

Surf Beach / Sunderland Bay Potential Road and Drainage Special Charge Scheme

Issue 5 – January 2023

Fact check

This regular newsletter aims to keep all property owners and residents informed of this project as it progresses and highlights anything you may need to be aware of from time to time. Council officers are aware that there may be some misinformation circulating in the community, creating confusion and concerns for some property owners. If you have concerns about what you are hearing or reading, you can always check the latest information on our engagement page <https://engage.basscoast.vic.gov.au/surfbeachroads> where the project is regularly updated. Plus, it's easy to sign up to the page so that any time we update it, you are notified by email. Check out the Frequently Asked Questions section to see if someone has already had the same query. If not, reach out to our contact details overleaf. This newsletter provides facts to help clarify some of the confusion and concerns we are aware of.



High pedestrian usage along The Esplanade between Fern Avenue and Glen Street

Drainage in backyards

The proposed installation of underground drainage in the road reserves also includes connecting residential property drainage as well from designated stormwater discharge points. This will reduce flooding in properties, saturated backyards in winter and stormwater discharge disputes between neighbours.

Non-responses

The amount of property owners that do not respond to community consultation and do not support or oppose the proposed project and associated special charge scheme if it is considered at a future Council are not counted as yes or no votes.

Meandering Footpaths

One footpath on each street is being considered in the potential road and drainage improvement project. The footpath location is going to be typically on the south side of the street, except The Esplanade where it will be on the north side to avoid flora and fauna impacts. If there is vegetation along streets, the footpath will either be meandered or crossed to the other side to avoid impacts.

No Street lighting

Street lighting is not included in the project. The existing street lighting will remain and there will not be any changes considered as part of the potential road and drainage improvement project.

Legal process

There is a legislated process Council is required to follow to progress a special charge scheme and should this scheme progress, this is likely due to commence around May this year. If it progresses, every property owner will be provided a notice by registered post including the estimated cost to each property. If the majority of property owners object to the proposal then we will not proceed with the special charge scheme.

Council has no other proposal and are not aware of any alternative permanent/long term solution, additional to the current three concepts to treat dust, flooding and traffic safety issues in the area that were presented in the November 2022 questionnaire.

It is important that every property owner understands the facts about this proposed special charge scheme in order to support or oppose the proposal.

Costs and cost proportioning

Individual costs and cost proportioning will be developed and shared as soon as possible. These costs will be provided to property owners in advance of a potential road and drainage improvement project and associated special charge scheme being considered at a Council meeting.

Dust concerns

Council would like to reinforce the importance of driving slowly through the estates to reduce dust for nearby property owners and also improving the safety for pedestrians that walk along the roads as there are no footpaths.

Council has now installed the temporary warning signs for the hotter and dryer conditions when dust is more of a concern.

You may have noticed dust monitoring devices along The Esplanade and Batman St. This is so Council can measure scientifically the dust problem and has measurable evidence of the improvement benefits for road and drainage improvement projects.



Reminder to slow down to reduce dust

Financial hardship concerns

If the special charge scheme is approved in the future and you believe that you may experience financial difficulty, please contact Council's Revenue Services team on 03 5671 2211. Our officers are available to confidentially discuss payment options with you, taking into account your current situation. Ratepayers who reside in the affected property and their only form of income is a Government pension may qualify for hardship assistance. A copy of Council's Hardship and Covid-19 Policies can be found on our website at:

<https://www.basscoast.vic.gov.au/about-council/strategies-and-policies/policies>

Next steps

Consultation to date has been to identify the road and drainage problems and develop a preferred treatment concept that permanently resolves the issues reported by the community. The next step is to have a concept design adopted by Council and then we will work out the costs of the total project and a proposal for how costs are spread between Council and each individual property owner through a special charge scheme.

For more information on the project please visit the engagement website at:

<https://engage.basscoast.vic.gov.au/surfbeachroads>

or email us at:

sunderlandbayandsurfbeachupgrade@basscoast.vic.gov.au

or phone our Customer Service Team on

1300 BCOAST (226 278) or 03 5671 2211