

#### Background

The First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Spring Street, Steane Street, Bailey Road Cockatoo catchment that includes First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Spring Street, Steane Street, Bailey Road Cockatoo is included for construction in Council's Sealing the Hills program. The properties included are shown on the plan included as attachment 2 to this report.

A survey of the property owners within the scheme boundary, (total of 260, 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.

	Number	Percentage
Total no. properties in scheme	260	100%
No. of responses received	53	20%
No. of responses supporting the scheme	50	94%
No. of responses opposing the scheme	3	6%

#### Table 1.Questionnaire responses



Given the small percentage of survey responses received, additional steps have been taken to gather more responses from the property owners that have not previously responded through courtesy text messages and mail.

#### **Policy Implications**

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

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

#### **Relevance to Council Plan**

2.1 We support the creation of liveable spaces and places

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

#### **Climate Emergency Consideration**

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

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

#### **Consultation/Communication**

A letter was sent in February 2022 to the property owners of First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo outlining specifics in relation to their inclusion in the Sealing the Hills program and the associated special charge scheme proposal.

As a consequent of Covid 19 restrictions, no face to face community consultation could be undertaken. However, property owners were provided with the opportunity to speak directly to the project engineering and special charge scheme staff and to view the preliminary construction plans and special charge scheme information online. Concept plans were also on display at the IGA supermarket Cockatoo.

In February 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 51 questionnaire responses from 260 properties were received



#### **Financial and Resource Implications**

The scheme funding arrangements are as outlined in Table 2. *Table 2. Preliminary estimated cost of project* 

Total estimated cost of scheme	\$9,500,000
Total Council contribution (approx. 80%)	\$7,676,500
Benefiting property owner contribution (approx. 20%	\$1,823,500

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 6months of the practical completion of the works.

#### Conclusion

It is concluded that the majority of property owners support the construction of First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo and that Council should commence the formal consultation process to initiate a special charge scheme by proceeding to give notice of its intention to declare a special charge to part fund the works.

## Sealing the Hills program Special Charge Scheme process checklist

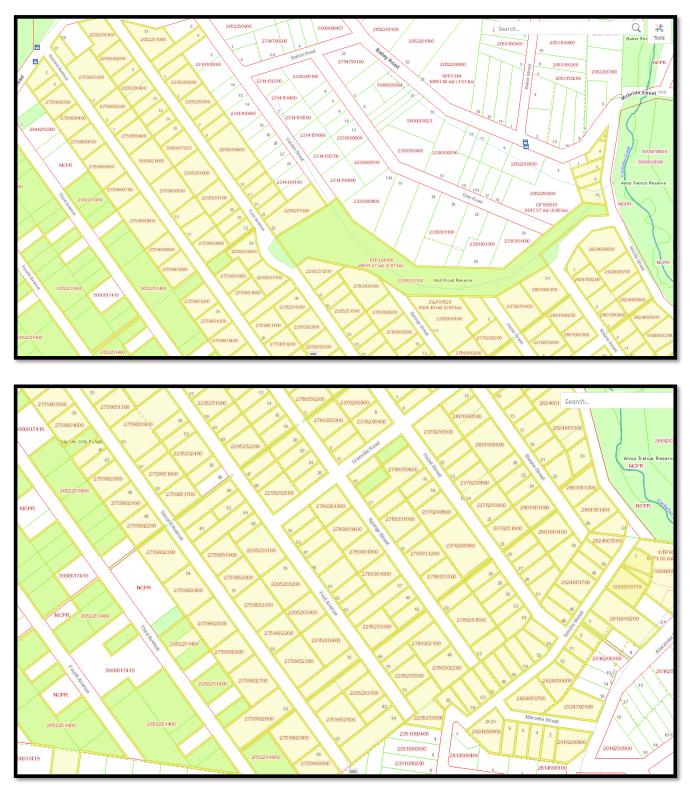


## Special charge scheme projects (Section 163 Local Government Act)

Complete	Stage	Description
$\checkmark$	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	<ul> <li>Decision made to prepare scheme or to shelve project following consideration of the survey of property owners and feedback from the community.</li> <li>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.</li> <li>If a decision is made that the scheme should not proceed based on resident and community feedback, the affected residents are advised accordingly</li> </ul>
$\checkmark$	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	<ul> <li>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.</li> <li>After this the Finance Manager issues the levy notices and there is a formal charge placed on the property.</li> <li>This is the final step in the process for Council to make a decision on the scheme</li> </ul>
×	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.

#### FIRST-GRENVILLE CATCHMENT - PROPERTIES INCLUDED





**Cardinia Shire Council** ABN: 32 210 906 807 20 Siding Ave, Officer

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## Calculation of special benefit and maximum total levy

### First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo

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

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

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

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

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

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

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

estimated total community benefit.

R ratio benefit.

### Properties included in the scheme – TSB (in)

It is proposed to include 260 properties in the scheme resulting in 260.5 benefit units that gain primary access or abut First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo. The criteria considered appropriate for differentiating between the special benefit received by these properties compared to properties not included in the scheme and the broader community are as follows:

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

Total scheme benefits (in) is: 260.5

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

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

Total scheme benefit (out) is: 0.

#### Total community benefit (TCB)

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

Total community benefit (TCB) is 78.15

#### Maximum total levy

Having regard to *properties not included in the scheme receiving special benefit* and *community benefits*, it is considered that the 260 property owners within the proposed special charge scheme will receive 70% of the overall benefit as a benefit ratio (R) for the proposed scheme by applying the above factors to the ministerial guideline's formula.

The calculation of the maximum total levy therefore equates to \$6,650,000. This is the total cost of the scheme less Council's contribution of 30% (as stated above in the total community benefit)

Having regard to the Council's contribution towards the works, as per the scheme details and Council's intent to only levy the property owners \$1,823,500, compliance with the maximum total levy requirements under Section 163(2A) is satisfied.

#### Manner of assessment and levy

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

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

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

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

Generally, lots will be charged one benefit unit where access is taken directly from First Avenue, Hazel Street, Marcelle Street, Neville Street, Second Avenue, Springs Street, Steane Street, Bailey Road Cockatoo. For instances where properties take primary access from an alternative road but have side or rear abuttal to one of the roads to be constructed, these properties would generally be charged one half benefit unit.

Address		Unit allocated	Reason
31 Baile	y Road, Cockatoo	1/2 unit	Property only has rear or side abuttal to a road being constructed
1 Neville	e Street, Cockatoo	2 units	Property has potential to be further subdivded

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

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

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

#### Major Roads Program - Special Charge Scheme (SCS) Apportionment Sheet - First-Grenville Catchment Road - Bailey Rd, First Ave, Hazel St, Marcelle St, Neville St, Second Ave, Springs St, Steane St

PROJECT COST SUM	MARY		COUNCIL COST:	SUMMARY		APPORTIONM	ENT SUMMARY	
Total Project Cost (Inc. Design, Supervision/Admin & Offset)	\$9,500,000.00		Council 30% Contribution	\$2,850,000.00		Unit Ratio =	100	
Total Council Contribution	\$7,676,500.00		Subsidy for costs above FedFund ceiling	\$4,826,500.00		Total Landowner Units =	260.5	
Total Landowner Contribution	\$1,823,500.00		Total Council Cost	\$7,676,500.00		Total Council Units =	Nil	
Financing Costs	\$159,556.25					\$ / Unit =	\$25,527.83	
	,					FedFund Ceiling \$/ Unit =	\$7,000.00	
DESCRIPTION	PROPERTY ADDRESS	ASSESSMENT NO.	DEVELOPMENT / BENEFIT	CHARGE FOR THE	ADJUSTED FOR CEILING	FINANCING CHARGE	TOTAL CHARGE	YEARLY CHARGE
L7 LP12432 V5882 F342	06 Alexander Rd	2016200200	UNIT 0 S		\$-	\$ -	\$ -	ş -
CP166397 V9805 F224 L1 TP576359	31 Bailey Rd 37 Bailey Rd	2052251000 2052251200	0.5	25,527.83	\$ 3,500.00 \$ 7,000.00	\$ 306.25 \$ 612.50	\$ 3,806.25 \$ 7,612.50	\$ 543.75 \$ 1,087.50
L1 TP822579 CP167411 V9804 F816	01 First Ave 02 First Ave	2295250100 2295200100	1 5	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP161887 L1 TP122232	03 First Ave 04 First Ave	2295250200 2295200200	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP159402 L1 TP544498	05 First Ave 06 First Ave	2295250300 2295200300	1 9	25,527.83	\$ 7,000.00 \$ 7.000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1.087.50
L1 TP334371 L1 TP201261:L1 TP530435	07 First Ave 08 First Ave	2295250400 2295200400	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1.087.50
L1 TP611033 L1 TP221444	09 First Ave 10 First Ave	2295250500 2295200500	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP174873 L1 TP601820 V4944 F675	11-13 First Ave 12 First Ave	2295250600 2295200600	1	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP144528 L1 TP98111	14 First Ave 15 First Ave	2295200700 2295250700	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP419711 V4818 F520 L1 TP255280 V5668 F519	16 First Ave 17 First Ave	2295200800 2295250800	1 9	25,527.83	\$ 7,000.00	\$ 612.50 \$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50 \$ 1,087.50
PC358402 V3398 F464	18 First Ave	5000017253	1 5	25,527.83	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP580744 L1 TP150897	19 First Ave 21 First Ave	2295250900 2295251000	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
PC358401 L1 TP578185 V9728 F395	22 First Ave 23 First Ave	2295201000 2295251100	1 9		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L141 LP5068 V8099 F575 PC353180 V10233 F768	25 First Ave 26 First Ave	2295251200 2295201100	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP252977 L1 TP194642	27 First Ave 28 First Ave	2295251300 2295201200	1 9	25,527.83	\$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 LP63797 L1 TP191323 V9332 F954	29 First Ave 30 First Ave	2295251400 2295201300	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L2 LP63797 L2 LP88155	31 First Ave 32 First Ave	2295251500 2295201400	1 5	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP334905 V8487 F226 L1 P5531582 V10947 F189	33 First Ave 34 First Ave	2295251600 2295201600	1 5		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP143116 V9941 F200 L2 P5531582 V10947 F190	35 First Ave 36 First Ave	2295251700 2295201700	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP337688 L129C LP5068; PC353483	37 First Ave 38 First Ave	2295251800 2295201800	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP849579 CP174607 WAS [L129A & 129B P17460	39 First Ave 40 First Ave	2295251900 2295201900	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP439635 L1 TP601861	41 First Ave 43 First Ave	2295252000 2295252100	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP135016 CP164643 V9742 F439	44 First Ave 45 First Ave	2295202000 2295252200	1		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP650750 V10030 F846 L1 TP427540	46 First Ave 47 First Ave	2295202100 2295252300	1		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP595966 V4042 F344 L1 TP143974	49 First Ave 50 First Ave	2295252400 2295202200	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP162082 L1 TP140397 V9843 F057	51 First Ave 52 First Ave	2295252500	1	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1.087.50
L1 TP97979 L1 TP197102	53 First Ave 54 First Ave	2295252600 2295202400	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50 \$ 1.087.50
L1 TP324281 V8438 F204	55 First Ave	2295252700	1 9	25,527.83	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP10080 V10398 F110 L1 TP418870 L1 TP592398	56 First Ave 57 First Ave	2295202500 2295252800	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP169103 V9881 F646	58 First Ave 59 First Ave	2295202600 2295252900	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50 \$ 1.087.50
CP161194 V9663 F1 CP169104 V9881 F647	60 First Ave 61 First Ave	2295202700 2295253000	1 9		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50
L1 TP217513 V5033 F559 L1 TP184876 V9047 F378	62 First Ave 63 First Ave	2295202800 2295253100	1 9	25,527.83	\$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP109841 V9368 F115 L1 TP336134	64 First Ave 65 First Ave	2295202900 2295253200	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP84320 CP155490 V9517 F087	66 First Ave 67 First Ave	2295203000 2295253250	1 9		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP80031 V9433 F552 PC358395	68 First Ave 69 First Ave	2295203100 2295253300	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP163745 V9720 F921 PC358392	70 First Ave 72 First Ave	2295203200 2295203300	1 5	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP335896 L1 TP449628 V3556 F043	73 First Ave 74 First Ave	2295253400 2295203400	1 5	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP165696 CP159226 V9604 F816	75 First Ave 76 First Ave	2295253500 2295203500	1 5	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L84 LP7472;L1 TP250575 L1 LP204395	77 First Ave 80 First Ave	2295253600 2295203700	1 5		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP252108 CP170909	82 First Ave 84 First Ave	2295203800 2295203900	1 9		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP155610 L1 PS334557 V10289 F085	02 Hazel St 03 Hazel St	2376200100 2376250100	1 9		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP154441 L1 TP640820	04 Hazel St 05 Hazel St	2376200200 2376250200	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP155830 L1 TP551991	06 Hazel St 07 Hazel St	2376200300 2376250300	1 9	25,527.83	\$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
CP164295 L1 TP135014	08 Hazel St 09 Hazel St	2376200400 2376250400	1		\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1.087.50
L2 LP111568 V9037 F312 L1 TP256882	11 Hazel St 13 Hazel St	2376250500 2376250600	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50 \$ 1,087.50
L1 TP59882 L1 TP599792 L1 TP595079 V4220 F819	15 Hazel St 16 Hazel St	2376250700 2376200600	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50 \$ 1,087.50
L1 TP355079 V4220 F819 L1 TP222971; L1 TP335736 L1 TP445758 V8197 F002	17-19 Hazel St 18 Hazel St	2376200800 2376250800 2376200700	1 5	25,527.83	\$ 7,000.00 \$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50 \$ 1,087.50
CP158752 L1 TP849552	20 Hazel St 21 Hazel St	2376200700 2376200800 2376250900	1 5	25,527.83				\$ 1,087.50 \$ 1,087.50 \$ 1.087.50
L1 TP6081 Parish of Gembrook	22-24 Hazel St	2376200900	1 5	25,527.83	\$ 7,000.00	\$ 612.50 \$ 612.50 \$ 612.50	\$ 7,612.50	\$ 1,087.50
L1 TP556838 L1 TP584253	23 Hazel St 25 Hazel St	2376251000 2376251100	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP81313 V10181 F779 L1 TP253572	26 Hazel St 27 Hazel St	2376201000 2376251200	1 9	25,527.83 25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP536912 V7151 F015 L1 TP298826	28 Hazel St 29 Hazel St	2376201100 2376251300	1 9	25,527.83	\$ 7,000.00 \$ 7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP593302 L1 TP333281	30 Hazel St 31 Hazel St	2376201200 2376251400 2376201300	1 9	25,527.83	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50 \$ 1,087.50
L1 TP333249	32 Hazel St		1 9	25,527.83	\$ 7,000.00	\$ 612.50	\$ 7,612.50	\$ 1,087.50

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L9 LP7650	36 Hazel St	2624602000	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
CP105624 L26 LP7650	01 Marcelle St 02 Marcelle St	2524700100 2524750100	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP207166 L24 LP7650	04 Marcelle St 06 Marcelle St	2524750200 2524750300	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L23 LP7650 L1 TP906719 V9092 F858 CA B (PT)	08 Marcelle St 01 Neville St	2524750400 500005666	1 \$	25,527.83 \$ 51.055.66 \$	7,000.00 \$	612.50 \$ 1.225.00 \$	7,612.50 \$	1,087.50
L1 TP581492	03 Neville St 04 Neville St	5000019719	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L2 LP38941 V8909 F048 L1 TP430623 V3417 F315	06 Neville St	2624600200 2624600300	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 PS803615 V12227 F008 L1 LP74397	07 Neville St 08 Neville St	5000029881 2624600400	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L14 LP7650 V4379 F683 L2 LP74397	09 Neville St 10 Neville St	2624650300 2624600500	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L15 LP7650 L216A LP5068 V9526 F115	11 Neville St 12-14 Neville St	2624650400 2624600600	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7.000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L16 LP7650 CP105626	13 Neville St	2624650500	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
L1 TP537088 V7203 F434	15-17 Neville St 16 Neville St	2624650600 2624600700	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
CP105625 L1 TP107022 V9677 F592	19-21 Neville St 20 Neville St	2624650700 2624600800	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP252197 V4309 F722 CP158835	22 Neville St 23-25 Neville St	2624600900 2624650800	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 PS613814 V11208 F568 L2 PS613814 V11208 F569	24 Neville St 24a Neville St	5000007298 5000007299	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
PC353178 CP160924;L1 TP832548	26 Neville St 28 Neville St	2624601100 2624601300	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L2 LP210068 V9787 F613 L1 TP762266	30 Neville St 34 Neville St	2624601400 2624601450	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
L5 LP12432 V8046 F261	36 Neville St	2624601500	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L4 LP12432 V5471 F044 L3 LP12432	38 Neville St 40 Neville St	2624601600 2624601650	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP157686 L12 LP7650 V7845 F083	42-44 Neville St 46 Neville St	2624601700 2624601800	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP81274 L8 LP7650	48 Neville St 52 Neville St	2624601900 2624602100	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L7 LP7650 L6 LP7650 V4293 F538	54 Neville St 56 Neville St	2624602200 2624602300	1 \$	25,527.83 \$ 25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L5 LP7650 V8334 F891	58 Neville St	2624602400	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L2 PS528107 L1 PS528107	60 Neville St 62 Neville St	2624602500 2624602600	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L2 LP7650 V8416 F359 L1 LP7650	64 Neville St 66 Neville St	2624602700 2624602800	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
CP150458 V9397 F285 L1 TP256448 V4309 F724	01-3 Second Ave 02 Second Ave	2759650100 2759600100	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP615495 V6843 F455 L1 TP135018	04 Second Ave	2759600200 2759650200	1 \$	25,527.83 \$ 25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$ 7,612.50 \$	1,087.50
CP155959	05 Second Ave 06 Second Ave	2759600300	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L1 TP608955 CP174839	07 Second Ave 08 Second Ave	2759650300 2759600400	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 PS310852 CP174841 V10116 F692	09 Second Ave 10-12 Second Ave	2759650400 2759600500	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L2 PS310852 CP174900	11 Second Ave 13 Second Ave	5000021460 2759650500	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP168439 V9833 F014	14 Second Ave	2759600600	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L1 PS540243 V10981 F447 CP168440	15 Second Ave 16 Second Ave	2759650600 2759600700	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L2 PS540243 V10981 F448 PC362870	17 Second Ave 18-20 Second Ave	2759650700 2759600800	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP164567 V9745 F093 L1 TP518341 V4615 F980	19 Second Ave 21 Second Ave	2759650800 2759650900	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L2 PS317145 PC353483	22 Second Ave 23 Second Ave	2759600900 2759651000	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 PS317145 V8486 F676 CP160713	24 Second Ave 28 Second Ave	2759601000 2759601200	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
CP164642	29 Second Ave	2759651100	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
CP153597 L1 TP135015 V9721 F673	30 Second Ave 31 Second Ave	2759601300 2759651200	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP845628 L2 LP112438	32 Second Ave 33 Second Ave	2759601400 2759651300	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
CP166591 L1 LP112438	34 Second Ave 35 Second Ave	2759601500 2759651400	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP167923 L1 TP681484 V8841 F485	36 Second Ave 37 Second Ave	2759601600 2759651500	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7.000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP170134 L1 LP111375 V9029 F153	39 Second Ave 40 Second Ave	2759651600 2759601800	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
CP162688	41 Second Ave	2759651700	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L2 LP111375 V9029 F154 L1 TP572279	42 Second Ave 44 Second Ave	2759601900 2759602000	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP253826 CP157700 V9568 F517	45 Second Ave 46 Second Ave	2759651800 2759602100	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
CP159979 L1 TP253826	48 Second Ave 49 Second Ave	2759602200 2759651900	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP686292 V7803 F053 CP165013 V9754 F382	50 Second Ave 51 Second Ave	2759602300 2759652000	1 \$	25,527.83 \$ 25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
CP163623	53 Second Ave	2759652100	1 \$	25,527.83 \$ 25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$ 7,612.50 \$ 7,612.50 \$	1,087.50
CP170390 L1 TP134960	54 Second Ave 55 Second Ave	2759602400 2759652200	1 \$	25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
CP165556 L1 TP135626 V9732 F635	56 Second Ave 57 Second Ave	2759602500 2759652300	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP135018 CP170980	58 Second Ave 60 Second Ave	2759602600 2759602700	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP579767 L1 TP419892	62 Second Ave 63 Second Ave	2759602800 2759652500	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP135017 CP162636	64 Second Ave 66 Second Ave	2759602900 2759603000	1 \$	25,527.83 \$ 25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$ 7,612.50 \$	1,087.50
L2 LP97829	01-3 Springs St	2759603000 2789350100 2789300100	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L1 TP79193 V9453 F554 L1 TP518453	02-4 Springs St 05 Springs St	2789350200	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP169410 CP156251	06 Springs St 07 Springs St	2789300200 2789350300	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP172358 V9976 F365 L1 TP444694 V3776 F131	08 Springs St 09 Springs St	2789300300 2789350400	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP143909 V9956 F807	10 Springs St 11 Springs St	2789300400 2789350500	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
L1 TP610845	12 Springs St	2789300500 2789300500 2789300600	1 \$	25,527.83 \$ 25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP598245	14 Springs St 16 Springs St	2789300700	1 \$	25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
CP173473 L1 TP530546 V3371 F161	17 Springs St 18 Springs St	2789350800 2789300800	1 \$ 1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
L1 TP427426 V8661 F453 L1 TP84591	19 Springs St 20 Springs St	2789350900 2789300900	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$	1,087.50 1,087.50
CP170086 L1 TP296688	21 Springs St 22 Springs St	2789351000 2789301000	1 \$	25,527.83 \$ 25.527.83 \$	7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$	1,087.50
	23 Springs St	2789351100	1 \$	25,527.83 \$	7,000.00 \$ 7,000.00 \$	612.50 \$ 612.50 \$	7,612.50 \$ 7,612.50 \$ 7,612.50 \$	1,087.50
L1 TP620525	74 Springe St	2789301100				012.30 3	/,012.3U  >	
L1 TP620525 L3 P16315 PT L CP165624	24 Springs St 25 Springs St	2789301100 2789351200	1 \$	25,527.83 \$ 25,527.83 \$	7,000.00 \$	612.50 \$	7,612.50 \$	1,087.50
L1 TP620525 L3 P16315 PT L CP165624 PT L CP165624 L1 TP599990	24 Springs St 25 Springs St 25A Springs St 26 Springs St	2789351200 5000030377 2789301200	1 \$ 0 \$ 1 \$	25,527.83 \$ - \$ 25,527.83 \$	7,000.00 \$ - \$ 7,000.00 \$	- \$ 612.50 \$	- \$ 7,612.50 \$	- 1,087.50
L1 TP620525 L3 P16315 PT L CP165624 PT L CP165624	24 Springs St 25 Springs St 25A Springs St	2789351200 5000030377	1 \$ 0 \$	25,527.83 \$ - \$	7,000.00 \$	- \$	- \$	-

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	То	tal	260.5	\$	6,650,000.00	\$	1,823,500.00	\$ 159,556.25	\$ 1,983,056.25	\$	283,293.75
L											,
L1 TP443485 V8919 F880	30 Steane St	2801901200	1	\$	25,527.83	\$	7,000.00	\$ 612.50	\$ 7,612.50	\$	1,087.50
L1 TP432762	29 Steane St	2801951401	1	\$	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L209&209B LP5068	28 Steane St	2801901100	1	\$	25,527.83	\$	7,000.00	\$ 612.50	\$ 7,612.50	\$	1,087.50
L1 TP518164 V4495 F895	27 Steane St	2801951300	1	Ş		\$	7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1 TP82566	26 Steane St	2801901000	1	Ś		s	7.000.00	\$ 612.50	\$ 7.612.50		1.087.50
L1 TP183725 V9050 F384	24 Steane St	2801900900	1	\$	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1 LP210068 V9787 F612	23 Steane St	2801951200	1	Ś	25,527.83		7.000.00	\$ 612.50	\$ 7,612.50		1.087.50
L1 TP625168 V8518 F959	22 Steane St	2801900800	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1.087.50
L218 LP5068 V4910 F949	21 Steane St	2801951100	1	Ś		Ś	7.000.00	\$ 612.50	\$ 7.612.50		1.087.50
L1 TP629707 V4789 F688	20 Steane St	2801900700	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1.087.50
L1 TP849587 V9706 F694	19 Steane St	2801951000	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L218D LP5068	17 Steane St	2801950900	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1.087.50
L1 TP824569 V4748 F557	16-18 Steane St	2801900600	1	Ś		Ś	7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L217 LP5068 V6996 F039	15 Steane St	2801950800	1	Ś		Ś	7,000.00	\$ 612.50	\$ 7,612.50		1.087.50
L217 LP5068	13 Steane St	2801950700	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1.087.50
L212A LP5068	12-14 Steane St	2801950000	1	Ś	25,527.83			\$ 612.50	\$ 7,612.50		1.087.50
L1 TP145939 V9067 F944	11 Steane St	2801950600	1	Ś		Ś	7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1 LP111568	10 Steane St	2801900400	1	Ś		Ś	7,000.00	\$ 612.50	\$ 7.612.50		1,007.50
L1 TP608693 V4831 F069	09 Steane St	2801950500	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1.087.50
L1 TP549118	08 Steane St	2801930400	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1 TP113790 V9702 F542	07 Steane St	2801900200	1	5		s S	7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1 TP602013	06 Steane St	2801900200	1	Ś		Ś	7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1-2 TP207597	05 Steane St	2801950300	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7.612.50		1.087.50
L2 P5300427 V9996 F316	03 Steane St	2801950200	1	Ś	25,527.83			\$ 612.50	\$ 7,612.50		1,087.50
L2 PS334557	02-4 Steane St	2801930100	1	Ś	25,527.83		7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
L1 PS300427 V9996 F315	01 Steane St	2801950100	1	Ś		s	7,000.00	\$ 612.50	\$ 7,612.50		1,087.50
CP152904 CP168618 V9835 F051	48 Springs St	2789302100	1	5	25,527.83		,	\$ 612.50	\$ 7,612.50		1,087.50
CP152909 CP152904	46 Springs St	2789302000	1	ŝ	25,527.83			\$ 612.50	\$ 7,612.50		1,087.50
CP152969	42 Springs St 44 Springs St	2789301900	1	\$	25,527.83		7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50		1,087.50
L1 TP432165		2789301800	1	ŝ	25,527.83		7,000.00	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7.612.50		1,087.50
L1 TP299047	40 Springs St	2789301800	1	5	25,527.83		,	\$ 612.50	\$ 7,612.50		1,087.50
CP166184	36 Springs St 36 Springs St	2789351600	1	s	25,527.83		,	\$ 612.50 \$ 612.50	\$ 7,612.50		1,087.50
CP169102 L1 TP620380	32 Springs St 33 Springs St	2789301500 2789351600	1	\$	25,527.83 25,527.83		.,	\$ 612.50 \$ 612.50	\$ 7,612.50 \$ 7,612.50		1,087.50
											,
L1 TP428409 V3356 F080	31 Springs St	2789351500	1	\$	25.527.83	\$	7,000.00	\$ 612.50	\$ 7.612.50	S	1.087.5

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

PROPERTY ADDRESS	FOR	AGAINST	NO RESPONSE
31 Bailey Rd			1
37 Bailey Rd			1
Total	0	0	2
01 First Ave	1		
02 First Ave			1
03 First Ave			1
04 First Ave			1
05 First Ave			1
06 First Ave			1
07 First Ave			1
08 First Ave			1
09 First Ave			1
10 First Ave			1
11-13 First Ave			1
12 First Ave			1
14 First Ave			1
15 First Ave			1
16 First Ave	1		
17 First Ave			1
18 First Ave			1
19 First Ave	1		
21 First Ave			1
22 First Ave			1
23 First Ave			1
25 First Ave			1
26 First Ave			1
27 First Ave			1
28 First Ave			1
29 First Ave			1
30 First Ave		1	
31 First Ave			1
32 First Ave			1
33 First Ave			1
34 First Ave			1
35 First Ave	1		
36 First Ave	-		1
37 First Ave	1		
38 First Ave	-		1
39 First Ave			1
40 First Ave			1
41 First Ave			1
43 First Ave			1
44 First Ave	1		<u> </u>
45 First Ave	1		1
46 First Ave			1

47 First Ave	1		
49 First Ave	1		
50 First Ave			1
51 First Ave	1		
52 First Ave			1
53 First Ave	1		
54 First Ave	1		
55 First Ave			1
56 First Ave			1
57 First Ave	1		
58 First Ave			1
59 First Ave	1		
60 First Ave			
61 First Ave	1		-
	1		
62 First Ave			1
63 First Ave			1
64 First Ave			-
65 First Ave			1
66 First Ave			1
67 First Ave			1
68 First Ave			1
69 First Ave			1
70 First Ave			1
72 First Ave			1
73 First Ave	1		
74 First Ave			1
75 First Ave			1
76 First Ave			1
77 First Ave			1
80 First Ave			1
82 First Ave			1
84 First Ave			1
Total	15	1	58
02 Hazel St			1
03 Hazel St			1
04 Hazel St			1
05 Hazel St			1
06 Hazel St	1		
07 Hazel St	1		
08 Hazal St	1		
00 80201 30	1		
08 Hazel St 09 Hazel St	1		1
09 Hazel St	1		1
09 Hazel St 11 Hazel St			
09 Hazel St 11 Hazel St 13 Hazel St			
09 Hazel St 11 Hazel St 13 Hazel St 15 Hazel St			
09 Hazel St 11 Hazel St 13 Hazel St 15 Hazel St 16 Hazel St			
09 Hazel St 11 Hazel St 13 Hazel St 15 Hazel St 16 Hazel St 17-19 Hazel St	1		
09 Hazel St 11 Hazel St 13 Hazel St 15 Hazel St 16 Hazel St 17-19 Hazel St 18 Hazel St			
09 Hazel St 11 Hazel St 13 Hazel St 15 Hazel St 16 Hazel St 17-19 Hazel St 18 Hazel St 20 Hazel St	1		
09 Hazel St 11 Hazel St 13 Hazel St 15 Hazel St 16 Hazel St 17-19 Hazel St 18 Hazel St	1		

25 Hazel St			1
26 Hazel St		1	
27 Hazel St			1
28 Hazel St			1
29 Hazel St	1		
30 Hazel St	_		1
31 Hazel St			1
32 Hazel St			1
34 Hazel St			1
36 Hazel St	1		
Total	7	1	20
01 Marcelle St	1	_	
02 Marcelle St	-		1
04 Marcelle St			1
06 Marcelle St			1
08 Marcelle St			1
Total	1	0	4
01 Neville St	-	U	4
03 Neville St			1
04 Neville St			1
06 Neville St	1		1
07 Neville St	1		
07 Neville St	L		1
09 Neville St			1
10 Neville St 11 Neville St			1
12-14 Neville St 13 Neville St			1
15-17 Neville St			1
16 Neville St			
			1
19-21 Neville St			1
20 Neville St			1
22 Neville St			1
23-25 Neville St			1
24 Neville St	1		1
24a Neville St 26 Neville St	1		1
			1
28 Neville St			1
30 Neville St			1
34 Neville St			1
36 Neville St			1
38 Neville St	4		1
40 Neville St	1		4
42-44 Neville St			1
46 Neville St			1
48 Neville St			1
52 Neville St			1
54 Neville St			1
56 Neville St			1
58 Neville St			1
60 Neville St			1

62 Neville St			1
64 Neville St			1
66 Neville St			1
Total	4	0	33
01-3 Second Ave			1
02 Second Ave			1
04 Second Ave			1
05 Second Ave			1
06 Second Ave			1
07 Second Ave			1
08 Second Ave			1
09 Second Ave	1		
10-12 Second Ave			1
11 Second Ave			1
13 Second Ave	1		
14 Second Ave			1
15 Second Ave			1
16 Second Ave			1
17 Second Ave			1
18-20 Second Ave			1
19 Second Ave	1		
21 Second Ave			1
22 Second Ave			1
23 Second Ave			1
24 Second Ave	1		
28 Second Ave			1
29 Second Ave	1		
30 Second Ave			1
31 Second Ave			1
32 Second Ave			1
33 Second Ave			1
34 Second Ave			1
35 Second Ave	1		
36 Second Ave			1
37 Second Ave			1
39 Second Ave			1
40 Second Ave			1
41 Second Ave	1		
42 Second Ave			1
44 Second Ave			1
45 Second Ave			1
46 Second Ave			1
48 Second Ave			1
49 Second Ave	1		
50 Second Ave	1		
51 Second Ave			1
53 Second Ave			1
54 Second Ave			1
55 Second Ave			1
56 Second Ave			1
57 Second Ave			1

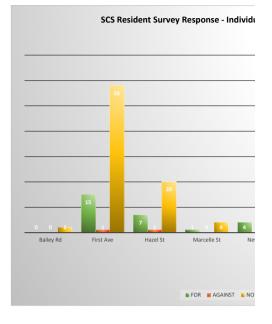
58 Second Ave			1
60 Second Ave			1
62 Second Ave			1
63 Second Ave			1
64 Second Ave			1
66 Second Ave			1
Total	9	0	44
01-3 Springs St	1		
02-4 Springs St			1
05 Springs St			1
06 Springs St			1
07 Springs St			1
08 Springs St			1
09 Springs St	1		
10 Springs St			1
11 Springs St			1
12 Springs St	1		
14 Springs St			1
16 Springs St	1		
17 Springs St			1
18 Springs St			1
19 Springs St	1		
20 Springs St			1
21 Springs St			1
22 Springs St			1
23 Springs St	1		
24 Springs St			1
25 Springs St	1		
25A Springs St			1
26 Springs St			1
27 Springs St			1
28 Springs St			1
29 Springs St			1
30 Springs St			1
31 Springs St			1
32 Springs St			1
33 Springs St			1
36 Springs St		1	
40 Springs St			1
42 Springs St			1
44 Springs St			1
46 Springs St			1
48 Springs St			1
Total	7	1	28
01 Steane St			1
02-4 Steane St	1		
03 Steane St			1
05 Steane St	1		
06 Steane St			1
07 Steane St			1

09 Steane St			1
10 Steane St	1		
11 Steane St			1
12-14 Steane St			1
13 Steane St			1
15 Steane St	1		
16-18 Steane St			1
17 Steane St			1
19 Steane St	1		
20 Steane St	1		
21 Steane St			1
22 Steane St			1
23 Steane St			1
24 Steane St			1
26 Steane St			1
27 Steane St			1
28 Steane St			1
29 Steane St			1
30 Steane St			1
Total	6	0	20

OVERALL TOTAL	49	3	209

#### Individual Roads Graph

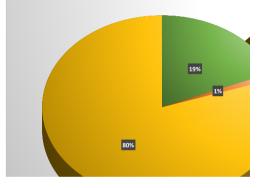
ROAD	FOR	AGAINST	NO RESPONSE
Bailey Rd	0	0	2
First Ave	15	1	58
Hazel St	7	1	20
Marcelle St	1	0	4
Neville St	4	0	33
Second Ave	9	0	44
Springs St	7	1	28
Steane St	6	0	20



## Overall Survey Response for Catchment

For	49
Against	3
No Response	209

First-Grenville Catchment - Overall Survey Resp.



### ORDINARY COUNCIL MEETING 11 APRIL 2022



#### PROPOSED SPECIAL CHARGE SCHEME DECLARATION

#### enter scheme roads and townships

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

- 1. A special charge is declared for a period until the works have been completed and the scheme finalised.
- 2. The special charge be declared for the purposes of defraying any expenses incurred by Council in relation to the construction of enter scheme roads and townships including sealed road pavement, kerb & channel and associated drainage and incidental works. Council considers that these works will be of special benefit to those persons required to pay the special charge, (and who are described in succeeding parts of this resolution).
- 3. The special benefit accruing to those properties to be levied is considered to include improved access, improved amenity and appearance, improved roadside drainage, reduced mud and dust, reduced erosion and lessened nuisance.
- 4. The following be specified as the area for which the special charge is declared:
  - a. All those properties described in attachment 4 of this report and as highlighted on the plan included as attachment 2.
- 5. The following be specified as the land in relation to which the special charge is declared: a. All properties described in attachment 4 of this declaration.
- 6. The following be specified as the criteria which form the basis of the special charge so declared: a. Those properties fronting, abutting or adjacent to the works.
- 7. The following be specified as the manner in which the special charge so declared will be assessed and levied:
  - a. 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.
  - b. 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.
  - c. 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.
  - d. Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.
  - e. The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to Section 163 (4) of the Local Government Act, 1989.
- 8. The total cost of the works is the amount shown in attachment 4 of this report estimated at \$enter total estimate cost of scheme.
- 9. The total amount of the special charge to be levied is the amount shown in attachment 4 of this report estimated at \$ enter property owner contribution.
- 10. Having regard to the proceeding parts of this resolution but subject to Sections 166(1) and 167(6) of the Local Government Act, 1989, it is recorded that:
  - The owners of the land described in columns 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;
  - b. Such owners may, subject to any further resolution of Council pay the special charge in the following manner:
    - i. The charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167(3) of the Local Government Act, 1989.
    - ii. The charge may be paid by:
      - Lump sum within one month of the issue of the notice without incurring interest, or
      - Quarterly instalments of principal and interest over a period of up to seven years.

- 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).
- 11. There are no incentives for prompt payment, rebates or concessions associated with this special charge.

#### SPECIAL CHARGE SCHEME PUBLIC NOTICE

#### **Cardinia Shire Council**

# Notice of intention to levy a special charge scheme to park fund the construction of enter scheme roads and townships

Notice is hereby given that Cardinia Shire Council (the Council) intends to consider a resolution at its select the date meeting, (or subsequent Council meeting if necessary), to declare a special charge to partially fund the construction of enter scheme roads and townships. The works will include a sealed road pavement, kerb and channel and associated drainage and incidental works.

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

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

The estimated cost of the works is \$enter total estimated cost of scheme works

The total amount of the special charge proposed to be levied by Council is \$enter total amount to be recovered from property owners

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

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

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

#### SUBMISSIONS

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

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

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

A committee of the Council will be convened to hear submissions. Further advice will be provided on the date of the hearing for those property owners requesting to address this committee in person. Letters and information regarding the Notice of Intention will be mailed to the owners of the affected properties. If you do not receive this letter within the next few days please contact Special Charge Scheme Officer, Donna Bird on 1300 787624.