

Payment options

If the Scheme proceeds Council will ask for payment of the Special Charge, upon completion of the works, by the following means:

1. Lump sum payment – you can pay a lump sum for the invoiced amount. No interest will be charged if this option is chosen.
2. Quarterly instalments over a minimum time period of four years – you may pay via instalments. This method of payment will attract an interest charge on the outstanding amount owing. For example, a \$2,500 special charge may

be paid to Council over a four year period. This equates to 16 quarterly payments of about \$156 plus interest. The interest rate is dependent upon Council's (legislated) borrowing rate at the time of Scheme declaration.




What if I can't afford to pay?

Council has arrangements in place to allow anyone experiencing financial difficulty to confidentially discuss alternative arrangements on a case-by-case basis. If you experience difficulty in meeting Special Charge Scheme payments, please contact Council.

The process from here

This information brochure marks the start of a detailed consultation process.

The following steps provide an outline and approximate timeframe for planning purposes.

Item	Project Process	Timeline
1.	Letter and information brochure to potential contributors outlining the project details and potential Special Charge Scheme. Information includes invitations to make comment.	Now - this letter
2.	Public Information session at Aireys Inlet Community Hall. 10am – midday.	 8 August 2015
3.	Initial feedback period closes	12 August 2015
4.	Review of feedback, project scope, design, cost estimate and cost apportionment by Council staff.	August 2015
5.	Council considers a report that takes into account initial feedback and makes recommendations on the merit of the Scheme. Council will either resolve its intention to declare the Scheme or decide against proceeding with the Scheme.	22 September 2015
6.	If Council resolves its intention to declare the Scheme, a public notice is placed in local media and details of the project and associated special charges are sent to all affected property owners, with an invitation to make written submissions over the following four weeks.	September 2015
7.	Council hears any property owner submissions.	 November 2015
8.	Council considers the formal declaration of the Scheme and either formally declares the Scheme or rejects it.	December 2015
9.	If the Scheme is declared, levy notices will be issued to residents with final project details and costs, and advice on how to lodge an objection to the Victorian Civil and Administrative Tribunal (VCAT).	December 2015
10.	An opportunity for residents to make an application to VCAT is made available (minimum four week period). VCAT has the authority to confirm the Scheme, quash it or amend certain aspects of the Scheme.	 Dec 2015 - Jan 2016
11.	If no applications are made to VCAT, the project is tendered and construction commenced (subject to Council capex funding).	Mid 2016
12.	Final invoices are sent once construction is complete.	Early 2017

 Indicates opportunities to have your say.

Feedback and invitation

You are invited to drop into an information session at the **Aireys Inlet Community Centre on Saturday 8 August, 2015 between 10am and midday**. Council officers will be in attendance to discuss the proposal and answer any questions that you may have.

A site inspection with a Council officer can also be arranged upon request.

For further information on this project, or for information regarding Special Charge Schemes including a list of frequently asked questions, please refer to Council's website at www.surfcoast.vic.gov.au or contact Richard Bain after 27 July on **5261 0620** or email info@surfcoast.vic.gov.au

Proposal to construct and seal Aireys Street

Information for property owners

Several abutting owners have petitioned Council, asking that Aireys Street, Aireys Inlet, be sealed between the Great Ocean Road and Sandy Gully. In response, at its May 2015 meeting, Council decided to:

- begin investigating the possible construction and sealing of Aireys Street, including preparing a Special Charge Scheme to help pay for the works
- consult with all affected owners about the scope of the works and how best to apportion the Special Charge Scheme costs.

If the project proceeds, Council will fund some of the cost of the project in recognition of the benefits to the wider community. In line with Council policy, a Special Charge Scheme will raise the remaining funds. Those properties that are considered to receive a "special benefit" from the new works would be required to contribute to the cost of the improvements.

This information brochure tells you why the project is being considered, the scope of proposed works, who may be affected and what it might cost. Council is seeking your feedback now to help confirm the level of support, define the scope of works and determine the most equitable cost apportionment before initiating a Special Charge Scheme.

Importantly, this brochure outlines the process from here and how you can to respond to the proposal.

You are also invited to drop into an information session at the Aireys Inlet Community Centre on **Saturday 8 August, 2015** between 10am and midday.

Council officers will be in attendance to discuss the proposal with individual owners and answer any questions that you may have.

You can also comment on the proposed Special Charge Scheme by filling out the attached feedback form and returning it to Council **by Friday 12 August 2015**.

For more information on this project, or for information regarding Special Charge Schemes contact Richard Bain, Council's Special Projects Engineer on **5261 0620** or email info@surfcoast.vic.gov.au



Why is this Project under consideration?

- A petition seeking construction of Aireys Street, between the Great Ocean Road and Sandy Gully was presented to the March 2015 council meeting and in May Council decided to investigate in consultation with affected owners.
- The petition was signed by residents representing eight properties in Aireys Street and Erica Court.
- The petition also listed concerns arising from the volume and speed of traffic and the difficulty for traffic turning around at Sandy Gully.
- Constructing the street would improve access for all residents in Aireys Street, Erica Court and residents of Amaroo Crescent and Berthon Street who use the street. These 40 or so properties are considered to receive a special benefit and the project is therefore suitable for consideration under Council's Special Charge Scheme Policy.
- Immediate road safety improvements such as street signage and guidance to non-vehicular traffic will be arranged at full cost to Council.

Why does Council use Special Charge Schemes?

Council has significant demands for infrastructure improvements for various reasons. We are amongst the fastest growing regional municipalities in Victoria, and in many communities residents are seeking improvements to infrastructure and facilities.

Council has a substantial number of roads, footpaths, stormwater drainage systems, and other infrastructure that may not meet current community expectations. Council has adopted a policy which acknowledges that it alone does not have the necessary financial resources or receive enough external grants to meet all the infrastructure demands of the municipality. Where it can be demonstrated that properties will receive a special benefit from constructing necessary/requested infrastructure works, Council may implement a Special Rate or Charge Scheme. This scheme seeks financial assistance from the owners of benefiting properties to provide some or all of the necessary funds.

Council policy also acknowledges that funding of necessary infrastructure improvements should be based on principles of fairness and equity to the whole Surf Coast community. A copy of this policy is available from the website or by request to Customer Services by calling 5261 0600.

Council is committed to working with you to ensure any infrastructure projects carried out through Special Charge Schemes achieve value for your investment. Your involvement in this process is encouraged and welcome.

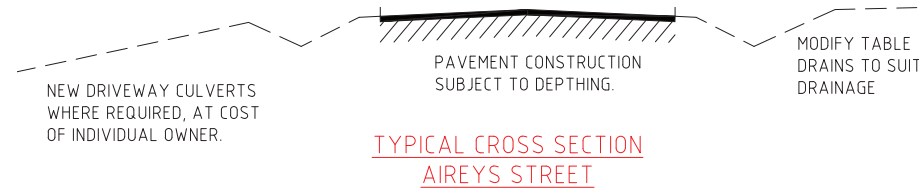
Special Charge Schemes use Victorian Government guidelines established under the *Local Government Act (1989)* to apportion a share of the cost to benefiting properties, based on the special benefit a property is calculated to receive. The calculation of the benefit will be undertaken in accordance with September 2004 Ministerial Guidelines.

When proposing Special Charge Schemes, Council enters into a detailed consultation process on the scope of the project proposed and seeks input into how costs can be most equitably apportioned amongst the benefiting properties.

What is being proposed?

The extent of the proposed new road and associated drainage works is shown on the plan opposite. The proposed works include:

- pavement construction
- a two coat bitumen seal between 4.5m and 5.5m wide
- some drainage improvements to provide protection to abutting properties.
- sealing the Berthon Street intersection.



Driveway culverts will be audited and upgrading will be required where appropriate to meet contemporary standards.

What will the project cost?

Initial estimates indicate that the proposed work will cost around \$110,000. It is anticipated that a Special Charge Scheme funds most of the project cost and that Council funds the share that is considered to be of direct benefit to the wider community. It is proposed that the wider community benefit be assessed by considering the proportion and extent to which properties, including the school, - beyond the immediate properties - will benefit from the proposed works.

The calculation of the Council's contribution (the Benefit Ratio) will be in accordance with the *Local Government Act 1989*, the 2004 Ministerial Guidelines on Special Charge Schemes, and Council's Special Charge Scheme policy. The Council's Special Charge Scheme policy, and specifically the May 2012 amendment, increases Council's contribution to gravel road construction projects of this nature. If the Special Charge Scheme is successfully initiated then Council would consider funding in future Capital Works Programs.

As an indication, a breakdown of costs to be shared between Council and property owners is anticipated as follows:

Apportionment to the wider community (Council funded and in accordance with the apportionment calculations)	\$34,100 (31%)
Special Charge Scheme costs to benefiting property owners	\$75,900 (69%)
Estimated total project cost	\$110,000

An equitable apportioning of costs between benefiting properties will be determined by assessing the access and amenity benefits attributable to each benefiting property.

Why am I affected and what might it cost me?

The plan opposite shows the properties considered to receive a special benefit from the proposed works and whose owners may be asked to contribute towards the cost. It is proposed that each property be assigned a benefit by considering the improved access and/or amenity.

As an indicator only at this stage, the average cost per Aireys Street property would be in the order of \$3,100. Erica Court and other properties that benefit from access improvements would be charged half that of those in Aireys Street. Some owners of property with subdivisional potential may be asked to contribute more than this, although payment of a Special Charge on potential additional lots created can be deferred as per Council's Special Charge Scheme policy.

If Council decides to formally consider the Scheme, estimated costs attributed to individual properties will be provided for owner consideration.



Aireys Street, Aireys Inlet



Pearse Street, Aireys Inlet - an example of recent sealing works.