

WELLINGTON SHIRE COUNCIL



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

COONGULLA TOWNSHIP (EASTERN AREA)

PROPOSED DECLARATION

SCHEME No. 2007

SPECIAL CHARGE STREET SCHEME

PROPOSED DECLARATION OF SPECIAL CHARGE

'Coongulla Township (Eastern Area)- Special Charge Street Construction Scheme Number 2007'

1. Wellington Shire Council (**Council**) proposes to declare a Special Charge (**Special Charge** or **Scheme**) under section 163(1) of the *Local Government Act 1989 (Act)* for the purpose of defraying any expenses or repaying (with interest) any advance made to or any debt incurred or loan to be raised by Council in relation to the preparation, forming and sealing of certain streets in the Coongulla Township (Eastern Area) – as those streets and roads set out in paragraph 2 of this Proposed Declaration and as they are otherwise shown on the plan which is attached and which forms a part of the Proposed Declaration of Special Charge Scheme Number 2007 (**Scheme Plan**) and for provision all and any necessary ancillary works associated with the construction of the Road, including table drainage, driveway crossover and culverts (from road edge to building line). The Scheme, if declared, is to be known as the 'Coongulla (Eastern Area)- Special Charge Street Construction Scheme Number 2007'.
2. The streets and the roads to be constructed are (under Council's Road Management Plan) all designated by Council as (or will become) 'Local Access B' roads and are set out as follows –
 - (a) Ben Cruachan Parade;
 - (b) Tamboritha Terrace (CH00-380)
 - (c) Blores Street (CH00-35)
 - (d) Mt Bradley Street
 - (e) Skene Court
 - (f) Narrobuk Street (CH00-70)
3. The criteria which will form the basis of the proposed declaration of the Special Charge are the ownership of rateable properties in the area of the Scheme (being properties within the Township of Coongulla as shown on the Scheme Plan) and, based on the application of access benefit units, including having regard to the driveway access of those properties in the Scheme to streets and roads to be formed and sealed (as the properties are set out in paragraphs 8 and 9 of the proposed declaration), the overall benefits which it is considered the properties in the Scheme (based on the physical and other benefits) will receive from the works to be provided under the Scheme.
4. In proposing the declaration of the Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the Shire of Wellington, in particular the provision of proper, safe and suitable roads and property services within the area for which the proposed Special Charge is to be declared (**Works**).
5. The total cost of the performance of the function and the exercise of the power by Council (in relation to the Works) is \$600,000 and this amount is the total estimated cost of the Works to be undertaken by the Scheme.

6. The total amount to be levied under the Scheme as the Special Charge is \$331,200
7. The Special Charge will commence on the date on which it is levied by Council and will remain in force for a period of 5 years.
8. The area for which the proposed Special Charge is to be declared is all of the land shown on the plan set out in the Schedule forming a part of this proposed declaration (being **Schedule 1**).
9. The land in relation to which the proposed Special Charge is to be declared is all that rateable land described in the listing of rateable properties set in the Schedule forming a part of this proposed declaration of Special Charge (being **Schedule 2**).
10. The proposed Special Charge will be assessed and levied in accordance with the amounts set out alongside each property in the Schedule forming a part of this proposed declaration (being **Schedule 2**), such amounts having been assessed and determined by Council as (and are based on) a fixed charge for each property having regard to access, including and in particular driveway access. Properties which have a shared driveway access to the street to be constructed via common property will have their access benefits calculated on the basis of 100% for the first property and 50% for each additional property (with access being apportioned to each of the properties so as to equal the sum of the percentages divided by the number of properties with common property access), and any other benefits.
11. Subject to any further resolution of Council, the Special Charge will be levied by Council sending a notice in the prescribed form to the owners of the properties in the Scheme by which the Special Charge is to be paid –
 - (a) In full amount within 45 days of the notice; or
 - (b) By way of quarterly instalments in the manner set out in paragraph 12.
12. Because the performance of the function and the exercise of the power in respect of which the proposed Special Charge is to be declared and levied relates substantially to the provision of capital works, special ratepayers will be given an instalment plan under which –
 - (a) Quarterly instalments are to be paid over a 5 year period, or other such period as negotiated; and
 - (b) Quarterly instalments will include a component for reasonable interest costs, the total of which will not exceed the estimated borrowing costs of Council in respect of the construction of the Road by more than 1 per cent.
13. Council will consider cases of financial and other hardship, and may consider other payment options for the Special Charge.
14. No incentives will be given for the payment of the Special Charge before the due date for payment.
15. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons over and above,

or greater than, the benefit that is available to persons who are not subject to the proposed Special Charge, and directly and indirectly as a result of the expenditure proposed by the Special Charge, the value and the use, occupation and enjoyment of the properties included in the Scheme will be maintained or enhanced through the provision of proper, safe and suitable roads and property services. Without limitation, Council considers that the Works will –

- (a) Reduce dust;
- (b) Enhance the amenity and character of the land, and local area;
- (c) Create improved riding surfaces for the roads;
- (d) Improve access and egress from properties;
- (e) Improve road drainage; and
- (f) Improve road safety for motorists, cyclists.

16. For the purposes of having determined the total amount of the Special Charge to be levied under the Scheme, Council further considers and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special and community benefits) that will accrue as special benefits to all persons who are liable to pay the Special Charge is in a ratio of 0.73 or 73%, noting however that, in the exercise of its discretions, Council has chosen to make a further contribution to the cost of the Works so as to arrive at a Revised Maximum Total Levy Amount of \$331,200.

SCHEDULES TO DECLARATION

Schedule 1 - Scheme plan area

Schedule 2 - Listing of all properties with amount of special charges payable and showing manner of calculation of special charge apportionment;

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

Method 2 - Maximum Levy at 100% Access Benefit

Method 3 - Fixed Fee

Schedule 1

COONGULLA TOWNSHIP (EASTERN AREA) PLAN OF SPECIAL CHARGE SCHEME AREA.

Scheme Boundary 



Schedule 2

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

COONGULLA (EASTERN) CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX. LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

WELLINGTON SHIRE COUNCIL

ASSES NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT (AB)	FRONTAGE (F)	SIDEAGE & REARAGE (S&R)	TOTAL APPORTIONED LENGTH (AL=Fx0.3S&R)	SCHEME AMOUNT DUE (=ABxR+ALxR)
1	37514	350074 LOT: 182 LP: 54201	BEN CRUACHAN PDE, COONGULLA	1	15.2		15.20	\$4,149.13
2	37515	350074 LOT: 183 LP: 54201	10 Ben Cruachan PDE, COONGULLA	1	15.2		15.20	\$4,149.13
3	37516	350074 LOT: 184 LP: 54201	12 Ben Cruachan PDE, COONGULLA	1	15.2		15.20	\$4,149.13
4	37517	350090 LOT: 185 LP: 54201	14 Ben Cruachan PDE, COONGULLA	1	49.6		49.60	\$8,151.95
5	56750	350108 PC: 370626C	20-22 Ben Cruachan PDE, COONGULLA	1	30.4		30.40	\$5,917.82
6	37520	350124 LOT: 188 LP: 54201	24 Ben Cruachan PDE, COONGULLA	1	15.2		15.20	\$4,149.13
7	37521	350124 LOT: 189 LP: 54201	26 Ben Cruachan PDE, COONGULLA	1	15.2		15.20	\$4,149.13
8	37522	351189 LOT: 190 LP: 54201	28 Ben Cruachan PDE, COONGULLA	1	14.5		14.50	\$4,067.67
9	37523	350157 LOT: 191 LP: 54201	30 Ben Cruachan PDE, COONGULLA	1	13.7		13.70	\$3,974.58
10	37524	350165 LOT: 192 LP: 54201	32 Ben Cruachan PDE, COONGULLA	1	11.2		11.20	\$3,683.68
11	37525	350173 LOT: 1 TP: 216390S	34 Ben Cruachan PDE, COONGULLA	1	12.8		12.80	\$3,869.86
12	37526	351460 LOT: 8 PS: 113490	36 Ben Cruachan PDE, COONGULLA	1	13.6		13.60	\$3,962.95
13	37527	351460 LOT: 7 PS: 113490	38 Ben Cruachan PDE, COONGULLA	1	15.4		15.40	\$4,172.40
14	37528	442392 LOT: 6 PS: 113490	40 Ben Cruachan PDE, COONGULLA	1	18.6		18.60	\$4,544.75
15	37529	350215 LOT: 5 PS: 113490	42 Ben Cruachan PDE, COONGULLA	1	17.7		17.70	\$4,440.03
16	37530	350223 LOT: 23 LP: 54201	55 Ben Cruachan PDE, COONGULLA	1	30.2		30.20	\$5,894.54
17	37531	350231 LOT: 22 LP: 54201	53 Ben Cruachan PDE, COONGULLA	1	15.2		15.20	\$4,149.13
18	37532	350249 LOT: 21 LP: 54201	51 Ben Cruachan PDE, COONGULLA	1	15.2		15.20	\$4,149.13
19	37533	350256 LOT: 20 LP: 54201	49 Ben Cruachan PDE, COONGULLA	1	15.7		15.70	\$4,207.31
20	58750	350264 PC: 374175N	45-47 Ben Cruachan PDE, COONGULLA	1	30.4		30.40	\$5,917.82
21	37536	350280 LOT: 17 LP: 54201	43 Ben Cruachan PDE, COONGULLA	1	16		16.00	\$4,242.21
22	37537	350298 LOT: 1 TP: 146996R	41 Ben Cruachan PDE, COONGULLA	1	19.6		19.60	\$4,661.12
23	37538	350314 LOT: 15 LP: 54201	31 Ben Cruachan PDE, COONGULLA	1	17		17.00	\$4,358.58
24	37539	350322 LOT: 14 LP: 54201	29 Ben Cruachan PDE, COONGULLA	1	17		17.00	\$4,358.58
25	37540	350330 LOT: 13 LP: 54201	27 Ben Cruachan PDE, COONGULLA	1	17		17.00	\$4,358.58
26	37541	350348 LOT: 12 LP: 54201	25 Ben Cruachan PDE, COONGULLA	1	15.8		15.80	\$4,218.94
27	37542	350355 LOT: 11 LP: 54201	23 Ben Cruachan PDE, COONGULLA	1	16.8		16.80	\$4,335.30
28	37543	350363 LOT: 10 LP: 54201	21 Ben Cruachan PDE, COONGULLA	1	17		17.00	\$4,358.58
29	37544	350371 LOT: 9 LP: 54201	19 Ben Cruachan PDE, COONGULLA	1	17.2		17.20	\$4,381.85
30	37545	350389 LOT: 8 LP: 54201	17 Ben Cruachan PDE, COONGULLA	1	9.7		9.70	\$3,509.14
31	48827	350413 PC: 362256F	9-13 Ben Cruachan PDE, COONGULLA	1	45.5		45.50	\$7,674.87
32	37549	350439 LOT: 4 LP: 54201	7 Ben Cruachan PDE, COONGULLA	1	16		16.00	\$4,242.21
33	37550	350439 LOT: 3 LP: 54201	5 Ben Cruachan PDE, COONGULLA	1	14.5		14.50	\$4,067.67
34	37551	350454 LOT: 2 LP: 54201	3 Ben Cruachan PDE, COONGULLA	1	15.9		15.90	\$4,230.58
35	48144	350306 LOT: 1 TP: 913253R	Ben Cruachan PDE, COONGULLA					
36	48145	350397 LOT: 1 TP: 909198V	Ben Cruachan PDE, COONGULLA					

non-rateable
non-rateable

75	37732	352153 LOT: 215 LP: 54201	36 Tamboritha TCE, COONGULLA	1	52	52.00	\$8,431.22
76	37733	352161 LOT: 216 LP: 54201	42 Tamboritha TCE, COONGULLA	1	20.2	20.20	\$4,730.93
77	37734	352179 LOT: 217 LP: 54201	44 Tamboritha TCE, COONGULLA	1	26.3	26.30	\$5,440.74
78	37814	352922 PC: 152829	41 Tamboritha TCE, COONGULLA	1	60.6	60.60	\$9,431.93
79	37815	352930 LOT: 43 LP: 54201	39 Tamboritha TCE, COONGULLA	1	16.5	16.50	\$4,300.40
80	37816	352948 LOT: 42 LP: 54201	37 Tamboritha TCE, COONGULLA	1	11	11.00	\$3,660.41
81	37817	352955 LOT: 41 LP: 54201	35 Tamboritha TCE, COONGULLA	1	11.8	11.80	\$3,753.50
82	37818	352963 LOT: 40 LP: 54201	33 Tamboritha TCE, COONGULLA	1	12.6	12.60	\$3,846.59
83	37819	352971 LOT: 39 LP: 54201	31 Tamboritha TCE, COONGULLA	1	13	13.00	\$3,893.13
84	37820	352989 LOT: 38 LP: 54201	29 Tamboritha TCE, COONGULLA	1	11.8	11.80	\$3,753.50
85	37821	352997 LOT: 37 LP: 54201	27 Tamboritha TCE, COONGULLA	1	12.5	12.50	\$3,834.95
86	37822	353003 LOT: 36 LP: 54201	25 Tamboritha TCE, COONGULLA	1	11.5	11.50	\$3,718.59
87	58715	353011 PC: 374171W	21-23 Tamboritha TCE, COONGULLA	1	38.7	38.70	\$6,883.61
88	37825	353037 LOT: 33 LP: 54201	19 Tamboritha TCE, COONGULLA	1	16.2	16.20	\$4,265.49
89	37826	353052 LOT: 32 LP: 54201	17 Tamboritha TCE, COONGULLA	1	11.5	11.50	\$3,718.59
90	37827	353052 LOT: 31 LP: 54201	15 Tamboritha TCE, COONGULLA	1	15.2	15.20	\$4,149.13
91	37828	353078 LOT: 30 LP: 54201	13 Tamboritha TCE, COONGULLA	1	15.2	15.20	\$4,149.13
92	37829	353078 LOT: 29 LP: 54201	11 Tamboritha TCE, COONGULLA	1	15.2	15.20	\$4,149.13
93	37830	353086 LOT: 28 LP: 54201	9 Tamboritha TCE, COONGULLA	1	15.2	15.20	\$4,149.13
94	37831	353094 PC: 106167	7 Tamboritha TCE, COONGULLA	1	34.5	34.50	\$6,394.90
95	37832	353102 LOT: 25 LP: 54201	3 Tamboritha TCE, COONGULLA	1	21	21.00	\$4,824.02
96	37833	353110 LOT: 24 LP: 54201	1 Tamboritha TCE, COONGULLA	1	34.5	44.10	\$7,511.97
TOTALS				92	1842.2	1882.07	\$438,000.00

**TOTAL ESTIMATED COST OF SCHEME
COUNCIL CONTRIBUTION
APPORTIONED AMOUNT**

**\$ 600,000
\$ 162,000
\$ 438,000**

AMOUNT APPORTIONED TO ACCESS - 50%
AMOUNT APPORTIONED TO FRONTAGE 50%

**\$ 219,000
\$ 219,000**

Apportionment Rate - (Access Benefit Units)
Apportionment Rate - (Abutment Length)

**\$2,380.43 per ABU (R)
\$ 116.36 per m (R)**

Method 2 - Maximum Levy at 100% Access Benefit

WELLINGTON SHIRE COUNCIL COONGULLA (EASTERN) CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX. LEVY AMOUNT - ACCESS ONLY

PARCEL NO.	ASSES. NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (AAB)	FIXED RATE CONTRIBUTION (FRC)	SCHEME AMOUNT DUE (= AAB x FRC)
BEN CRUACHAN PDE								
1	37514	350074 LOT: 182 LP: 54201	8 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
2	37515	350074 LOT: 183 LP: 54201	10 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
3	37516	350074 LOT: 184 LP: 54201	12 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
4	37517	350090 LOT: 185 LP: 54201	14 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
5	56750	350108 PC: 370626C	20-22 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
6	37520	350124 LOT: 188 LP: 54201	24 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
7	37521	350124 LOT: 189 LP: 54201	26 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
8	37522	351189 LOT: 190 LP: 54201	28 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
9	37523	350157 LOT: 191 LP: 54201	30 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
10	37524	350165 LOT: 192 LP: 54201	32 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
11	37525	350173 LOT: 1 TP: 216390S	34 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
12	37526	351460 LOT: 8 PS: 113490	36 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
13	37527	351460 LOT: 7 PS: 113490	38 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
14	37528	442392 LOT: 6 PS: 113490	40 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
15	37529	350215 LOT: 5 PS: 113490	42 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
16	37530	350223 LOT: 23 LP: 54201	55 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
17	37531	350231 LOT: 22 LP: 54201	53 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
18	37532	350249 LOT: 21 LP: 54201	51 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
19	37533	350256 LOT: 20 LP: 54201	49 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
20	58750	350264 PC: 374175N	45-47 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
21	37536	350280 LOT: 17 LP: 54201	43 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
22	37537	350298 LOT: 1 TP: 146996R	41 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
23	37538	350314 LOT: 15 LP: 54201	31 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
24	37539	350322 LOT: 14 LP: 54201	29 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
25	37540	350330 LOT: 13 LP: 54201	27 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
26	37541	350348 LOT: 12 LP: 54201	25 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
27	37542	350355 LOT: 11 LP: 54201	23 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
28	37543	350363 LOT: 10 LP: 54201	21 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
29	37544	350371 LOT: 9 LP: 54201	19 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
30	37545	350389 LOT: 8 LP: 54201	17 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
31	48827	350413 PC: 362256F	9-13 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
32	37549	350439 LOT: 4 LP: 54201	7 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
33	37550	350439 LOT: 3 LP: 54201	5 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
34	37551	350454 LOT: 2 LP: 54201	3 Ben Cruachan PDE, COONGULLA	1		1	\$4,760.87	\$4,760.87
35	48144	350806 LOT: 1 TP: 913253R	Ben Cruachan PDE, COONGULLA	1	non-rateable	1	\$4,760.87	\$4,760.87
36	48145	350397 LOT: 1 TP: 909198V	Ben Cruachan PDE, COONGULLA		non-rateable		\$4,760.87	\$4,760.87

37	37553	350470 PC: 169893	BLORES STREET	1	1		\$4,760.87	\$4,760.87
38	55831	350504 LOT: 2 TP: 913351R	2-8 Blores ST, COONGULLA			non-rateable	\$4,760.87	\$4,760.87
39	48146	350504 LOT: 3 TP: 913351R	Blores ST, COONGULLA			non-rateable	\$4,760.87	\$4,760.87
40	37612	351072 LOT: 114 LP: 54201	MT BRADLEY STREET				\$4,760.87	\$4,760.87
41	37613	351072 LOT: 115 LP: 54201	8 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
42	37614	351080 LOT: 116 LP: 54201	10 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
43	37615	351098 LOT: 117 LP: 54201	12 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
44	37616	351106 LOT: 118 LP: 54201	14 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
45	46112	351122 PC: 357004P	16 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
46	54620	351130 PC: 369789E	18-20 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
47	37622	351155 LOT: 173 LP: 54201	21 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
48	37623	351163 LOT: 174 LP: 54201	17 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
49	37624	351171 LOT: 175 LP: 54201	15 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
50	37625	351189 LOT: 1 TP: 229494G	13 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
51	61801	351205 PC: 377398A	11 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
52	37628	351213 LOT: 179 LP: 54201	7-9 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
53	37629	351221 LOT: 180 LP: 54201	5 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
54	37630	351239 LOT: 181 LP: 54201	3 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
55	37631	351247 LOT: 127 LP: 54201	1 Mt Bradley ST, COONGULLA				\$4,760.87	\$4,760.87
56	37632	351254 LOT: 128 LP: 54201	NARROBUK STREET				\$4,760.87	\$4,760.87
57	58612	351262 PC: 373284N	2 Narrobuik ST, COONGULLA				\$4,760.87	\$4,760.87
58	37657	351486 LOT: 168 LP: 54201	4 Narrobuik ST, COONGULLA				\$4,760.87	\$4,760.87
59	37658	351502 LOT: 169 LP: 54201	6-8 Narrobuik ST, COONGULLA				\$4,760.87	\$4,760.87
60	37659	351502 LOT: 170 LP: 54201	5 Narrobuik ST, COONGULLA				\$4,760.87	\$4,760.87
61	37713	352005 LOT: 121 LP: 54201	3 Narrobuik ST, COONGULLA				\$4,760.87	\$4,760.87
62	37715	352013 LOT: 122 LP: 54201	1 Narrobuik ST, COONGULLA				\$4,760.87	\$4,760.87
63	37718	352013 LOT: 123 LP: 54201	SKENE COURT				\$4,760.87	\$4,760.87
64	37719	352013 LOT: 124 LP: 54201	2 Skene CRT, COONGULLA				\$4,760.87	\$4,760.87
65	58261	352047 PC: 373103V	4 Skene CRT, COONGULLA				\$4,760.87	\$4,760.87
66	37722	352062 PC: 357245Q	6 Skene CRT, COONGULLA				\$4,760.87	\$4,760.87
67	37723	352070 LOT: 207 LP: 54201	8 Skene CRT, COONGULLA				\$4,760.87	\$4,760.87
68	37724	352088 LOT: 208 LP: 54201	10-12 Skene CRT, COONGULLA				\$4,760.87	\$4,760.87
69	37725	352096 LOT: 209 LP: 54201	TAMBORITHA TERRACE				\$4,760.87	\$4,760.87
70	37726	437384 LOT: 210 LP: 54201	2 Tamboritha TCE, COONGULLA				\$4,760.87	\$4,760.87
71	37727	352104 LOT: 211 LP: 54201	6 Tamboritha TCE, COONGULLA				\$4,760.87	\$4,760.87
72	37729	352120 LOT: 212 LP: 54201	8 Tamboritha TCE, COONGULLA				\$4,760.87	\$4,760.87
73	37730	352120 LOT: 213 LP: 54201	10 Tamboritha TCE, COONGULLA				\$4,760.87	\$4,760.87

74	37731	352146	LOT: 214 LP: 54201	30 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
75	37732	352153	LOT: 215 LP: 54201	36 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
76	37733	352161	LOT: 216 LP: 54201	42 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
77	37734	352179	LOT: 217 LP: 54201	44 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
78	37814	352922	PC: 152829	41 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
79	37815	352930	LOT: 43 LP: 54201	39 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
80	37816	352948	LOT: 42 LP: 54201	37 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
81	37817	352955	LOT: 41 LP: 54201	35 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
82	37818	352963	LOT: 40 LP: 54201	33 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
83	37819	352971	LOT: 39 LP: 54201	31 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
84	37820	352989	LOT: 38 LP: 54201	29 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
85	37821	352997	LOT: 37 LP: 54201	27 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
86	37822	353003	LOT: 36 LP: 54201	25 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
87	58715	353011	PC: 374171W	21-23 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
88	37825	353037	LOT: 33 LP: 54201	19 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
89	37826	353052	LOT: 32 LP: 54201	17 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
90	37827	353052	LOT: 31 LP: 54201	15 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
91	37828	353078	LOT: 30 LP: 54201	13 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
92	37829	353078	LOT: 29 LP: 54201	11 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
93	37830	353086	LOT: 28 LP: 54201	9 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
94	37831	353094	PC: 106167	7 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
95	37832	353102	LOT: 25 LP: 54201	3 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
96	37833	353110	LOT: 24 LP: 54201	1 Tamboritha TCE, COONGULLA	1	1	\$4,760.87	\$4,760.87
TOTALS					92	92	\$438,000.00	\$438,000.00

TOTAL ESTIMATED COST OF SCHEME \$600,000.00
COUNCIL CONTRIBUTION \$162,000.00
APPORTIONED AMOUNT \$438,000.00

ABU FACTOR CALCULATION FOR COMMON PROPERTY
Calculation - First property at 100% with 50% for each additional property divided by number of properties
Address Nil
Factor Nil

Method 3 – Fixed Fee - Access Benefit (Revised Maximun Levy)

WELLINGTON SHIRE COUNCIL

COONGULLA (EASTERN) CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX. LEVY AMOUNT - ACCESS ONLY

PARCEL NO.	ASSES. NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (AAB)	FIXED RATE CONTRIBUTION (FRC)	SCHEME AMOUNT DUE (= AAB x FRC)
1	37514	350074 LOT: 182 LP: 54201	BEN CRUACHAN PDE	1		1	\$3,600.00	\$3,600.00
2	37515	350074 LOT: 183 LP: 54201	8 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
3	37516	350074 LOT: 184 LP: 54201	10 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
4	37517	350090 LOT: 185 LP: 54201	12 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
5	56750	350108 PC: 370626C	14 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
6	37520	350124 LOT: 188 LP: 54201	20-22 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
7	37521	350124 LOT: 189 LP: 54201	24 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
8	37522	351189 LOT: 190 LP: 54201	26 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
9	37523	350157 LOT: 191 LP: 54201	28 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
10	37524	350165 LOT: 192 LP: 54201	30 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
11	37525	350173 LOT: 1 TP: 216390S	32 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
12	37526	351460 LOT: 8 PS: 113490	34 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
13	37527	351460 LOT: 7 PS: 113490	36 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
14	37528	442392 LOT: 6 PS: 113490	38 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
15	37529	350215 LOT: 5 PS: 113490	40 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
16	37530	350223 LOT: 23 LP: 54201	42 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
17	37531	350231 LOT: 22 LP: 54201	55 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
18	37532	350249 LOT: 21 LP: 54201	53 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
19	37533	350256 LOT: 20 LP: 54201	51 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
20	58750	350264 PC: 374175N	49 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
21	37536	350280 LOT: 17 LP: 54201	45-47 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
22	37537	350298 LOT: 1 TP: 146996R	43 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
23	37538	350314 LOT: 15 LP: 54201	41 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
24	37539	350322 LOT: 14 LP: 54201	31 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
25	37540	350330 LOT: 13 LP: 54201	29 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
26	37541	350348 LOT: 12 LP: 54201	27 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
27	37542	350355 LOT: 11 LP: 54201	25 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
28	37543	350363 LOT: 10 LP: 54201	23 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
29	37544	350371 LOT: 9 LP: 54201	21 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
30	37545	350389 LOT: 8 LP: 54201	19 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
31	48827	350413 PC: 362256F	17 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
32	37549	350439 LOT: 4 LP: 54201	9-13 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
33	37550	350439 LOT: 3 LP: 54201	7 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
34	37551	350454 LOT: 2 LP: 54201	5 Ben Cruachan PDE, COONGULLA	1		1	\$3,600.00	\$3,600.00
35	48144	350306 LOT: 1 TP: 913253R	3 Ben Cruachan PDE, COONGULLA	1	non-rateable	1	\$3,600.00	\$3,600.00
36	48145	350397 LOT: 1 TP: 909198V	Ben Cruachan PDE, COONGULLA	1	non-rateable		\$3,600.00	\$3,600.00

74	37731	352146 LOT: 214 LP: 54201	30 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
75	37732	352153 LOT: 215 LP: 54201	36 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
76	37733	352161 LOT: 216 LP: 54201	42 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
77	37734	352179 LOT: 217 LP: 54201	44 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
78	37814	352922 PC: 152829	41 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
79	37815	352930 LOT: 43 LP: 54201	39 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
80	37816	352948 LOT: 42 LP: 54201	37 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
81	37817	352955 LOT: 41 LP: 54201	35 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
82	37818	352963 LOT: 40 LP: 54201	33 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
83	37819	352971 LOT: 39 LP: 54201	31 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
84	37820	352989 LOT: 38 LP: 54201	29 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
85	37821	352997 LOT: 37 LP: 54201	27 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
86	37822	353003 LOT: 36 LP: 54201	25 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
87	58715	353011 PC: 374171W	21-23 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
88	37825	353037 LOT: 33 LP: 54201	19 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
89	37826	353052 LOT: 32 LP: 54201	17 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
90	37827	353052 LOT: 31 LP: 54201	15 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
91	37828	353078 LOT: 30 LP: 54201	13 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
92	37829	353078 LOT: 29 LP: 54201	11 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
93	37830	353086 LOT: 28 LP: 54201	9 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
94	37831	353094 PC: 106167	7 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
95	37832	353102 LOT: 25 LP: 54201	3 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
96	37833	353110 LOT: 24 LP: 54201	1 Tamboritha TCE, COONGULLA	1	1	\$3,600.00	\$3,600.00
TOTALS				92	92	\$331,200.00	\$331,200.00

TOTAL ESTIMATED COST OF SCHEME \$600,000.00
COUNCIL CONTRIBUTION \$268,800.00
APPORTIONED AMOUNT \$331,200.00

ABU FACTOR CALCULATION FOR COMMON PROPERTY

Calculation - First property at 100% with 50% for each additional property divided by number of properties
Address
Nil

**COONGULLA TOWNSHIP (EASTERN AREA) STREET CONSTRUCTION
SCHEME
SPECIAL CHARGE SCHEME NUMBER 2007**

Determination under Sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989* – Calculation of Total Amount of Special Charges to be Levied ('Maximum Total Levy')

Introduction

Wellington Shire Council (**Council**) has a legacy of being required to deal with a number of issues associated with sub-standard roads and streets throughout the Shire. A key objective of Council is to renew and improve roads and streets within residential environments with a view to providing proper community infrastructure and improved amenity and liveability, and overall resident satisfaction.

Council has (following a review of its 'Residential Road and Street Construction Plan 2014') adopted the 'Residential Road and Street Construction Plan 2019' (**Plan**). As a strategic policy document, the Plan seeks to provide a sustainable budgetary response to the renewal and improvement of sub-standard roads and streets within residential environments throughout the Shire.

The proposed special charge scheme for part of the Coongulla Township (to be known as the 'Coongulla (Eastern Area) Street Construction Scheme Number 2006') (**Special Charge or Scheme**) is consistent with, and otherwise supports, the Plan.

This determination is made by Council under and for the purposes of sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989* (**Act**). It addresses the calculation of the 'benefit ratio' in order to determine the total amount of the special charges that may be levied on those property owners who it is considered will receive a benefit from the proposed works through the imposition of the Special Charge (**Maximum Total Levy**).

The calculation of the Maximum Total Levy requires Council to –

- Calculate the total cost of the works; and
- Calculate the 'benefit ratio' based on reasonable estimates being made of –
 - i. The 'total special benefits' to the properties included in the Scheme (TSB (in));
 - ii. The 'total special benefits' to the properties not included in the Scheme (if any) (TSB (out)); and
 - iii. The 'total community benefits' (if any) to be provided by the Scheme (TCB).

A. Define Purpose

The purpose of the Special Charge Scheme is to defray an expense or to repay (with interest) an advance made to or a debt or loan to be raised by Council in connection with the construction, improvement and surface drainage of specified streets and roads within parts of the Township of Coongulla (collectively, **Streets**).

The Streets are all located within the Township of Coongulla and are otherwise located in a residential area, and currently consist of partially formed (but unsealed) gravel pavements of approximately and variously between 35 m and 400m in length, with irregular table drains. The streets are primarily rural-type roads (servicing the Township of Coongulla), with unsealed sections extending for the full length of the streets. The streets are managed and maintained by Council.

A formal investigation of the proposed Special Charge Scheme was commenced following ongoing property owner concerns and complaints in relation to Council's maintenance grading regime, which had applied to the streets. The initial work undertaken by Council in response to these concerns included, the preparation of concept designs and an estimate of costs. Property owners were advised that, if implemented, the Scheme would provide for the construction and sealing of the streets to a 6.0m width, with kerbing being proposed at intersections of streets, and improved surface drainage and stormwater management, and other improvements.

The construction and sealing of the Streets will reduce Council's need for ongoing maintenance intervention, while providing, in the context and for the benefit of the of the Township overall, a higher level of service for property owners and occupiers, and the general public. Under Council's Road Management Plan, the Streets are designated as 'Local Access B Roads' and (as required by the Plan) 60% or more of property owners have expressed support for the construction and improvement of the Streets.

Consistent with the Plan, it is considered that the 92 rateable properties (being 96 total properties, less 4 non-rateable properties) which it is proposed will be included in the Scheme (and the general public) will benefit from the proposed works in the following ways

—

- Improved amenity and liveability for residents and the local community through quality infrastructure and streetscape;
- Removal of dust and health related issues currently experienced in unsealed streets;
- Improved safety for motorists and pedestrians with modern road and path infrastructure, that is less exposed to rapid degradation;
- Decreased maintenance costs incurred by Council, through reduced demand associated with upkeep of poorly constructed roads, streets, drains and paths;
- Increased community satisfaction via the provision of property infrastructure that meets expectations;
- Improved high density development opportunities in existing urban environments.

Following further investigation of potential methods to facilitate the construction works in the Scheme, a further consideration of survey results and further meetings with property owners (who continue to show support for the Scheme), it has been concluded that a Special Charge Scheme, generally in accordance with and supported by the Plan, is the preferred approach to facilitate the project outcomes.

B. Ensure Coherence

The proposed road and drainage improvement works to be located within the Scheme area will provide a special benefit to the rateable property owners located within the Scheme boundaries, and are otherwise physically connected to the purpose set out in A.

C. Calculate Total Costs

The implementation of the Special Charge is regulated by section 163 of Act. Ministerial Guidelines made pursuant to the Act require Councils to be transparent about how they calculate the ‘Maximum Total Levy’.

For this project, the Maximum Total Levy has been calculated in accordance with the Act and the Guidelines. The Maximum Total Levy, and other relevant information, is summarised in the table below.

Total Scheme Cost	\$600,000
‘Benefit Ratio’ Determination	0.73 or 73%
Maximum Total Levy Amount	\$438,000
Further Council Contribution	\$106,800
Revised Maximum Total Levy Amount	\$331,200

D. Identify Special Beneficiaries

It is considered that all 92 rateable properties in the Scheme (as they are listed in the apportionment spreadsheet) will receive both road- and drainage-related special benefits from the proposed works.

The relevant special benefits which it is considered each property will receive are –

- Reduction in dust;
- Enhancement of the amenity and character of the land and local area;
- Creation of improved riding surfaces for the street;
- Improvement in access and egress from properties;

- Improved road drainage; and
- Improved road safety for motorists and cyclists.

The Scheme area (showing the 92 rateable and chargeable properties and the location of the Streets to be constructed) is shown on the plan below.



E. Determine Properties to Include

For the purposes of calculating the Benefit Ratio, a notional benefit value – to be called a Benefit Unit (BU) – will be used. A BU is a deemed benefit equal to the *average* benefit for each and every property included in the Scheme. This average benefit is considered to comprise *both* access and amenity benefits.

It is considered that that all of the properties included within the Scheme will receive a benefit from the works to be provided under the Scheme (that is, and being 1 BU for each property), regardless (for the purposes of calculating the Benefit Ratio, but not for the purposes of the final distribution of the Special Charge amongst the Special Charge contributors) of whether or not particular properties have subdivision or other development potential (or, in some cases, further subdivision or development potential). The BU so chosen has been broken up equally into both access benefits and amenity benefits (viz., 0.5 BU for 'improved access' and 0.5 BU for 'improved amenity').

F. Estimate Total Special Benefits

Total Special Benefit Units are defined as follows –

Total Special Benefits = Total Special Benefits _(in) + Total Special Benefits _(out), that is –

$$(TSB = TSB_{(in)} + TSB_{(out)})$$

TSB _(in) has been calculated as follows –

Total Special Benefit Units In (TSB _(in))	Access (50%)	Amenity (50%)
Total number of Rateable Properties in Scheme receiving Special Benefit and being required to pay the Special Charge (92)	0.5 x 92 = 46 BU	0.5 x 92 = 46BU
TSB _(in) =	92 BU	

There are 4 non-rateable parcels of land in the Scheme (being Council land used for various municipal purposes and a Church). These properties are considered to be receiving a special benefit but are not required to pay the Special Charge.

These properties are referred to as **TSB** _(out) properties.

TSB _(out) has been calculated as follows –

Total Special Benefit Units Out (TSB_(out))	Access (50%)	Amenity (50%)
Total number of Non-rateable Properties in Scheme receiving Special Benefit and not being required to pay the Special Charge (4)	0.5 x 4 = 2 BU	0.5 x 4 = 2BU
TSB_(out) =	4 BU	

G. Estimate Total Community Benefit

In addition to establishing the Total Special Benefits for the Scheme, an assessment of any Community Benefit is also required to be undertaken in order to calculate the Maximum Total Levy.

It is considered that the Community Benefit attributable to the proposed Scheme works will be generated from the broader community receiving some benefits, which benefits (in the interest of fairness and equity) Council should be paying for (and not the Special Charge contributors).

The community benefits are considered to be –

- General improvement in township amenity and liveability;
- General improvement in trafficability of roads serving the Township;
- General improvement in drainage and water quality; and
- Reduced ongoing maintenance costs for Council.

Improved township amenity

The sealing of the roads and the other works to be provided will result in an overall improvement in the amenity and liveability of the Township of Coongulla. Whilst this benefit is very difficult to quantify, it is recommended that **10 BU** be allowed for this benefit, which is however considered to be a general (and possibly marginal) benefit in circumstances where it is otherwise considered that most of the benefits of the works will be received by the abutting properties owners and occupiers, and their visitors.

$$TCB_{\text{township amenity}} = 10$$

Improved trafficability of roads

It is anticipated that there will be some wider community benefit attributable to persons who are not accessing or servicing the properties within the Scheme boundary (but who will nevertheless use the roads for wider access purposes).

Despite this, and on the basis that the roads to be improved only service the movement of local traffic within the Township (and do not in any real sense connect into the wider network of public roads for which Council is responsible), the benefits attributable to any broader traffic use of the roads is considered marginal, and generally only occurs during holiday periods.

For this reason, officers have not carried out traffic studies. It is otherwise considered reasonable for Council to rely on, and be guided by, its own estimates based on Council's own local knowledge and experience.

On this basis, it is recommended that an allowance be made for what may be some increase in traffic movements and, accordingly, any projected increase in external traffic will account for the Total Community Benefit, and this will result in the calculation of the following **10 BU's** for any such traffic by the broader community.

Total Community Benefit Units for any broader traffic use of the road is estimated as follows–

$$TCB_{\text{traffic}} = 10$$

Improved drainage and water quality

Sealing of the roads will result in improved surface drainage and better water quality: It is recommended therefore that **5 BU** be allowed for this benefit, which is however considered to be a marginal benefit.

$$TCB_{\text{drainage}} = 5$$

Reduced ongoing maintenance costs

There will be less ongoing maintenance costs for Council in having to care for and manage sealed roads, rather than unsealed roads: It is recommended therefore that **5 BU** be allowed for this benefit, which is considered to be a marginal benefit.

$$TCB_{\text{maintenance}} = 5$$

Therefore,

$$TCB_{\text{total}} = TCB_{\text{township amenity}} + TCB_{\text{traffic}} + TCB_{\text{drainage}} + TCB_{\text{maintenance}} = 10 + 10 + 5 + 5$$

$$TCB_{\text{total}} = 30$$

It is otherwise noted that the Township has a public hall, supports various community activities, there is a boat ramp for boating access onto Lake Glenmaggie. The public hall is located in the main park/public reserve within the Township, which also includes a playground, tennis courts, barbeque facilities and public toilets.

H. Calculating the ‘Benefit Ratio’

The Benefit Ratio is calculated as follows –

$$\begin{aligned}
 R &= \frac{\text{TSB}_{(in)}}{\text{TSB}_{(in)} + \text{TSB}_{(out)} + \text{TCB}} \\
 &= 92 / (92 + 4 + 30) \\
 &= 92 / 126
 \end{aligned}$$

Benefit Ratio = 0.73 or 73%

I. Calculating the Maximum Total Levy

The following formula, as set out in the Act, is used to determine the Maximum Total Levy –

R x C = S

where –

- R is the Benefit Ratio determined by Council;
- C is the total Scheme cost; and
- S is the Maximum Total Levy

Maximum Total Levy Amount (R x C = S)
0.73 x \$600,000 = \$438,000

Council may levy up to 73% of total costs, or \$438,000

J. Other relevant considerations

Council notes that if it levies the Maximum Total Levy Amount of \$438,000 the special charge contributors would be required to pay by way of special charges amounts which exceed the amounts set out in Council’s Residential Road and Street Construction Plan 2019¹.

In the exercise of its discretions, and otherwise in accordance with the Plan (and the objectives which the Plan seeks to achieve), Council chooses to allocate a further amount of \$106,800 in and towards the cost of the Scheme works, meaning that the Maximum Levy Amount to be charged to the Scheme will be \$331,200 (**Revised Maximum Total Levy Amount**).

The Revised Maximum Total Levy Amount is to be apportioned amongst the property owners within the scheme area in accordance with the method of distribution of the Special Charge to be determined by Council in the declaration of the Special Charge.

¹ Refer to section 6.2 of the Plan by which a fixed rate contribution model of \$3,600 has been proposed and adopted by Council for Small and Coastal Towns where sealed roads are to be provided.