

## 7.10 Chaundy Road, Belgrave South Intention to Levy a Special Charge

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RESPONSIBLE OFFICER      Director Environment & Infrastructure

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### SUMMARY

In response to a petition from residents, landowners along Chaundy Road were surveyed to determine the level of support for a landowner funded Special Charge Scheme to construct the road.

As a result of the significant level of support received from these landowners, the road construction project was referred for inclusion in Council's forward 10-year Capital Expenditure Program (CEP).

An early funding opportunity for Council's contribution to this project has recently been identified and it is proposed to bring the project forward to this financial year.

Chaundy Road, Belgrave South is not included on the list of roads endorsed by Council for construction under the Roads for the Community funding program, as other roads across the municipality were prioritised higher than this road. The funding available under the Roads for the Community program is only sufficient to fund the improvement of approximately 180 kms of Council's 750km unsealed road network.

This report recommends affected landowners be notified of Council's Intent to Levy a Special Charge for the construction of Chaundy Road, Belgrave South.

### RECOMMENDATION

*That*

1. ***The affected landowners be advised of Council's intent to declare a special charge ("the special charge") at its meeting scheduled for 23 November 2021, or should this meeting not proceed then the next available Council meeting, for the purpose of defraying expenses associated with proposed improvement works in Chaundy Road, Belgrave South.***
2. ***In accordance with Section 163 (3) of the Local Government Act 1989 Council specifies that the special charge***
  - (a) ***Is proposed to be declared for the land in the "designated area" shown on the attached plan.***
  - (b) ***Will be payable in respect of all rateable land within the designated area.***
  - (c) ***Will be assessed and levied as set out in this resolution.***
  - (d) ***Will remain in force for the period commencing on 1 July 2022 and***

***concluding on 30 June 2032.***

- 3. In accordance with Section 221 of the Local Government Act 1989 the special charge is also proposed to be declared in respect of land within the designated area which is not rateable land and is not Crown land.***
- 4. It is recorded that assessment of the special charge is calculated on the following basis:***
  - (a) \$7,633 per development unit.***
  - (b) Plus financing cost of 3% per annum.***
  - (c) 100% on a development unit basis as follows.***
    - (i) Special benefit where a dwelling or building is permitted.***
    - (ii) The degree of special benefit having regard to the use or future use of the land.***
- 5. The amount assessed, based on the assessment factors, is set out in the attached schedule of costs per property for the scheme.***
- 6. If works do not commence within 12 months of declaration of the special charge scheme the financing cost rate applicable to landowners repaying the special charge over 10 years be reviewed, based on number of assessments involved, interest rate movements and the quantum of the project.***
- 7. Should the financing cost rate change after review, a further report be submitted to Council at the time of commencing works to confirm the financing cost rate that shall apply to the proposed special charge, and those persons liable to pay the special charge over a 10 year period be notified of the revised financing rate.***
- 8. In accordance with section 167 (4) of the Local Government Act 1989, landowners be offered an option to repay their charge as a lump sum payment. For landowners to undertake this option, full payment is to be made by 15 February 2023, and the proportion of the cost to finance this scheme attributable to the property is to be deducted from the total charge.***
- 9. Subject to any variation of the scheme under Section 166 of the Local Government Act 1989, the amount to be levied under the scheme exclusive of interest payable under Section 172 of the Local Government Act 1989 will be***
  - (a) In total \$52,666 ("the amount to be paid"); comprising of \$45,796 for the cost of works and \$6,869 for financing cost.***
  - (b) On each date specified under Section 167 of the Local Government Act 1989 as being the date on which the whole of rates and charges (other than special rates and charges) is due ("the due date") the amount represented by the formula: X/Y where X represents the amount to be paid and Y represents the number of due dates during the period which the***

***scheme will remain in force.***

- 10. The Chief Executive Officer be authorised to give public notice of the intent to declare the special charge in accordance with Section 163 (1A) and 223 of the Local Government Act 1989 in The Star Mail newspapers and on Council's Internet Website.***
- 11. If required a consultation meeting comprising the Mayor and/or Deputy Mayor and/or Ward Councillor, be arranged to discuss any submissions received relating to this Special Charge.***
- 12. If submissions are made***
  - (a) Those submissions be considered, and any person (or their representative as specified in their submission) who has requested to be heard in support of his or her submission be heard, by a meeting of Council scheduled for 23 November 2021, or should this meeting not proceed then the next available meeting.***
  - (b) Those persons making submissions be advised copies of their submissions will be made available at the Council meeting held when their submission is considered.***
- 13. If no submissions are made, the matter be reported to Council at the meeting scheduled for 23 November 2021, or should this meeting not proceed then the next available meeting.***
- 14. The Chief Executive Officer be authorised and directed to seek payment of and recover the special charge with any interest thereof .***

## **DISCLOSURE OF CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **PROPOSAL**

It is proposed to notify affected landowners of Council's intent to levy a special charge for the construction of Chaundy Road, Belgrave South.

The proposed improvements works will provide the following benefits to involved landowners:

- Continued and safer vehicular access to and from properties abutting or gaining primary access via Chaundy Road, Belgrave South;
- Improved stormwater drainage runoff control directed towards the road from abutting properties and protection of low side properties from stormwater runoff from the road;
- Enhanced physical and environmental amenity for abutting properties; and

- Special benefit to landowners of properties, within the designated area of the scheme, abutting or gaining primary access via the proposed works.

## **RELATED COUNCIL DECISIONS**

At its meeting on 24 September 2019, Council considered a report that included an addendum to Council's Special Rate and Charge Scheme Policy for Infrastructure improvement. The following recommendation was adopted:

Clause 4.6 of Council's Special Rate and Charge Scheme Policy for Infrastructure Improvements be amended by removing the landowner ceiling for projects not listed as a priority to be funded by the Federal Government funding initiative.

This report has been published on Council's website and is available by searching the Agenda for the 24 September 2019 Ordinary Meeting:

[https://www.yarraranges.vic.gov.au/Council/Council-meetings/Minutes-and-agendas?dlv\\_OC%20CL%20Public%20Meetings=%28pageindex=4%29](https://www.yarraranges.vic.gov.au/Council/Council-meetings/Minutes-and-agendas?dlv_OC%20CL%20Public%20Meetings=%28pageindex=4%29)

## **BACKGROUND**

Chaundy Road, Belgrave South is a local road approximately 335 metres in length, connecting abutting properties to Mt Morton Road. This road is not listed to be constructed under the Roads for the Community funding program, as other roads across the municipality were prioritised higher than this road. The funding available under the Roads for the Community program is only sufficient to fund the improvement of approximately 180 kms of Council's 750km unsealed road network.

A landowner petition was tabled at Council for the construction of the road in February 2020.

Landowner support has been sought and obtained for construction of the road. Landowners fully supported the project and were advised was referred for inclusion in Council's forward 10-year Capital Expenditure Program.

In accordance with Council's Special Charge Scheme Policy, Council will make a 20% contribution to the project together with a contribution for the Mt Morton Council Reserve (north and south). Landowners will fund the balance of the road construction costs.

An early funding opportunity for Council's contribution to this project has recently been identified via funding available through the Federal Government Roads to Recovery allocation to Council and it is therefore proposed to bring the project forward to this financial year, subject to continued landowner support for the project.

As a result of this funding availability, the project is ready to proceed to the statutory phase.

The severe storm event of 9 and 10 June 2021 may have negatively impacted some landowners involved in this project. Should the proposed Special Charge Scheme proceed, repayment of the special charge would not commence until the 2022/23 financial year.

Those landowners who may be experiencing financial hardship will be informed that they may apply for assistance in accordance with Council's *Rate Recovery and Financial Hardship Policy*.

## **STRATEGIC LINKS**

The construction of local roads as a Special Charge Scheme meets the *Council Plan 2017-2021* strategic objective of Quality Infrastructure and Liveable Places. Local road construction also has benefits related to the strategic objective of a Vibrant Economy, Agriculture and Tourism.

Council's *Special Rate and Charge Policy for Infrastructure Improvements* sets out in detail the procedures for managing Special Charge Schemes.

## **CONSULTATION**

In April 2021 landowners along Chaundy Road, Belgrave South were surveyed to determine the level of support for a landowner funded Special Charge Scheme to construct the road. Results were as follows.

- 6 (100%) of landowners responded to the survey.

Of those landowners who responded to the survey:

- 6 (100%) supported the proposed Special Charge Scheme.

Landowners were advised that sufficient landowner support for the proposed Special Charge Scheme had been identified and the project would be referred for inclusion in Council's forward 10-year Capital Expenditure Program.

Due to Covid-19 implications, a traditional public meeting for the landowners along Chaundy Road, Belgrave South was not considered prudent. As an alternative, a letter was mailed to landowners inviting them to view an on-line briefing presentation detailing the standard of works and the statutory processes required to implement a Special Charge Scheme. The briefing presentation is available for viewing on Council's website.

Those landowners unable to access the internet were advised that a copy of the presentation could be mailed to them on request.

## **FINANCIAL IMPLICATIONS**

The estimated cost of works has been determined as \$152,655.

Council's contribution to the project is estimated to be \$106,858 (70% of project cost).

Council's contribution is proposed to be funded from the Roads to Recovery allocation in this year's budget for pavement rehabilitation works in Melba Avenue. These works have been postponed due to the potential closure of the railway crossing on Melba Avenue as part of the State Government's level crossing removal works.

The landowner contribution to the project is estimated to be \$45,746 (30% of project cost).

This estimate has been prepared based upon previous works carried out throughout the municipality and includes a 10% contingency amount.

### ***Scheme Details***

<b>Estimated Scheme Cost</b>	<b>\$152,655</b>
<u>Less</u> Council's 20% Contribution	\$30,531
<u>Less</u> Council's Contribution for works abutting Mt Morton Reserve	\$76,327
<b>Balance of estimated cost to be recovered from landowners (excluding financing costs)</b>	<b>\$45,796</b>

Details of the calculation of special benefit and maximum total levy are set out in Attachment 1 – Special Benefit and Maximum Total Levy.

### ***Financing Costs***

Funding of the landowner component of the project is to be provided through loans. The financing cost rate is determined from Council's latest borrowings. The financing cost rate applicable is 3.0% based on latest borrowings rates for a ten-year period.

Financing costs are to be recovered from landowners who choose not to pay in full by 15 February 2023. Total landowners' estimated share for the works is \$45,796 plus an amount of \$6,869 for financing costs. These financing costs have been separately accounted for in the debt servicing budget.

### ***Period for Which Special Charge Remains in Force***

The special charge remains in force for the period commencing 1 July 2022 and concluding on 30 June 2032, or until paid in full, with any interest thereon.

### ***Date of Payment***

A notice pursuant to Section 167 (3) of the *Local Government Act 1989* shall be issued with payment due on 15 February 2023. If a person elects to pay general rates and charges by instalments or any other method available, the special charge will be paid in the same manner.

It is recommended the Chief Executive Officer be authorised and directed to seek payment of and recover the special charge with any interest thereon.

### ***Incentives for Prompt Payments***

No incentives will be offered for prompt payment prior to the prescribed date of payment.

### ***Variation***

The details and particulars of this special charge shall remain in force unless varied by Council in accordance with the *Local Government Act 1989*.

## **KEY ISSUES**

### ***Status Chaundy Road, Belgrave South***

A search of Council's records indicates that Chaundy Road, Belgrave South has not previously been constructed to the satisfaction of Council under Section 163 of the *Local Government Act 1989* or under Division 10 of Part XIX or Part XIII of the *Local Government Act 1958*.

Council is therefore able to proceed with its intent to declare a special charge pursuant to Section 163 of the *Local Government Act 1989*.

### ***Power to Undertake Works***

Implementation of the works will be carried out under Sections 8 and 10 of the Local Government Act 2020 which identifies the role and powers of Councils.

### ***Nature and Purpose of Special Charge***

As a result of landowner consultation, unanimous support has been identified from landowners along Chaundy Road, Belgrave South for implementing a Special Charge Scheme for sealing the road and drainage improvement works.

The purpose of the special charge is to improve safety, amenity and accessibility for landowners involved.

### ***Designated Area***

The special charge is proposed to be declared in respect of the properties within the designated area, being those properties that abut or gain primary access via Chaundy Road, Belgrave South as shown in Attachment 2 – Designated Area.

These properties are considered to be naturally coherent in accordance with the Ministerial Guideline on Special Rates and Special Charges.

### ***Planning Policies***

The proposed works are to be carried out within the RCZ2- Rural Conservation Zone, PCRZ – Public Conservation and Resource Zone and GWAZ1 – Green Wedge A Zone Schedule 1 of the Yarra Ranges Planning Scheme.

For these zones the planning scheme includes a purpose and objective. The proposed works are considered consistent with the purpose and objective of these zones.

In addition to zone objectives it is considered these works are consistent with the planning scheme requirements applied to works, specifically:

- Minimal impact to the natural environment and landscape; and
- Enhancement of visual amenity of the area.

The proposed works will not require vegetation removal. All works will be completed in compliance with Council's Code of Environmental Practice for Works on Council Managed Land.

A Cultural Heritage Management Plan is not required for the works.

### ***Description of Works***

Proposed works for Chaundy Road, Belgrave South:

- Approximately 335 metres of 3.5 metre wide asphalt seal following the existing road alignment.

These works are considered to be of an appropriate standard to service Chaundy Road, Belgrave South, and are not in excess of the standard which would normally be adopted by Council for the improvement of a local road.

### ***Special Charge Scheme***

A Special Charge Scheme has now been prepared for the above works, to allow Council to advise of its intent to declare a special charge.

Attached is a calculation of Special Benefit and Maximum Total Levy, a plan showing the designated area, estimate of cost of works and schedule of costs per property for road improvement works to Chaundy Road, Belgrave South.

### ***Environmental Impacts***

The proposed works will not require vegetation removal. All works will be completed in compliance with Council's Code of Environmental Practice for Works on Council Managed Land.

A Cultural Heritage Management Plan is not required for the works.

The works will enhance environmental amenity, through the reduction in dust.

### ***Social Impacts***

Special Charge Schemes for road construction require sizeable contributions from abutting landowners. These contributions can lead to social and economic impacts for affected landowners. Council's *Special Rate and Charge Policy for Infrastructure Improvements* notes that those landowners with a demonstrated financial hardship may apply for assistance in accordance with Council's *Rate Recovery and Financial Hardship Policy*.

### ***Economic Impacts***

Refer to Social Impacts (above) for commentary on affected landowners and financial hardship.

The *Local Government Act 1989* recognises that a property receives a special benefit from construction of an abutting road. The economic benefit to an individual property is however difficult to quantify.



***Risk Assessment***

Construction of the road would provide the following benefits/risk reduction to landowners:

- Continued and safer vehicular access to and from properties abutting or gaining primary access via Chaundy Road, Belgrave South;
- Improved stormwater drainage runoff control directed towards the road from abutting properties, and protection of low side properties from stormwater runoff from the road; and
- Enhanced physical and environmental amenity for abutting properties.

It is noted that this road has existed in its' current form for many years. If the proposed construction of the road does not proceed, no unacceptable or unmanageable risk would be experienced by Council.

**FURTHER CONSULTATION*****Public Notice***

Council is required to publish a public notice, a copy of which must be sent to each person who will be liable to pay the special charge, within three working days of the day on which the public notice is published. The public notice must state which persons have a right to make a submission to the proposed declaration, and how those persons may make a submission. Submissions in writing must be lodged with the Council within 28 days of the day on which the public notice is published.

In addition, the public notice must contain an outline of the proposed declaration, set out the date on which it is proposed to make the declaration and advise that copies of the proposed declaration are available for inspection at Council's Community Links (subject to Covid-19 restrictions) for at least 28 days after the publication of the notice.

It is recommended that Council authorise the publication of this statutory notice in The Star Mail local newspapers and on Council's internet website.

***Submissions***

Council or a Delegated Committee of Council is required to consider any written submissions. These submissions should be received by Council by a date specified in the notice which is not less than 28 days after the publication of the above notice.

Persons making a written submission to Council are entitled to request to appear before Council or the Delegated Committee of Council to be heard in support of their written submission or be represented by a person specified in their submission.

It is recommended that a consultation meeting comprising the Mayor and/or Deputy Mayor and/or Ward Councillor, be arranged to discuss any submissions received relating to this Special Charge. Following this consultation meeting the normal process for submitters presenting to Council will apply.

It is recommended that persons making a written submission to Council be advised that:

- Submissions will be considered, and any person (or their representative as specified in their submission) who has requested to be heard in support of his or her submission be heard, by a meeting of Council scheduled for 23 November 2021, or should this meeting not proceed then the next available meeting; and
- Copies of submissions (excluding submitter's names and addresses) will be made available at the Council meeting when submissions are considered.

## **DECLARATION OF THE SPECIAL CHARGE**

It is recommended that Council at its meeting scheduled for 23 November 2021 or should this meeting not proceed then the next available meeting, following the consideration of any submissions, determine whether to adopt, amend or abandon the scheme. If Council adopts or amends the scheme, the special charge may then be declared.

The special charge is then levied by sending a notice under Section 163 (4) of the *Local Government Act 1989* to the persons liable to pay the charge.

Following the levying of the charge a person under Section 185 of the *Local Government Act 1989* aggrieved by the imposition of the special charge on that person, may within 30 days after the date of effective issue of the notice levying the charge, apply to the Victorian Civil and Administrative Tribunal for a review of the decision.

## **CONCLUSION**

It is recommended that Council advise the affected landowners of its intent to declare a special charge for Chaundy Road, Belgrave South Improvement Works Special Charge Scheme in accordance with the provisions of the *Local Government Act 1989*.

## **ATTACHMENTS**

- 1 Special Benefit and Maximum Total Levy[↓](#)
- 2 Designated Area[↓](#)
- 3 Estimated Cost of Works[↓](#)
- 4 Schedule of Costs per Property[↓](#)

### Chaundy Road, Belgrave South

#### Calculation of Special Benefit and Maximum Total Levy

In accordance with Section 163 (2) of the Local Government Act and Ministerial Guidelines prepared relating to special rates and charges, Council is required to give consideration to 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:

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

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

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

TCB - is the estimated total community benefit.

R - is the benefit ratio.

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

It is proposed to include 6 properties within the scheme which having regard to development result in 6 development units for those properties that abut or gain primary access via Chaundy Road, Belgrave South. The criteria considered appropriate for differentiating between special benefit received by these properties compared to properties not included in the scheme and the broader community are as follows:

- works will provide continued and safer vehicular access to and from properties abutting or gaining primary access via Chaundy Road, Belgrave South,
- works take waters flowing from the lands or premises towards other lands or premises
- works take waters flowing towards the land or premises from other lands or premises
- works enhance the physical and environmental amenity of the land and local area.

TSB (in) is therefore calculated as having a result of 6.

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

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

TSB (out) is therefore calculated as having a result of 0.

Community benefits – TCB

As Chaundy Road, Belgrave South, does not act as a collector road for the benefit of the broader community and there is no community facility that may derive a special benefit from the works (apart from the Mt Morton Reserve for which Council is making a contribution based on ½ cost abuttal), it is considered that a community benefit is not applicable in this scheme.

TCB is therefore calculated as having a result of 0.

Maximum Total Levy

Having regard to "properties not included in the scheme receiving special benefit" and "community benefits", it is considered that the 6 landowners within the proposed special charge will receive 100 percent of the overall benefit as a Benefit Ratio (R) for the proposed scheme by applying the above factors to the Ministerial Guidelines formula.

The calculation of the Maximum Total Levy therefore equates to \$76,328 (Cost of Scheme works – Abuttal to Council Road Reserve).

Having regard to Council's contribution towards the works, as per the Scheme Details, Council will not be seeking to levy more than the Maximum Total Levy, as required by section 163 (2A) of the Act.

**Manner of assessment and levy**

Pursuant to Council's Special Charge Scheme Policy the manner of assessment will take into account the following criteria:-

- all lands within the designated area, described above
- the zoning of those lands, their existing and potential use
- 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 development unit basis as follows:

- (i) special benefit where a dwelling or building is permitted
- (ii) the degree of special benefit having regard to the use or future use of the land of the land.

Generally, lots will be charged one development unit where access to the property is primarily taken directly from Chaundy Road, Belgrave South.

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ATTACHMENT 1. Special Benefit and Maximum Total Levy

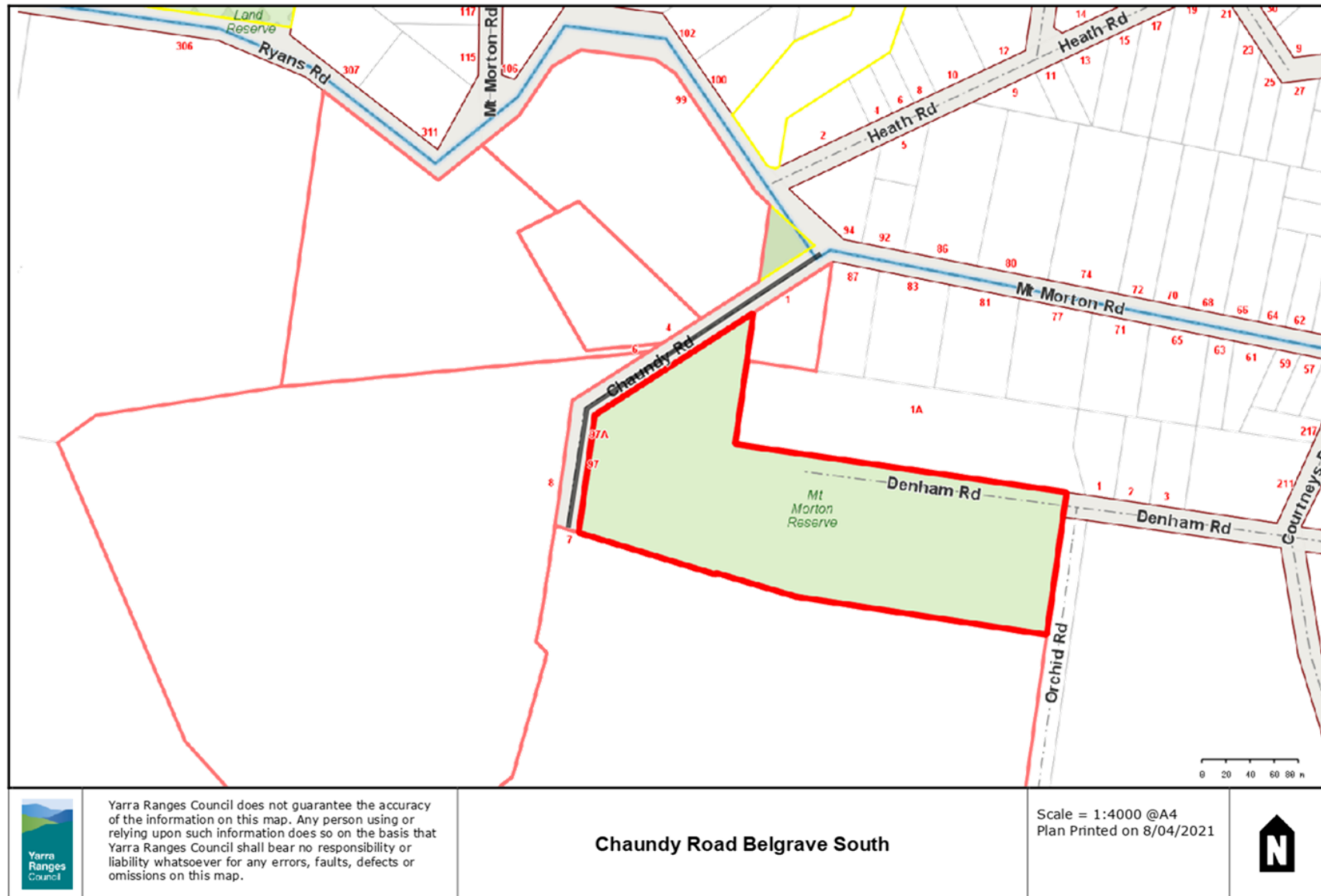
Instances where a residential property takes primary access from an alternative road and has an additional abuttal to Chaundy Road, Belgrave South, as sideage or rearage, the property would then be generally charged one half of a development unit.

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

- (a) \$7,633 per development unit.
- (b) plus financing cost of 3% per annum.

The special charge will be levied by serving on each person liable, a notice pursuant to Section 163 (5) of the Local Government Act 1989.

## ATTACHMENT 2. Designated Area



## ATTACHMENT 3. Estimated Cost of Works

SHIRE OF YARRA RANGES ENGINEER'S ESTIMATE					
REFERENCE NO:		DATE:		10-Aug-21	
PROJECT:		CHAUNDY ROAD BELGRAVE HEIGHTS SCS IMPROVEMENT WORKS			
TOTAL COSTS:		\$152,654.75			
Item	Description	Quantity	Unit	Rate	Amount
1	SITE PREPARATION/PRELIMINARIES				
1.1	Traffic control / roadwork warning and advisory signs, including all lights, barricades and traffic controllers required to conform to A.S. 1742.3 - 2019 for the duration of construction period.	1	Item	\$ 3,800.00	\$ 3,800.00
1.2	All works necessary to establish and maintain the site, inclusive of pedestrian safety and occupational health and safety, for duration of construction period to conform with Australian Standards.	1	Item	\$ 4,600.00	\$ 4,600.00
2	EARTHWORKS				
	Excavation including stripping and stockpiling of topsoil, shaping and trimming to design levels, compaction of subgrade and filling, (including all compaction tests) and				
2.1	Earthworks including excavation, forming, grading, boxing, filling, trimming, compaction of sub-grade, table drain formation and excavation of turn around area.	1	Item	\$ 8,560.00	\$ 8,560.00
3	ROAD PAVEMENT				
3.1	Supply and place Cement Treated Crushed Rock (20mm Class 3 FCR 3% cement) for sub base widening and turnaround area	160	sqm	\$ 38.00	\$ 6,080.00
3.2	Reshaping and regulation works of existing pavement	1600	sqm	\$ 6.50	\$ 10,400.00
3.3	Supply, place and compact 100mm compacted depth of 20mm Class 2 FCR base course (including allowance for shoulder material)	1600	sqm	\$ 19.50	\$ 31,200.00
3.4	Supply, place and compact 40mm compacted depth of 10mm Type N waering course including 1 metre into driveway aprons	1400	sqm	\$ 27.00	\$ 37,800.00
3.5	Shoulders: shape and compact class 2 FCR shoulder material after asphalt wearing course	200	sqm	\$ 9.00	\$ 1,800.00
4	DRIVEWAY REGRADING				
4.1	Regarde gravel driveways to suit new pavement levels	8	No.	\$ 500.00	\$ 4,000.00
5	DRAINAGE				
5.1	Break into existing pit and connect pipe at intersection of Mt Morton Road	1	No.	\$ 975.00	\$ 975.00
5.2	Construct table drain inlet pit	1	No.	\$ 1,350.00	\$ 1,350.00
5.3	Supply and lay 300mm diameter RRJ stormwater pipe including FRC trench backfill	42	lin.m	\$ 260.00	\$ 10,920.00
5.4	Supply and install semi mountable endwalls at driveway culverts	3	No.	\$ 600.00	\$ 1,800.00

## ATTACHMENT 3. Estimated Cost of Works

SHIRE OF YARRA RANGES ENGINEER'S ESTIMATE					
REFERENCE NO:			DATE:		10-Aug-21
PROJECT:			<b>CHAUNDY ROAD BELGRAVE HEIGHTS SCS IMPROVEMENT WORKS</b>		
TOTAL COSTS:					<b>\$152,654.75</b>
<b>SUB TOTAL (EX. GST)</b>				<b>\$</b>	<b>123,285.00</b>
<b>6</b>	<b>PROVISIONAL ITEMS</b>				
6.1	Treatment of soft spots with cement treated crushed rock - 20mm Class 3 FCR, 3% cement	13	Tonne	\$ 160.00	\$ 2,080.00
6.2	Topsoil and seed disturbed areas and clean up site	1	Item	\$ 3,900.00	\$ 3,900.00
<b>TOTAL CONSTRUCTION COST</b>					<b>\$129,265.00</b>
Scheme preparation, supervision, administration etc. 5%					\$6,463.25
Engineer Consultants and other Costs					\$2,000.00
Tree Management (Arborist Assessment, Tree Offsets, Tree Removal)					\$2,000.00
Contingency sum 10%					\$12,926.50
<b>TOTAL SCHEME COST</b>					<b>\$152,654.75</b>
<b>Items not forming part of Scheme</b>					
<b>TOTAL PROJECT COST</b>					<b>\$152,654.75</b>



**Chaundy Road, Belgrave South  
Proposed Special Charge Scheme**

	<b>PROJECT COST SUMMARY:</b>		<b>COUNCIL COST SUMMARY:</b>			<b>APPORTIONMENT SUMMARY:</b>		
	Total Project Cost	\$152,655	Council 20% Contribution		\$30,531		Unit Ratio =	100%
	Less Council Cost only Items		Abuttal to Mt Morton Reserve		\$76,327		Total Landowner Units =	6.00
	<b>Total Scheme Cost</b>	<b>\$152,655</b>	Subsidy for costs above FedFund ceiling		\$0		Total Council Units =	Nil
	<b>Total Council Contribution</b>	<b>\$106,858</b>	Total Council Scheme Cost		\$106,858		\$ / Unit =	\$7,633
	<b>Total Landowner Contribution</b>	<b>\$45,796</b>	Council Cost only Items		\$0			
	<b>Financing Costs</b>	<b>\$6,869</b>	Total Council Project Cost		\$106,858			
<b>DESCRIPTION</b>	<b>PROPERTY ADDRESS</b>	<b>ASSESSMENT NO.</b>	<b>DEVELOPMENT / BENEFIT UNIT</b>	<b>CHARGE FOR THE WORKS</b>	<b>ADJUSTED FOR CEILING</b>	<b>FINANCING CHARGE</b>	<b>TOTAL CHARGE</b>	<b>YEARLY CHARGE</b>
Part Lot 98 LP6548 C	1 Chaundy Road	60204	1.0	\$7,633	\$7,633	\$1,144.91	\$8,777.65	\$877.76
Lot 2 PS411077 Ca 7	4 Chaundy Road	76828	1.0	\$7,633	\$7,633	\$1,144.91	\$8,777.65	\$877.76
Lot 1 PS411077 Ca 7	99 Mt Morton Road	76829	1.0	\$7,633	\$7,633	\$1,144.91	\$8,777.65	\$877.76
Lot 2 PS503828 Ca P	7 Chaundy Road	76987	1.0	\$7,633	\$7,633	\$1,144.91	\$8,777.65	\$877.76
Lot 1 PS503828 Ca P	8 Chaundy Road	76992	1.0	\$7,633	\$7,633	\$1,144.91	\$8,777.65	\$877.76
Lot 3 PS411077 Ca 7	6 Chaundy Road	80361	1.0	\$7,633	\$7,633	\$1,144.91	\$8,777.65	\$877.76
<b>Totals</b>			<b>6.00</b>	<b>\$45,796</b>	<b>\$45,796</b>	<b>\$6,869</b>	<b>\$52,666</b>	<b>\$5,267</b>
<b>Notes</b>								
<b>Contribution Mt Morton Reserve (north &amp; south) - Crown Land (335m 1/2 cost abuttal)</b>					<b>\$76,327</b>			