

Old Gippsland Road, Lilydale

Special charge scheme landowner presentation

July 2021
Yarra Ranges Council



Welcome, I'd first like to start by acknowledging the Traditional Owners of the land on which I record this presentation. I pay my respects to their Elders, past and present.

Thank you for taking the time to listen in on this landowner briefing regarding the Special Charge Scheme to construct **Old Gippsland Road, Lilydale**

This briefing has been set up to provide landowners with information regarding the upcoming statutory process to declare the Special Charge Scheme, while also providing details on the project itself.

Presentation Topics

- Federal Government Roads for the Community Initiative
- What is a Special Charge Scheme?
- Project Overview
- Properties included in the Special Charge Scheme
- Estimated Project Cost
- Anticipated Time Frames
- Submissions
- Anticipated Time Frames – Payment Details
- Description of Works
- What to expect in Construction
- Drop in Session



A number of items will be covered in this presentation. We'll start by recognising the major source of funding for this project, some information about what a Special Charge Scheme is, we'll look at the project history, timeframes and key dates for the statutory process, a Description of the works and, of course, What to expect during construction – so stay tuned!

Federal Government Roads for the Community Initiative



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In 2019 as part of its budgetary process the Federal Government announced a nine year, \$150 million funding plan to Yarra Ranges Council for the construction of unsealed roads in the Dandenong Ranges and surrounds.

This funding program has been named the Roads for the Community Initiative.

At its meeting held on 24 September 2019, Council endorsed a list of unsealed roads proposed for construction utilising the federal funding. Council also directed that the roads listed, with the exception of some that directly abut schools or community facilities, should be constructed by means of Special Charge Schemes.

Council greatly appreciate the substantial Federal Government Funding towards this road construction program and acknowledge the work of the Honourable Tony Smith MP, Federal Member for Casey and Speaker of the House of Representatives for his role in bringing this program to life.

What is a Special Charge Scheme?



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So, what is a special charge scheme?

A Special Charge Scheme is a means where landowner contributions can be sought for infrastructure improvement projects such as roads, footpaths and drainage.

Landowner funded schemes have been in place for many years. In fact, Council records dating back to the 1920s detail the involvement of landowners in many road and other improvement projects, e.g., drainage, footpaths, kerb and channel, etc.

A Special Charge Scheme is generally introduced where the works proposed are to the special benefit of a defined group of properties.

Project Overview

- Old Gippsland Road (West of Hillside Court) included in the priority list
- Landowners surveyed in April 2021
- Sufficient landowner support received
- Detailed design almost complete
- Construction anticipated to commence in 2022/2023



We'll now run through a little bit of history regarding this project.

Old Gippsland Road (West of Hillside Court) was included in the list of roads prioritised for construction under the Roads for Community program in 2019

In **April 2021** landowners were surveyed to determine their support for a SCS to construct the road.

Sufficient landowner support was received and landowners were advised that the project would proceed to design stage

The detailed design is almost complete and the project is ready to proceed to the Statutory Phase before the works are tendered for construction.

With construction anticipated for the 2022/2023 financial year.

Estimated Project Cost

- Current Estimated Scheme Cost (based the on functional layout plan) \$143,000 for approximately 120 metres of road.
- Council contribution via Federal Government \$97,500 (68%), landowner contribution \$45,500 (32%).
- Landowner contributions are based on a cost of \$7,000 per standard property
- Landowner contributions have been heavily subsidised utilising Federal Government Funding via the Roads for the Community Program



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As part of the Statutory Process landowners are provided a cost estimate of the works.

*The current Estimated Scheme Cost (based on the functional layout plan) is **\$143,000** for approximately **120** metres of road

*Council's contribution, via the Federal Government, is \$97,500 or 68% of the project cost. The landowner contribution is at \$45,500 or 32% of the project cost.

*Landowner contributions are based on a cost of \$7,000 per standard property.

A standard property is a residential property not capable of intensive development i.e. subdivision, and that gains primary (vehicular) access from the roads being constructed.

Standard properties that share a boundary with the roads being constructed and gain primary (vehicular) access from another road will normally pay a half charge, or \$3,500.

*Landowner contributions have been heavily subsidised utilising Federal Government Funding via the Roads for the Community Program. Without the Federal Government Funding Subsidy Standard Properties would be up for a charge **in excess of \$15,000**

Please be advised that we understand there are some in the community that are under financial pressure as a result of the current coronavirus crisis. For those that may be experiencing financial hardship, there will be special provision to allow them to pay their contribution towards the project over an extended period of time that meets their circumstances.

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We will now run through some key dates and timeframes to undertake the special charge scheme statutory process and proceed to construction.

*This online landowner briefing will be available from early **July 2021** and a drop in session has been organised at the **Lilydale lake community room** on **the 12th July** – with more details to come in a late slide.

*Council will consider a report recommending that landowners be advised of Council's intent to Levy a Special Charge for the construction of **Old gipland road, Lilydale** at its meeting dated **10 August 2021**

*Following this meeting, a notice to landowners advising of the Intention to Levy a Special Charge will be mailed the very next day on **11th August 2021**

*A Public Notice will be published in The Mail Local Newspapers & on Council's Internet Web Site on the week commencing **16 August 2021**

*Written Submissions to the SCS (which will be discussed more shortly) can then be made to Council. The submission period closes on **14 September 2021**

*Council will consider any submissions made at the meeting to be held on **12 October 2021**. At this meeting Council will decide to either declare or abandon the scheme.

*Should Council declare the special charge scheme, a notice to landowners advising of the Declaration of the Scheme, will be mailed to landowners on the **13 October 2021**

*Following the declaration of the Scheme, landowners will have the opportunity to make submissions to the Victorian Civil and Administrative Tribunal (VCAT). Submission to VCAT will close on the **15 November 2021**

*The tender process for the construction works would begin between **December 2021 and January 2022** subject to scheme being declared by Council of course.

*If no submissions are made to VCAT works could commence by **February 2022**

*Please note, if a submission to VCAT is made the project will be placed on hold until a hearing is arranged and a written decision is made by VCAT. This may take up to 12 months

Submissions

- Landowners advised of Council intent to levy a special charge
- Public notice advising of Councils intention to levy a special charge
- Public Submissions open
- Council will decide to either Declare or Abandon the Scheme
- Appeals to VCAT



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I briefly mentioned submissions in the last slide. I will now run through some information regarding the submission process.

As mentioned earlier, The Notice of Intention is scheduled to be sent to residents on the **11th August 2021**. At this time, A Public Notice advising of Council's Intent to Levy a Special Charge for the construction of **Old Gippsland Road, Lilydale** will be published on Council's Website and in the Mail Newspaper the week beginning **16th of August**.

Public submissions regarding the proposed Special Charge Scheme can then be made.

Submissions may be made in support or in opposition to the Scheme. Persons making a submission to the Scheme will be offered the opportunity of a consultation meeting with their Councillor and/or Council Officers to discuss their submission if they wish to do so.

Public Submissions close on the **14th of September 2021**.

Council will consider any public submissions made at its meeting to be held on the **12th of October 2021**. At this meeting landowners will have the opportunity to talk to their submission to Council. Council will also decide at this meeting to either Declare or Abandon the Scheme.

If Council declares the special charge scheme, a Declaration of Scheme Notice will be sent out on the **13th of August**

If the Scheme is Declared by Council, property owners will have a 30 day period to appeal to VCAT.

As mentioned before, If a submission is made to VCAT the project will be delayed until VCAT can consider the matter and deliver a written decision – this may take up to 12 months

Anticipated Time Frames - Payment Details

- The special charge is paid with your annual rates
- Repayments over 10 years (including a financing cost, currently around 3%)

If you pay your rates:

- Once a year – due on 15 February 2023
 - By instalments - payments commence 30 September 2022
 - By Direct Debit – payments commence on the 1st payment date after 30 June 2022
- OR
- Lump Sum payment of entire Special Charge - due 15 February 2023 (financing cost does not apply to lump sum payment)



Repayment of the Special Charge can be spread over ten years (which would include a 3% financing cost). The Financing Cost is based on current interest rates set when Council secures its' borrowings

Scheme payments are made at the same time that you pay your annual rates.

If you pay your rates once a year – 1st annual payment due on 15 February 2023

If you pay your rates by instalments - payments commence 30 September 2022

If you pay your rates by Direct Debit – payments commence on the 1st payment date after 30 June 2022

OR

Lump Sum payment of entire Special Charge - due 15 February 2023 (financing cost does not apply to lump sum payment)

Description of Works

- Urban Standard 3.5m wide asphalt road
- Concrete rollover kerb and channel or concrete edge strip and associated underground drainage.
- Increased road height after works
- Crossovers
- Copies of the layout plans available at drop in session
- Copies also available for viewing (on Screen) at the Lilydale Community Link



The description of works for **Old Gippsland Road, Lilydale**, will be an **Urban Standard 3.5m wide asphalt road with rollover concrete kerb & channel or concrete edge strip and associated underground drainage. Sealed passing areas will also be constructed along the road.**

The constructed surface will generally be approximately 150mm-200mm higher than existing surface.

Please note: Disturbed sections of driveways will be reinstated to the same standard as they existed prior to the works with use of the same surface material. Where levels of the road have been altered, driveways will be reinstated as best as possible to avoid scraping of vehicles accessing the property.

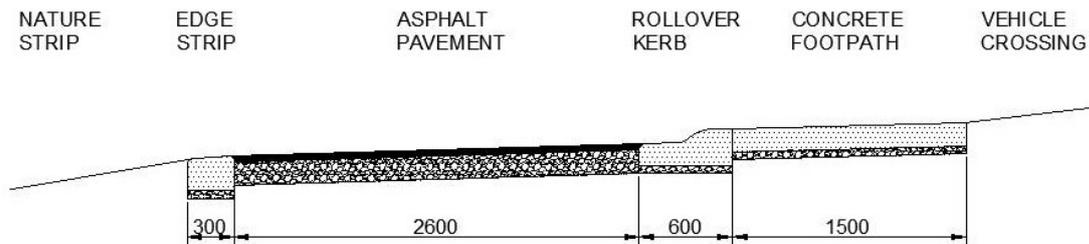
Driveway reinstatement may be difficult in steep conditions, where achieving reinstatement is dependant upon the quality of the original driveway design and construction.

Any improvement of driveways from the edge of the road to the adjacent property is a landowner responsibility. Should you wish to have your driveway upgraded at the time of works, the contractor may be able to do this for you at your cost. You are welcome to seek a quotation from the contractor at the time of project commencement for improvement to your driveway as a private arrangement.

Copies of the layout plans can be accessed via the project web page or viewed (on Screen) at the **Lilydale Community Link**.

Let's now take a look at the typical road cross section proposed for Old Gippsland Road.

Typical Road Cross Section



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The typical road cross section will have an asphalt pavement with concrete rollover kerb on one side and concrete edge strip on the other.

The road width will be 3.5metres wide measured from the back of the rollover kerb to the edge of the edge strip. A 3.5metre width allows for a single vehicle to travel.

The existing asphalt footpath will be replaced with a 1.5m wide concrete footpath.

The road width will generally follow the existing road formation and crossfall. This will allow stormwater to sheet across the road surface and disperse across the road reserve towards Anderson Street.



Similar type project: William Road, Lilydale

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To get an idea of what your road may look like after construction, a similar project in the nearby area is ***William Road (off Charles Road) in Lilydale***. This project was constructed many years ago, but has a similar road cross section and kerb and channel profiles. Feel free to drive by and have a look.

What to expect during Construction

- Access during construction times
- Work times between 7:30am to 4:30pm
- Weekly waste collection services will be earlier (around 6am)
- Contractor to notify residents of impacts to property access and delays
- Order of works:



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So here's a little about what to expect during construction. The works will be major construction works so there will be disruptions.

The **Road** will be closed to through traffic but access for residents will still be available.

Work times are generally between 7:30am to 4:30pm (however, this can vary). Waste collection services will continue with bin pick up altered to an earlier pick up time, around 6am – so make sure to pop your bins out the night before.

There may be delays for traffic movement and vehicle access restrictions to properties for some of the works, particularly Drainage, Concrete and Asphalt works.

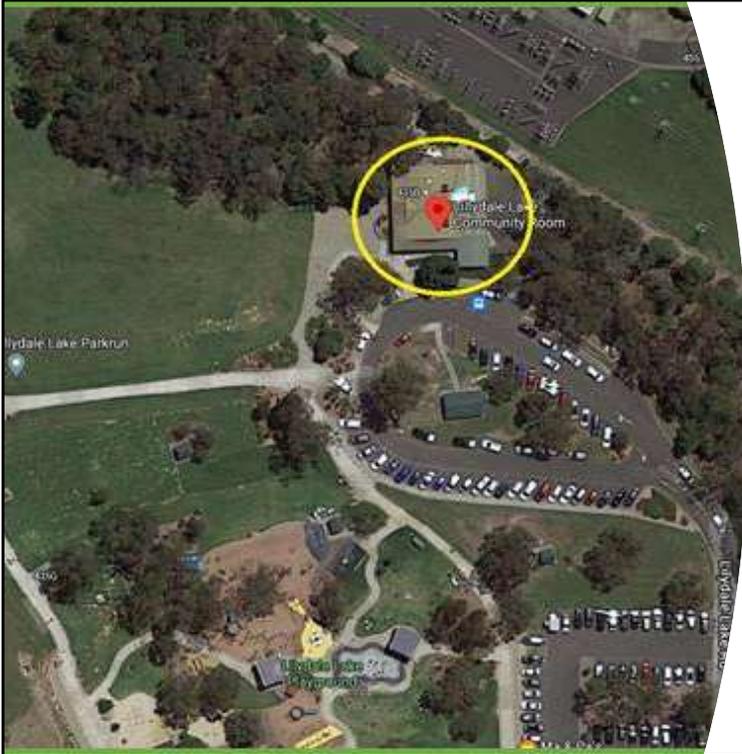
The Contractor will notify you of any impacts to your property access and will be available to discuss how these impacts might affect you.

A Council supervisor will be undertaking inspections of the works almost daily. For safety keep clear of construction areas and drive slowly through the works area obeying the contractors instructions

Construction activities generally occur in the following order:

- Underground drainage works (if required)
- Earthworks to define the road formation
- Construction of concrete footpath and kerb and channel (where determined). Please note, at this time you will not have vehicular access to your property whilst the concrete cures. This takes approximately 5 days. Generally works will occur on one side of the road at a time, which may allow you to park on the opposite side of the road or in your opposite neighbours property, returning the favour when their side is done.
- Crushed rock base material for the road pavement
- Base layer asphalt of the road
- Driveway reinstatement
- Clean up and top soiling of disturbed areas. Please avoid driving and parking on these areas once topsoil is laid.
- The final layer of asphalt will be laid 12 months after the completion of the project to allow any pavement defects that may occur to be identified and repaired.

And of course, we thank you for your understanding and patience.



Drop in Session

- Lilydale Lake Community Room
- Monday 12 July between 5pm and 8pm.
- Register attendance:
 - Call 1300 368 333
 - Email mail@yarraranges.vic.gov.au
- Check for updates and view plans:
 - yarraranges.vic.gov.au/OldGippslandRd

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If you have any queries regarding the Special Charge Scheme process, the layout plans or the project in general, Council officers will be in attendance at The **Lilydale Lake Community Room** on **Monday 12 July 2021** between 5pm and 8pm to provide advice or answers to your queries. Please register your attendance via email or by calling the Roads for Community Team.

Please note, we will advise landowners in advance if the drop in session is unable to go ahead due to Covid-19 restrictions.

To download the layout plans or to find out more information on this project please use the following website address to reach the project page

This concludes the presentation. Thank you for your attendance and interest in the project.