

Special Charge Scheme Policy



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1 Introduction

1.1 Purpose

This policy provides a strategic framework for the implementation of Special Charge Schemes that assist to fund the construction of new infrastructure assets in the municipality of Banyule City Council (Council). This may include sealing of gravel roads (unconstructed) and construction of new drainage, kerb and channel and footpaths.

Council strives to deliver infrastructure that meets the needs of our growing community. Creating a well-connected infrastructure network is vital to support the growth and development in the municipality.

Council uses its powers under the *Planning and Environment Act 1987* and the *Subdivision Act 1989* to require developers to provide the infrastructure needed due to the development. These costs are included in the land sale price. However, Council cannot retrospectively apply these powers to land that was subdivided in the past without the current standard of infrastructure.

Council recognises it does not have the financial resources to fully fund the upgrade of all existing infrastructure to current standards. Council considers that some infrastructure improvements can provide special benefits to abutting properties. These benefits can include improvements in amenity, access, safety or economic benefits such as increased land value.

Council has resolved that the owners of the properties that receive special benefits from infrastructure works should contribute an equitable share of the cost of those works. Council will achieve this using a Special Charge Scheme that is implemented in accordance with this policy, *Local Government Act 1989* (the Act) and the Ministerial Guidelines.

1.2 Objectives

The purpose of this policy is to:

- Set a transparent and consistent process for Special Charge Schemes.
- Promote equal opportunity and maintain consistency in the implementation of a Special Charge Scheme.
- Tailor the Special Charge Scheme to address community needs effectively.
- Foster community engagement and participation concerning the Scheme.
- Enhance efficiency in allocating Council resources for the investigation and development of a Special Charge Scheme.
- Guarantee adherence to the stipulations outlined in the *Local Government Act 1989*.

1.3 Scope

This policy applies to Special Charge Schemes used to fund the construction of road (including footpath and kerb and channel) and drainage infrastructure identified as a result of approaches made to Council by owners or occupiers. The policy applies when the proposed works would provide specific properties with special benefits that are additional to or greater than the general benefits provided to other properties in the municipality.

It is intended that use of the policy be limited to upgrades where the primary beneficiaries of the proposed works are the owners who would be required to contribute and where there is at least 65% support among these owners.

The policy covers the Special Charge Scheme process, the design standards, and the guidelines for apportionment of costs.

This Policy does not apply to retail activity centres where a marketing and promotions Special Rate and/or Charge scheme exists.

1.4 Legislative Context

The *Local Government Act 1989* Section 163 enables Council to apply a Special Charge Scheme for recovering the cost of works from property owners that will benefit from the works. The Act addresses the following aspects of the process:

- Section 163 to 166 - Special Rate and Special Charge Schemes provisions.
- Section 185 - Right to apply to Victorian Civil and Administrative Tribunal.
- Section 223 - Right to make submission.

2 Initiation

2.1 Initiation of Scheme

The initiation of a scheme generally occurs as a result of residents approaching Council through a petition signed by at least 65% of abutting property owners requesting that road and/or other works be undertaken. Council provides guidance to residents on the petition process, which can be found on the Council website: <https://www.banyule.vic.gov.au/About/Documents/Petition-guidelines>

The extent of construction of any infrastructure assets must be acceptable to Council. To avoid maintenance and safety issues, the Scheme should continue from an existing sealed section of road or drainage assets. As a minimum, it is expected that the proposal would need to be for a whole segment.

Figure 1 depicts the steps of Special Charge Scheme initiation.

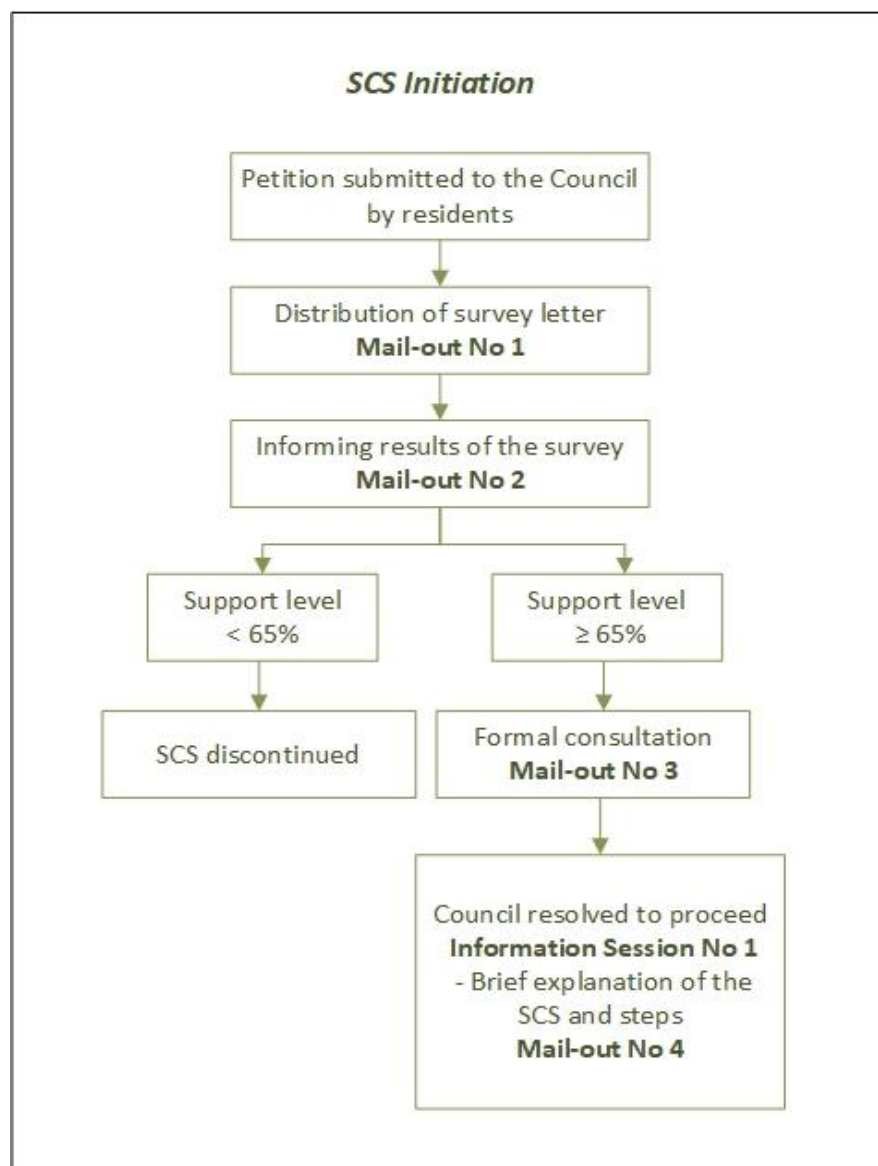


Figure 1: Special Charge Scheme Initiation Process

In certain circumstances, Council may also initiate a scheme process and commence preliminary consultation without having received a petition from residents.

2.2 Preliminary Consultation

This initial step includes distribution of a Survey Letter and notifying the local Councillor.

Mail-out No. 1 is sent to all property owners involved in the proposed scheme, outlining:

- a) What a Special Charge Scheme is and how it works. A brochure showing typical options for construction is enclosed.
- b) What the concerns are with the area and why a special charge is being investigated.
- c) How the consultation process works and the opportunities for property owners to contribute to the process.
- d) A Questionnaire will be included with the letter, requesting owners to vote on whether or not they support the scheme. A "nil" response will be treated as a 'NO' vote.
- e) An estimated cost range for each property and options for payment.
- f) The letter will state that if the questionnaire results show that the scheme is supported by 65% or more of property owners, the scheme will proceed. If the cost of the adopted option is higher than the upper figure in the range indicated in the initial letter, property owners would be given the option to vote again on whether the scheme can continue.

To ensure that all property owners involved in the scheme have ample opportunity to participate in the process, any property owner who does not return the questionnaire will be followed up with a second letter. This letter would explain the importance of voting and the need to respond in order to ensure their opinion about the options is documented.

Subsequent to the initial survey, mail-out No. 2 will be sent to all property owners informing:

- a) The level of support based on the results from the questionnaire.
- b) A recommendation as to whether or not to proceed to the next stage.
- c) Results from individual property owners will remain confidential.

Where the results indicate support from 65% or more of the included properties, all property owners will be invited to future public information sessions.

2.3 Formal Consultation

Council officers develop a proposal for the Special Charge Scheme taking feedback provided at the public information session into consideration.

Mail-out No. 3 to all property owners informing:

- a) The objectives of the Special Charge Scheme.
- b) The design standard required.
- c) An estimated cost range, specifying an upper and lower limit for each property.

The letter will include a formal questionnaire, requesting owners to vote on whether or not they support the development of a Special Charge Scheme. A 'nil' response will be treated as a 'NO' vote.

To ensure that all the property owners involved in the scheme have ample opportunity to participate in the process, any property owner who does not return the questionnaire will be sent a follow-up letter.

Results from individual property owners will remain confidential.

2.4 Council Resolves to Proceed

Results of the formal questionnaire will be presented to a Council meeting, along with a summary of any comments received. If the formal questionnaire demonstrates support of 65% or higher of property owners, officers will recommend that Council proceed with the scheme and undertake consultation in conjunction with detailed design and refinement of the cost estimate.

Mail-out No. 4 to all property owners advising:

- a) That Council has resolved to proceed with consultation and inviting them to an Information Session No 1 to outline the process.
- b) The date and venue for the information session to initiate the consultation process.
- c) That nominations are sought from property owners, aiming for a balanced representation across the scheme area, to form a representative Task Group to be involved with further consultation after the information session.

The Information Session would include:

- a) A brief explanation of Special Charge Scheme and the consultation process.
- b) A summary of the issues relating to the scheme.
- c) An outline of possible options to address the issues.
- d) A general discussion from the property owners involved.
- e) A summary of the meeting by the Chairperson or nominated officer.
- f) Explanation of the process to elect the members of a Task Group

If Council resolves to proceed, then the Development Process, outlined in Part 3, will be followed.

2.5 Council Resolves Not to Proceed

If Council resolves to abandon a Special Charge Scheme, the abandoned project, or a project of similar scope, will not be reinvestigated or developed for a minimum period of three years (unless circumstances change significantly). This is to ensure Council resources are used efficiently and effectively in service of projects with high levels of community support.

3 Development Process

3.1 Task Group Information

Only property owners in the scheme would be eligible to be in the group and it would be expected to have at least one person per street, preferably with a maximum of five property owners in the group.

The role of the Task Group is to work with Council officers to provide assistance in developing a design for the works being carried out under the Special Charge Scheme. The Task Group is also responsible for disseminating information to residents and property owners in the scheme.

The Task Group and Council officers will meet to discuss any issues raised and to develop a design to be presented to the residents at the Final Information Session as shown in Figure 2.

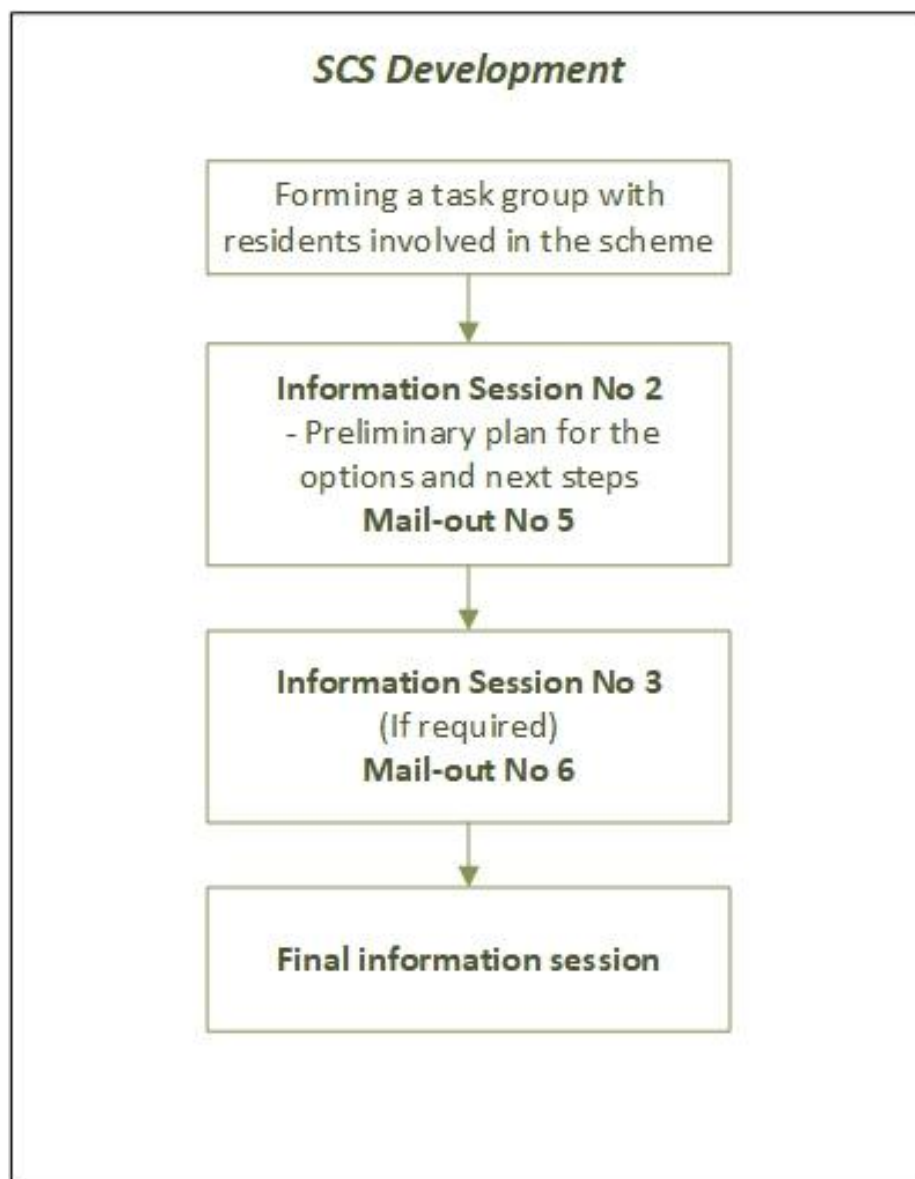


Figure 2: Special Charge Scheme Development Process

3.2 2nd and 3rd Information Sessions

Mail-out No. 5 to all property owners will be an invitation to Information Session No. 2 where:

- a) Preliminary plans for the option(s) will be presented to property owners.
- b) Options would inform residents of any significant impacts as a result of proposed works, such as vegetation removal.
- c) The remainder of the process would also be explained.

This session may be an evening where officers are available by appointment to review the plans with property owners or for larger schemes, a full meeting similar to Information Session No. 1 may be more appropriate. The format of the evening will be reviewed with the Ward Councillor.

If any residents are unable to attend the session, arrangements could be made for them to view the options at an alternative time.

Comments from property owners and residents at the information sessions would be documented for possible inclusion in final plans.

Mail-out No. 6 would be sent to all property owners following the Information Session No. 2 and include:

- a) An outline of the proposed design and any options that are available, with the cost apportionment methodology and implications for each option to the property owner.

Where there are options available, a ballot will be included, requesting property owners to vote on a preferential basis. Further Information Sessions may be scheduled as required.

3.3 Final Information Session

In scenarios where property owners are tasked with selecting between various options, a report summarising the ballot results will be submitted to Council. Typically, the report would propose advancing to the subsequent stage with the most favoured option.

Design plans will be refined to align with the preferred option. Property owners will receive written notification of the ballot results and Council's decision.

4 Statutory Process

Statutory process to implement a Special Charge Scheme is shown in the Figure 3 below.

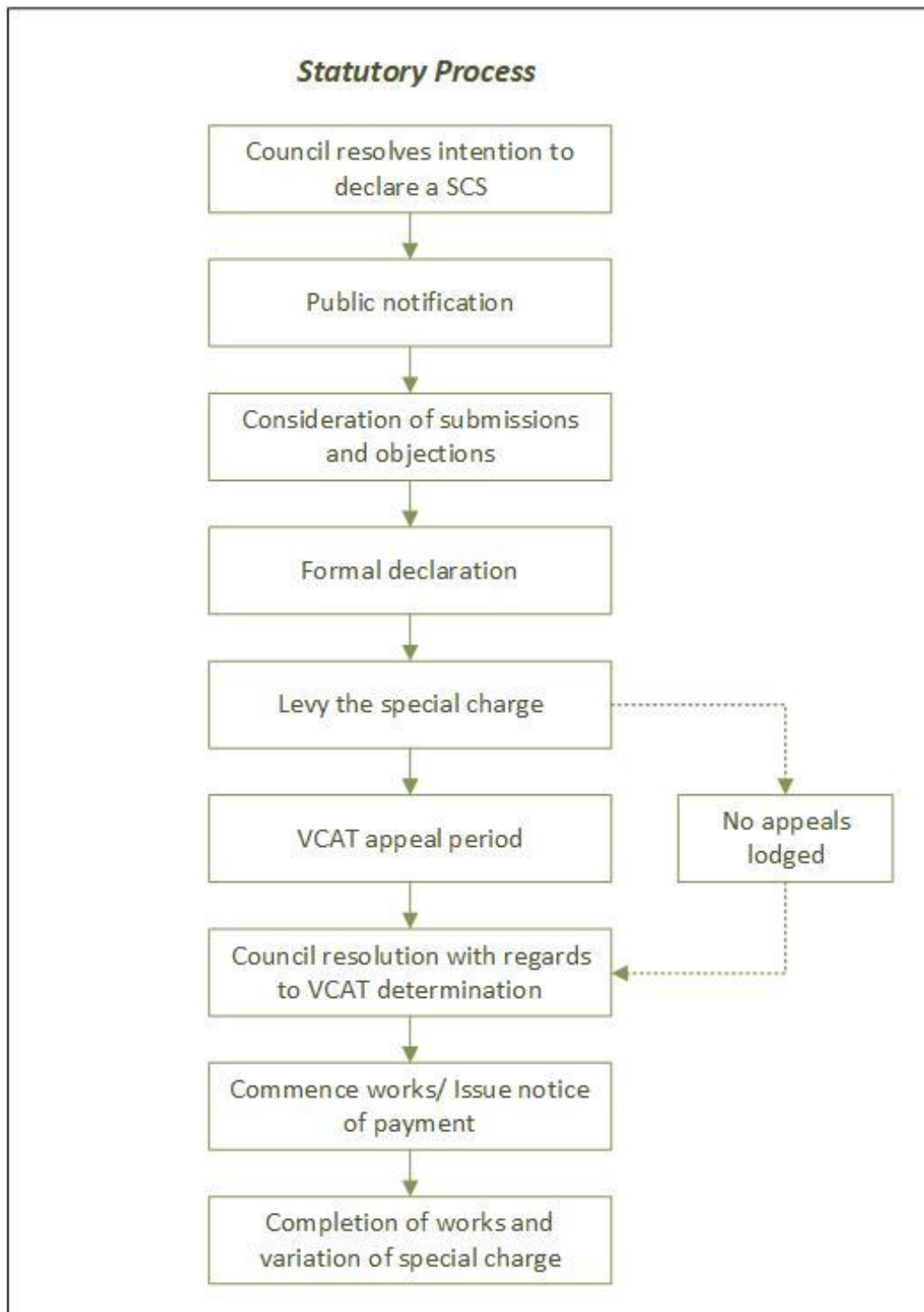


Figure 3: Statutory Process

4.1 Resolution to Give Notice of Intention to Declare a Special Charge Scheme

A report will be drafted for Council, recommending that the Council issue a notice of its intent to declare a Special Charge Scheme, in accordance with the stipulations outlined in section 163 of the *Local Government Act 1989* (the Act).

The proposal for declaration must encompass the following elements:

- a) A statement clarifying the objectives and purposes of the proposal.
- b) A clarification regarding whether the proposal constitutes a 'Rate', a 'Charge', or a combination thereof.
- c) The criteria forming the foundation of the special charge, which include:
 - The groups, users, or areas affected (avoiding the use of property owners' names in the report to Council).
 - The identified parcels of land (specified by property description) subject to the declaration.
 - The methodology for assessing and levying the special charge (the apportionment process).
 - Specifics regarding the duration for which the special charge remains effective, contingent upon the financing plan and available instalment options for repayment.

4.2 Public Notification

Council to give public notice of its intention to declare a scheme at least 28 days before making the formal declaration. A public notice will be placed in Shaping Banyule advising of the Special Charge Scheme and will include:

- a) an outline of the proposed declaration; and
- b) set out the date on which it is proposed to make the declaration; and
- c) advise that copies of the proposed declaration are available for inspection at the Council office for at least 28 days after the publication of the notice.

Council will send a copy of the notice to all persons who will be liable to pay the special rate or charge within 3 working days of the day on which the notice is published.

The above notice shall include a statement that submissions on the proposed scheme are invited under Section 223 of the Act and outline the different payment options available.

The additional objection process outlined in Section 163B will apply to schemes where Council will recover more than two thirds of the total cost, unless exempted under Section 163B (2).

Under this section, the public notice outlined above must also include:

- a) which persons have a right to object to the proposed declaration; and
- b) how those persons may object; and
- c) that objections in writing must be lodged with the Council within 28 days of the day on which the public notice is published.

Council cannot proceed to make the proposed declaration if objections are received from the majority of property owners.

4.3 Consideration of Submissions

All submissions made under Section 223 of the Act must be considered. Council must then resolve to either adopt, modify or abandon the scheme.

Submissions and objections must be made in writing and submitted to Council by the date specified on the public notice which will be at least 28 days after the date on which the public notice is published.

In accordance with section 223 of the Act, a person making a submission is entitled to request to appear in person or be represented by a person specified in the submission, at a Council meeting to speak in support of their submission.

Council will review each submission and objection received by the specified date indicated on the public notice and may then decide to:

- Abandon the Special Charge Scheme, or
- Implement significant alterations to the Special Charge Scheme and issue public notice of the revised scheme, or
- Implement minor adjustments to the original Special Charge Scheme and subsequently proceed to declare and levy the special charge by formally notifying the contributing property owners, or
- Proceed without any alterations to the original Special Charge Scheme and proceed to declare and levy the special charge by formally notifying the contributing property owners.

Every individual who submitted a response and every property owner obligated to pay the Special Charge will receive written notification of Council's decision.

In accordance with the Act (Section 163B), if Council contributes more than one third of the total cost, support from the majority of affected property owners is not required. Under these circumstances, Council may still consider continuing with a scheme having regard to both the local and broader benefit to be derived from the works proposed under the scheme.

4.4 Formal Declaration

Once the submissions are considered, a report is required outlining the amendments made including recommendations to proceed, vary or abandon the scheme. The Council must specify the below in the formal declaration:

- The wards, groups, uses or areas for which the special rate or special charge is declared; and
- A description of the function to be performed or the power to be exercised; and
- The total cost of the performance of the function or the exercise of the power; and
- The total amount of the special rates and special charges to be levied; and
- The land in relation to which the special rate or special charge is declared; and
- The manner in which the special rate or special charge will be assessed and levied; and
- Details of the period for which the Special Charge Scheme.

4.5 Levy the Special Charge

Once Council has formally resolved to declare the scheme, the special charge is imposed by issuing a notice to all property owners liable for the levy. The format of the notice includes:

- The name and address of the individual(s) responsible for payment.

- A description of the property subject to the levy.
- Identification of the groups, users or areas affected.
- Specification of the land (by property description) associated with the declared special charge.
- Explanation of the method by which the special charge will be calculated and collected (the apportionment process).
- The amount for which the individual(s) is liable.
- A statement indicating when the special charge is due for payment.
- Details regarding the duration for which the special charge remains effective (dependent on the financing plan and available installment options for repayment).
- Information about the right to appeal to the Victorian Civil and Administrative Tribunal (VCAT).

4.6 VCAT Appeal Period

Property owners are granted a 30-day period from the date of the notice to file an appeal with VCAT. Following the conclusion of this 30-day period, officers will verify with VCAT for any lodged appeals. In the event that no appeals are found with VCAT, Council will proceed as per Section 4.7 of this policy.

4.7 Council Resolution with regards to VCAT Determination

If Council determines that conditions imposed by VCAT make the scheme unfeasible, it has the option to abandon the scheme. Council will inform all property owners of the VCAT determination, and any resolution made by Council following the assessment of the report.

4.8 Commence Works and Issue Notice for Payment

Council will provide property owners with the option to either pay in a lump sum or opt for regular instalment payments over a specified number of years, or a combination of both.

If the scheme is to proceed, a notice pursuant to Section 163(4) of the Act must be sent to the individual(s) liable for payment. The format of this notice, as defined by Reg. 96 of the Reporting and Accounting Regulations, must include:

- a) The name and address of the person(s) responsible for payment.
- b) A description of the rated property.
- c) The amount for which the person(s) is liable.
- d) The basis of assessment.
- e) Penalties applicable for non-payment.
- f) Available methods of payment for rates or charges.
- g) Any incentives offered for early payment.
- h) The assessed value of the property and the date of valuation.
- i) Rights of individuals to object to rates, charges, or valuations.
- j) A statement indicating when the Special Charge Scheme becomes payable.
- k) Details regarding the duration for which the Special Charge Scheme remains effective, as per section 163(5).

This notice will be dispatched at the commencement of works.

Council will endeavour to ensure that the construction process will cause minimum disturbance to the affected residents.

The main objective of a Special Charge Scheme is to achieve the required outcome at the lowest possible cost. Therefore, Council's procurement policy must be followed to award any contracts to a contractor/consultant.

Council will notify all residents two weeks prior to commencement of the construction works. The notice will include:

- a) The date of the commencement of works
- b) Approximate completion date
- c) Details of works affecting the property or the access to the property
- d) Safety requirements
- e) Access needs in case of the works to be carried in an easement
- f) The request to keep the work area free from parking vehicles during the currency of work

4.8.1 Payment Options

Notice of Payment will be dispatched upon the commencement of works. The special charge can be settled through either of the following methods:

- a) Upon the commencement of works, an invoice will be issued to all property owners indicating the full payment amount.
- b) Quarterly instalments will be payable over a ten-year period, totalling 40 instalments. Interest will be applied on overdue instalments. The payment schedule will be aligned with Council Rate payment, which are 30 September, 30 November, 28 February and 31 May. Interest will be calculated at the fixed borrowing rate available to Council through the Treasury Corporation Victoria low-cost loans at the date of the scheme being declared. An early payout option can be requested by property owners included in the scheme. Council's Rates Financial Hardship Assistance Policy is also applicable in circumstances of genuine financial hardship.

Interest on overdue payments will be charged in accordance with the Penalty Interest Act 1983.

4.9 Completion of Works and Variation of Special Charge

The final assessment of works and the determination of the ultimate cost apportionment will be completed within 12 months following the conclusion of the works. Subsequently, a final cost statement will be issued to all contributors.

At this stage, all costs are finalised, and Council reserves the right to adjust the scheme to reflect the actual expenses incurred, as per section 166 of the Act. Should the variation in cost exceed 10 percent, Council is obligated to adhere to the provisions outlined in section 166(3)(b) and 166(4) of the Act.

This entails the Council re-declaring the scheme, allowing individuals the opportunity to make submissions under Section 223 of the Act.

After the completion of works Council will require the Contractor to submit clearance forms signed by all property owners affected by the construction works. The maintenance period of 12 months is to be required in the contract and strictly observed after the completion of works.

5 Design Standards

5.1 Road and Drainage Design

The design of infrastructure (e.g. road, kerb and channel, footpath and drainage) will adhere to current Council Design Standards and will be subject to discussion with the property owners participating in the scheme. Any proposed amendments that do not compromise engineering standards will be considered during these discussions.

Some unsealed roads across Banyule are low volume, low speed “semi-rural” roads with roadside table drains abutted by large properties or open space. As an alternative to full road construction, and a way to reduce overall construction costs, it may be appropriate to review the scope of works associated with the sealing of roads in these circumstances. The scope may be limited to additional crushed rock base over the existing pavement with a thin sealed surface, and excluding footpath, underground drainage and kerb and channel. Proposed road width must meet Australian or VicRoads standards for rural roads.

5.2 Neighbourhood Character

To preserve the character of the neighbourhood, schemes are developed to facilitate road/drainage construction primarily within the existing road layout, with native vegetation being spared unless absolutely essential or for safety concerns. Additionally, it's highlighted that a Planning Permit may be necessary for any vegetation removal.

5.3 Traffic Management Options

The design proposal may incorporate features such as speed humps, traffic calming measures, road narrowing, and footpaths. These elements are intended to regulate traffic speeds and enhance overall street safety. Residents will have the opportunity to collaborate with officers in identifying areas where traffic concerns may exist and suggesting potential locations for traffic control devices and footpaths throughout the design phase.

5.4 Extent of Works

The scope of works for a road or drainage construction scheme must meet the approval of Council. To mitigate maintenance and safety concerns, the scheme should seamlessly connect, for example, from an existing sealed section of road. Moreover, it is anticipated that the proposal will extend to the nearest intersection or to the end of the road at a minimum. For safety considerations, Council will refrain from terminating a sealed section of road immediately before a bend or intersection. Consequently, as part of the scheme, it might be necessary to extend the seal a short distance beyond the involved properties.

6 Guidelines for Apportionment of Costs for Construction

6.1 Apportionment of Construction Costs on Basis of Benefit

Council will fairly apportion costs between benefiting properties. In doing so, Council may take into consideration:

- Lot sizes
- Frontage of the abutting boundaries
- Number and location of property accesses including primary and secondary access
- Types of special benefits accruing to the land, or
- Any other matter that provides a reasonable basis of apportionment.

Council makes every endeavour to ensure that cost is equitably distributed amongst all contributors and will liaise with the Task Group in finalising any apportionment methodology. Council's method of cost apportionment is subject to scrutiny and defensible at VCAT, therefore must be supported by at least 65% of the Task Group members.

6.1.1 Cost Estimate

The methods of cost apportionment will vary depending on the type of work being undertaken under a Special Charge Scheme, with initial estimates based on the following for the purpose of providing estimated contribution amounts in initial consultation with residents. The apportionment methodology and criteria to be used is not fixed, and will be reviewed with the Task Group during the development of any scheme. This could include equal apportionment across all properties included within a scheme.

Drainage Works

The benefit is proportional to:

- For properties on the high side of a piped drain the area of the property which can be drained to the drainage point provided (known as a legal point of discharge)
- For the properties receiving drainage protection the area of the property protected by a new drainage line.
- Capital Improved Value (CIV)

The determination of such area is based on an analysis of the contour lines and on-site inspection. The aim is to determine which part of the property will be protected as a result of the construction of new drainage line. It is accepted practice that high side properties with drains provide full "umbrella" of protection over low side properties.

The level of contribution per property will initially be determined based on the following criteria:

$$\text{Contribution per property} = C1 + C2$$

$$C1 = 75\% \text{ of the Full Scheme Cost} * \frac{\text{Area of the property}}{\text{Sum of Area of all properties under the scheme}}$$

$$C2 = 25\% \text{ of the Full Scheme Cost} * \frac{\text{CIV of the property}}{\text{Sum of CIV of all properties under the scheme}}$$

The formula above outlines that 75% of the construction cost will be allocated based on property area and 25% of the construction cost will be allocated based on CIV. The cost distribution or

criteria may be changed during the SCS development process based on feedback from the Task Group and residents under the scheme.

Road Construction

In a Special Charge Scheme for road construction including kerb and channel or right of way construction, the benefits that determine the allocation of cost represents a set of objectives which the scheme is designed to achieve. The factors determining the benefits include:

- Provision of improved access to properties and improved drainage.
- Improvement to the appearance of the property and adjacent road section.
- Suppression of dust during the summer period and mud in winter, improved riding surface.
- Provision of improved on-street parking.
- Development potential increased by road construction.

The final benefit is to some extent dependent on the following four criteria:

- Individual property area
- Frontage of the property
- Capital Improved Value (CIV)
- Accessibility (Primary or Secondary)

Cost contribution will initially be determined based on the following criteria:

Contribution per property = C1 + C2 + C3

$$C1 = 50\% \text{ of the Full Scheme Cost} * \frac{\text{Area of the property}}{\text{Sum of Area of all properties under the scheme}}$$

$$C2 = 25\% \text{ of the Full Scheme Cost} * \frac{\text{Frontage of the property}}{\text{Sum of Frontage of all properties under the scheme}}$$

$$C3 = 25\% \text{ of the Full Scheme Cost} * \frac{\text{CIV of the property}}{\text{Sum of CIV of all properties under the scheme}}$$

The formula above outlines that 50% of the construction cost will be allocated based on area, 25% of the construction cost will be allocated based on chargeable frontage length and 25% of the construction cost will be allocated based on CIV.

If any properties have primary access through another road, they may not receive full benefit of the scheme. Therefore, they will contribute 50% of the cost compared to the properties having primary access via the road to be constructed. The cost distribution or criteria may be changed during the SCS development process based on feedback from the Task Group and residents under the scheme.

Footpath Construction

Special Charge Scheme is frequently used to finance new footpaths within the residential streets. The benefit level is linked to the frontage of the property adjacent to new footpath and Capital Improved Value (CIV). Therefore, the contribution will be calculated based on the following criteria.

Contribution per property = C1 + C2

$$C1 = 75\% \text{ of the Full Scheme Cost} * \frac{\text{Frontage of the property}}{\text{Sum of Frontage of all properties under the scheme}}$$

$$C2 = 25\% \text{ of the Full Scheme Cost} * \frac{\text{CIV of the property}}{\text{Sum of CIV of all properties under the scheme}}$$

The formula above outlines that 75% of the construction cost will be allocated based on chargeable frontage length and 25% of the construction cost will be allocated based on CIV. In the case of properties with extra-large abutments or irregular shape, the chargeable frontage may be adjusted. The cost distribution or criteria may be changed during the SCS development process based on feedback from the Task Group and residents under the scheme.

6.2 Council Contributions

Council's contribution towards the construction of roads, footpaths and drainage under Special Charge Schemes is outlined as follows:

6.2.1 Council Land

Council will contribute to Scheme costs as a land owner, similar to any other land owner, where Council land is within a Scheme area (for example, a Council Reserve abutting a road). This does not include land designated as a road reserve.

6.2.2 Government Owned Land

Where possible, Council will negotiate with government agencies to seek a cost contribution from them to a Scheme where Government land is within a Scheme area. Alternatively Council may declare a Special Charge Scheme under section 221(3) of the Act together with a Scheme under section 163.

6.2.3 Crown Land

Crown land is exempt from inclusion within a Scheme under section 221(3) of the Act with respect to street construction. For the purposes of a Scheme, Council will be considered the land owner for any Crown land within a Scheme area, and responsible for any financial contribution accordingly.

6.2.4 Community Benefit

Council will make a contribution for 'community benefit' where the Scheme will provide tangible and direct benefits to the broader community, ie. beyond those properties involved directly in the Scheme.

The amount of this 'community benefit', and the subsequent maximum total levy amount will be determined in accordance with the *Special Rates and Charges Ministerial Guidelines 2004*.

The calculation of broader community benefit may take into account measures such as the volume of through traffic, compared to local traffic generated by the abutting properties.

In cases where the design standard needs to be increased beyond that of a typical residential road, to cater for existing and/or potential future through traffic, Council will consider a contribution based on the cost differential between the required standard and the standard that would be required solely for local traffic.

6.2.5 Direct Financial Contribution

Recognising the significant cost of infrastructure improvements on property owners, and to support the successful implementation of such improvements through Special Charge Schemes, Council will contribute 33% of a total Scheme cost, except where Council's liability under sections 6.2.1-6.2.4 of this Policy would exceed that amount.