

Henry Street and Lester Street and Everard Grove, Woori Yallock

Special Charge Scheme
Landowner Presentation

September 2022



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 **Henry Street, Lester Street and Everard Grove, Woori Yallock.**

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.

Overview

- ▶ 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



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.



Federal Government Roads for the Community Initiative



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.

What is a Special Charge Scheme?

- ▶ Landowner contributions can be sought for infrastructure improvement projects such as roads, footpaths and drainage
- ▶ Introduced where the works proposed are to the special benefit of a defined group of properties.



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

- ▶ Henry Street, Lester Street and Everard Grove, Woori Yallock are included in the priority list
- ▶ Landowners surveyed April 2021
- ▶ Sufficient landowner support received July 2021
- ▶ Detailed design in progress
- ▶ Construction anticipated to commence in mid 2023



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

Henry Street, Lester Street and Everard Grove, Woori Yallock were included in the list of roads prioritised for construction under the Roads for Community program in 2019

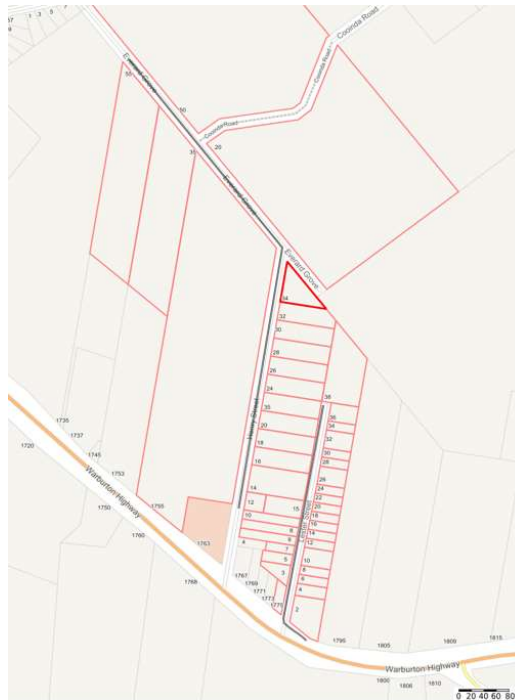
In **April 2021** landowners were surveyed to determine their support for a Special Charge Scheme to construct the road.

Sufficient landowner support was received in **July 2021** and landowners were advised that the project would proceed to design stage

Detailed design work **is on the way** and the project is ready to proceed to the Statutory Phase. Subject to successful completion of the Special Charge Scheme Statutory Process, the works will then be tendered for construction.

Construction is anticipated for **mid 2023** subject to the successful contractor's availability.

Properties Included in the Special Charge Scheme



This map shows the extent of the scheme with **44** Properties involved highlighted in red.
The extent of works is for **1325 metres** of road to be constructed.

Community Consultation Estimated Project Cost

- ▶ Community review of the functional layout plan
- ▶ Current Estimated Project Cost (based on functional layout plan) \$1,389,563 for approximately 1325 metres of road.
- ▶ Council contribution via Federal Government \$1,095,563 (79%)
- ▶ Landowner contribution \$294,000 (21%)
- ▶ 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



A functional layout plan has been prepared for the project which is available online for community review and feedback.

Based on these plans and 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 **\$1,389,563** for approximately **1325** metres of road.

*Council's contribution, via the Federal Government, is **approximately \$1,095,563 or 79%** of the project cost.

*The landowner contribution is **approximately \$294,000 or 21%** 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.

Anticipated Time Frames

• Online Landowner briefing	September 2022
• Report to Council - Intention to Levy	27 September 2022
• Notice to landowners - Intention to Levy	28 September 2022
• Public Notice Local Newspapers on and Council's Web Site	Week Commencing 3 October 2022
• Date Submissions to Council close	2 November 2022
• Report to Council - Declaration of Scheme	29 November 2022
• Notice to landowners - Declaration of Scheme	30 November 2022
• Submissions close to Victorian Civil and Administrative Tribunal (VCAT)	2 January 2023
• Tender Process	February - March 2023
• Works Commence	Mid 2023



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.



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 **September 2022**.

*Council will consider a report recommending that landowners be advised of Councils intent to Levy a Special Charge for the construction of **Henry Street and Lester Street, Woori Yallock** at its meeting dated **27 September 2022**

*Following this meeting, a notice to landowners advising of the Intention to Levy a Special Charge will be mailed the very next day on **28 September 2022**

*A Public Notice will be published in The Mail Local Newspaper & on Council's Website on the week commencing **3 October 2022**

*Written Submissions to the Special Charge Scheme (which will be discussed more shortly) can then be made to Council. The submission period closes on **2 November 2022**

*Council will consider any submissions made at the meeting to be held on **29 November 2022**. 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 **30 November 2022**

*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 **2 January 2023**

*The tender process for the construction works would begin between **February – March 2023** subject to scheme being declared by Council of course.

*If no submissions are made to VCAT works could commence by **Mid 2023**, subject to the successful contractors availability.

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 to Council
- ▶ Council will decide to either Declare or Abandon the Scheme
- ▶ 30 day period to Appeal to VCAT



I will now run through some information regarding the submission process.

As mentioned earlier, after community consultation, the Notice of Intention is sent to residents. Soon after, a Public Notice advising of Council's Intent to Levy a Special Charge for the road construction project is published on Council's Website and in the Mail Newspaper.

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.

Council will consider any public submissions made at its meeting dated **29 November 2022**. 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 to landowners the next day. If the Scheme is Declared by Council, property owners

will have a 30 day period to appeal to VCAT.

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 3.755%)

If you pay your rates:

- ▶ Once a year - due on 15 February 2024
- ▶ By instalments - payments commence 30 September 2023
- ▶ By Direct Debit - payments commence on the 1st payment date after 30 June 2023

OR

- ▶ Lump Sum payment of entire Special Charge - due 15 February 2024 (financing cost does not apply to lump sum payment)



Repayment of the Special Charge can be spread over ten years (which would include a **3.755%** 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 the 1st annual payment due is on 15 February 2024

If you pay your rates by instalments, payments commence the 30 September 2023

If you pay your rates by Direct Debit, payments commence on the 1st payment date after the 30 June 2023

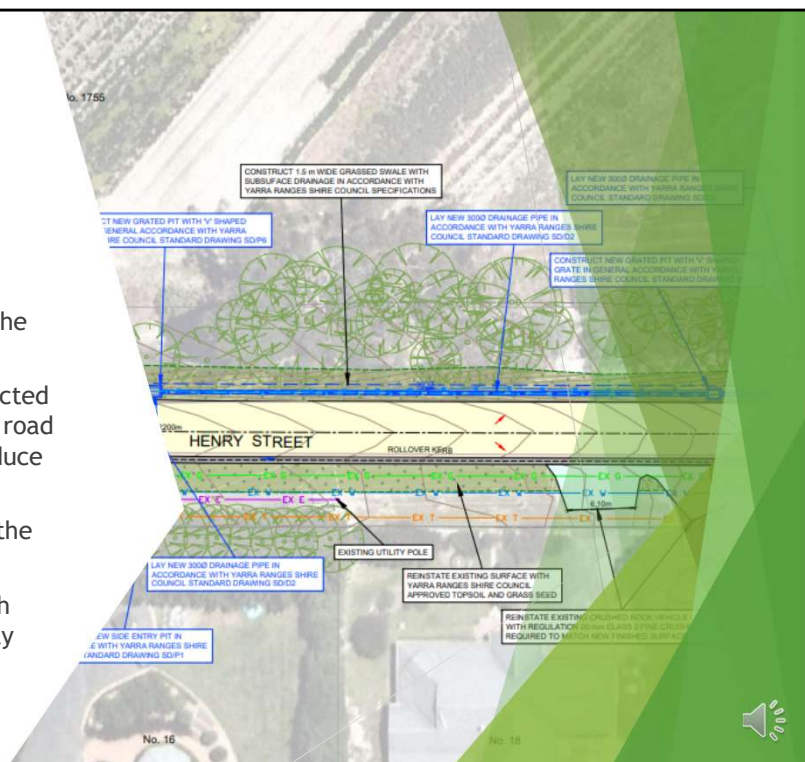
OR

You may elect a Lump Sum payment of the entire Special Charge, which is due by the 15 February 2024. Please note, financing cost does not apply to lump sum payment.

I will now pass onto one of our Project Engineers to explain the description of works.

Description of Works - Henry Street

- ▶ Henry Street will generally follow the existing road formation
- ▶ It will have a 5m trafficable area
- ▶ Road will be crowned to follow for stormwater travel along both sides of the road
- ▶ A new open swale drain will be constructed on the western side to utilise the wide road reserve, improve water quality and reduce downstream stormwater impacts
- ▶ New kerb and channel will be built on the eastern side
- ▶ Driveway crossovers reinstatement with similar material to what exists currently



Thanks for that.

Henry Street, Lester Street and Everard Grove each have a different typical cross section design in order to fit the current road use and to minimize impact on the road environment. We will now explain the different description of works for each road.

Henry Street, Woori Yallock has been designed with the following road elements in mind;

- **Generally following existing road formation of a rural environment.**
- **5m wide trafficable road width to follow for two-way traffic movement.**
- **Road will be crowned to follow for stormwater travel along both sides of the road.**
- **A new open swale drain will be constructed on the western side to utilise the wide road reserve. This will improve water quality and reduce downstream stormwater impacts.**
- **New kerb and channel will be built on the eastern side.**

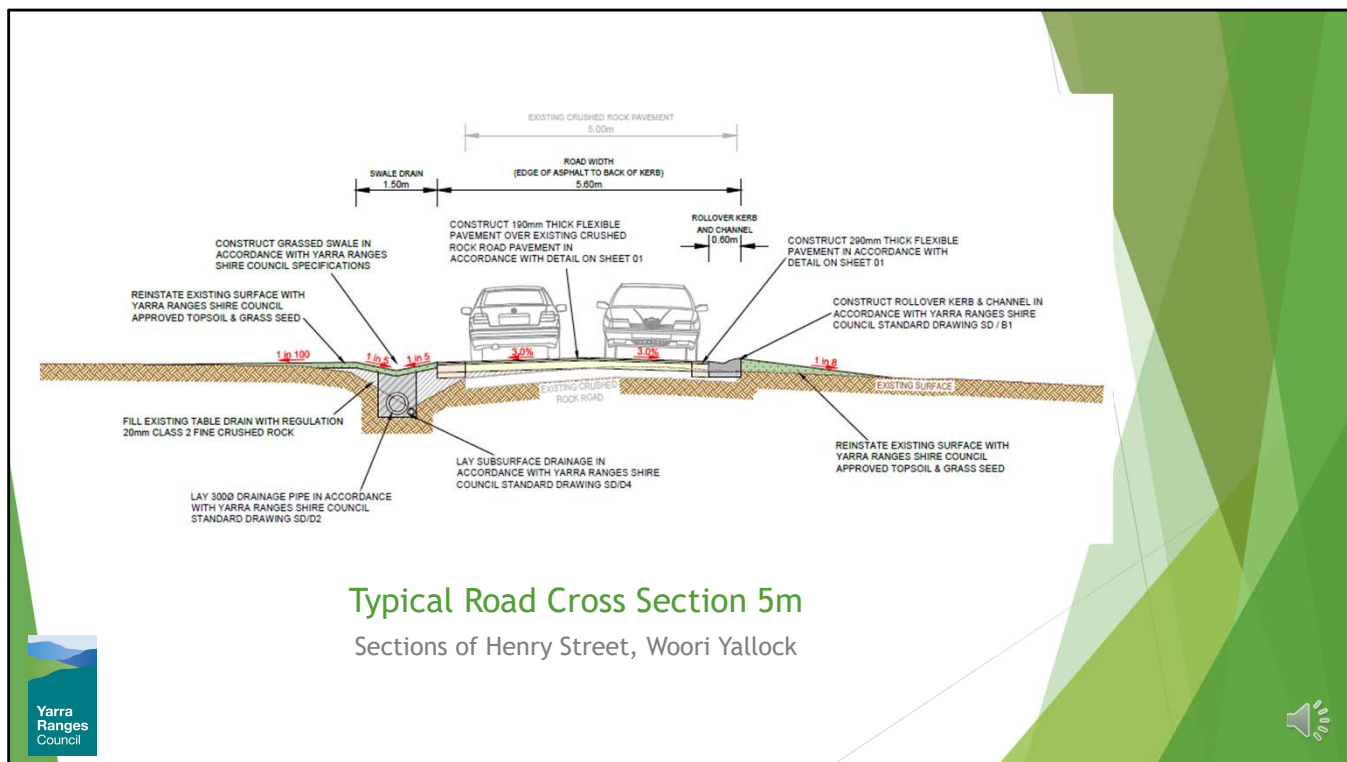
The constructed surface will generally be higher, approximately **200mm** than existing surface. Where levels of the road have been altered, driveways will be reinstated as best as possible to avoid scraping of vehicles accessing the property. Disturbed sections of private driveways will be reinstated to the same standard as they existed prior to the

works with use of the same surface material.

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

Any improvements 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 webpage, or a hardcopy can be mailed to you on request.

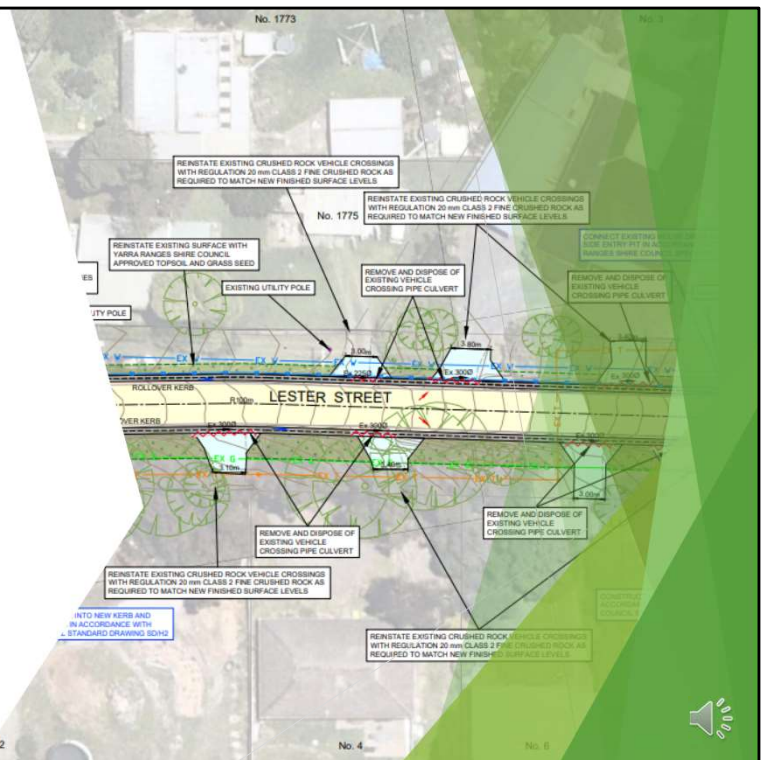


Here is a picture of Henry Street's cross section with asphalt pavement and rollover kerb on one side and Swale drain on the other.

From the picture you can see the trafficable road width of 5.0 metres.

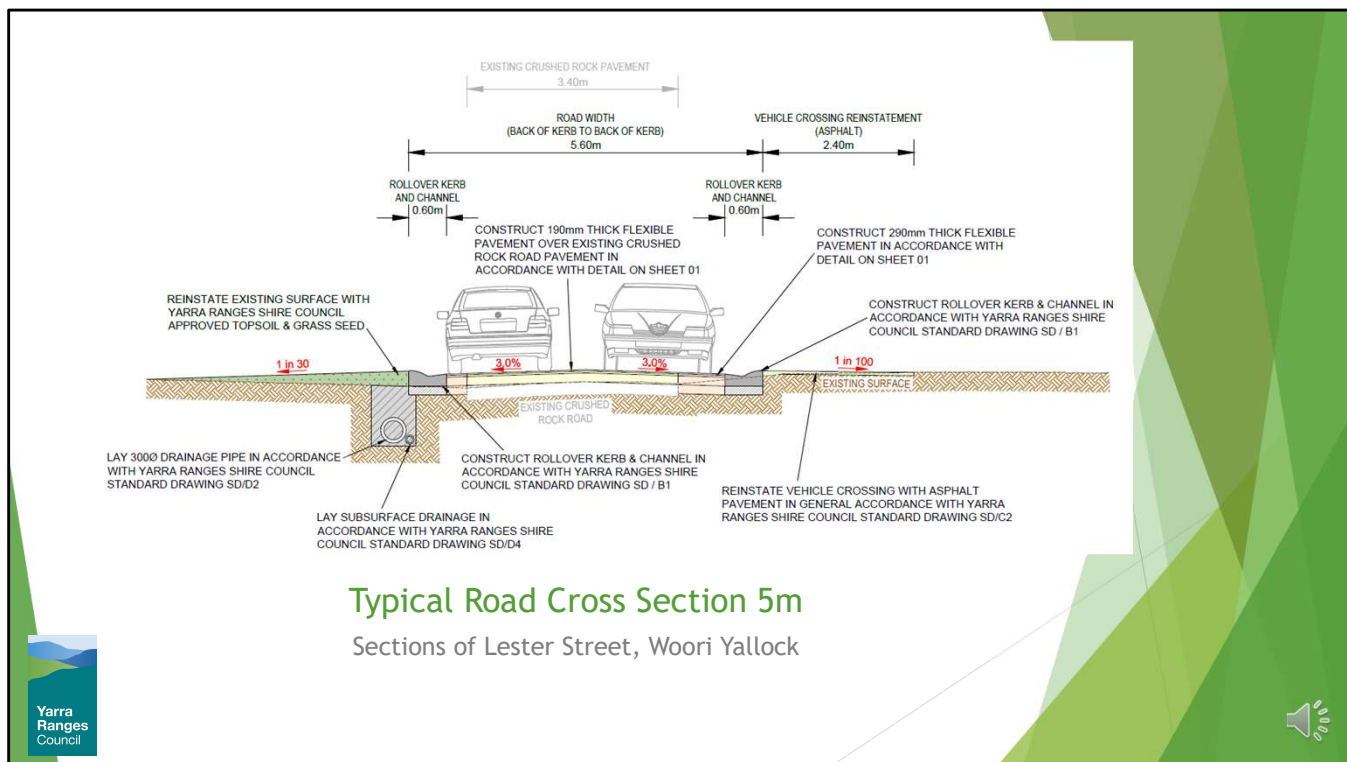
You can also see the asphalt crowning also known as two-way crossfall with an approximate 3% grade in the middle allowing stormwater to sheet to either side of the road and be collected in the kerb and channel and swale drain before entering drainage pits and underground drainage.

- ▶ Lester Street will generally follow the existing road formation.
- ▶ 5m trafficable area for two-way traffic movement
- ▶ The road will have a two way crossfall
- ▶ New kerb and channel will be included on both sides with associated underground drainage. This is due to the limited road reserve widths.
- ▶ Driveway crossovers reinstatement with similar material to what exists currently



- Generally following existing road formation of a urban environment.
- 5m wide trafficable road width to follow for two-way traffic movement.
- Road will be crowned to follow for stormwater travel along both sides of the road.
- New concrete rollover kerb and channel has been included on BOTH sides of the road with associated underground drainage. This is due to the limited road reserve spacing and topography.





Here is a picture of Lester Street's cross section with asphalt pavement and rollover kerb and channel on both sides

From the picture you can see the trafficable road width of 5.0 metres.

You can also see the asphalt crowning also known as two-way crossfall with an approximate 3% grade in the middle allowing stormwater to sheet to either side of the road and be collected in the kerb and channel before entering drainage pits and underground drainage.



Before



After



Similar type project: Rue De Gare and Prospect Road, Wandin North
5m trafficable width with rollover kerb and channel and concrete edge strip



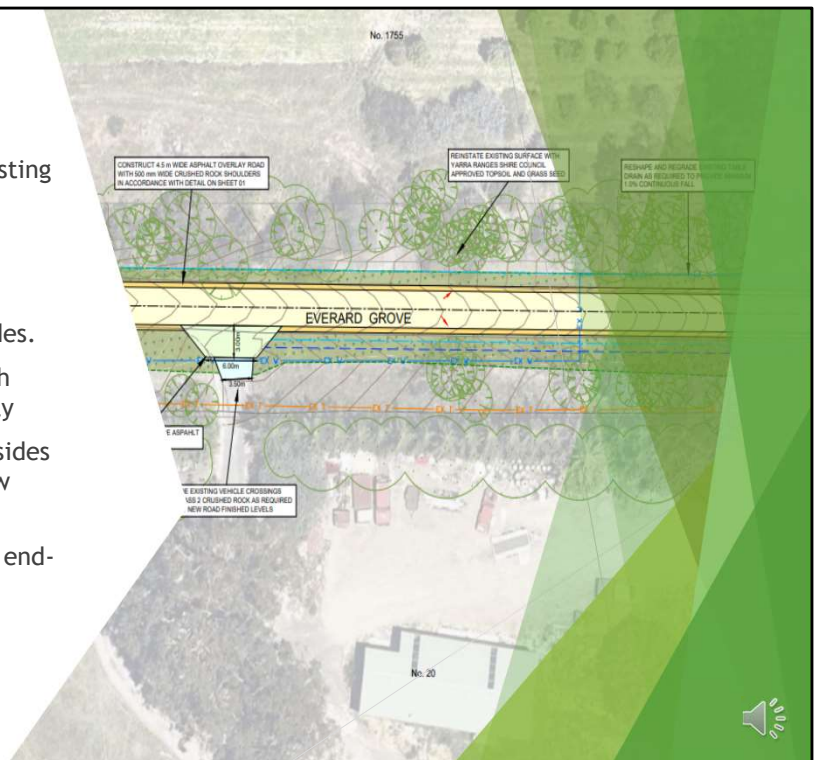
A project, in the nearby area is **Rue De Gare and Prospect Road, Wandin North**

This project was also constructed in the Roads for Community Program, with a similar 5m wide road cross section, kerb and channel on one side however has edge strip profile on the other.

Feel free to drive by and have a look.

Description of Works - Everard Grove

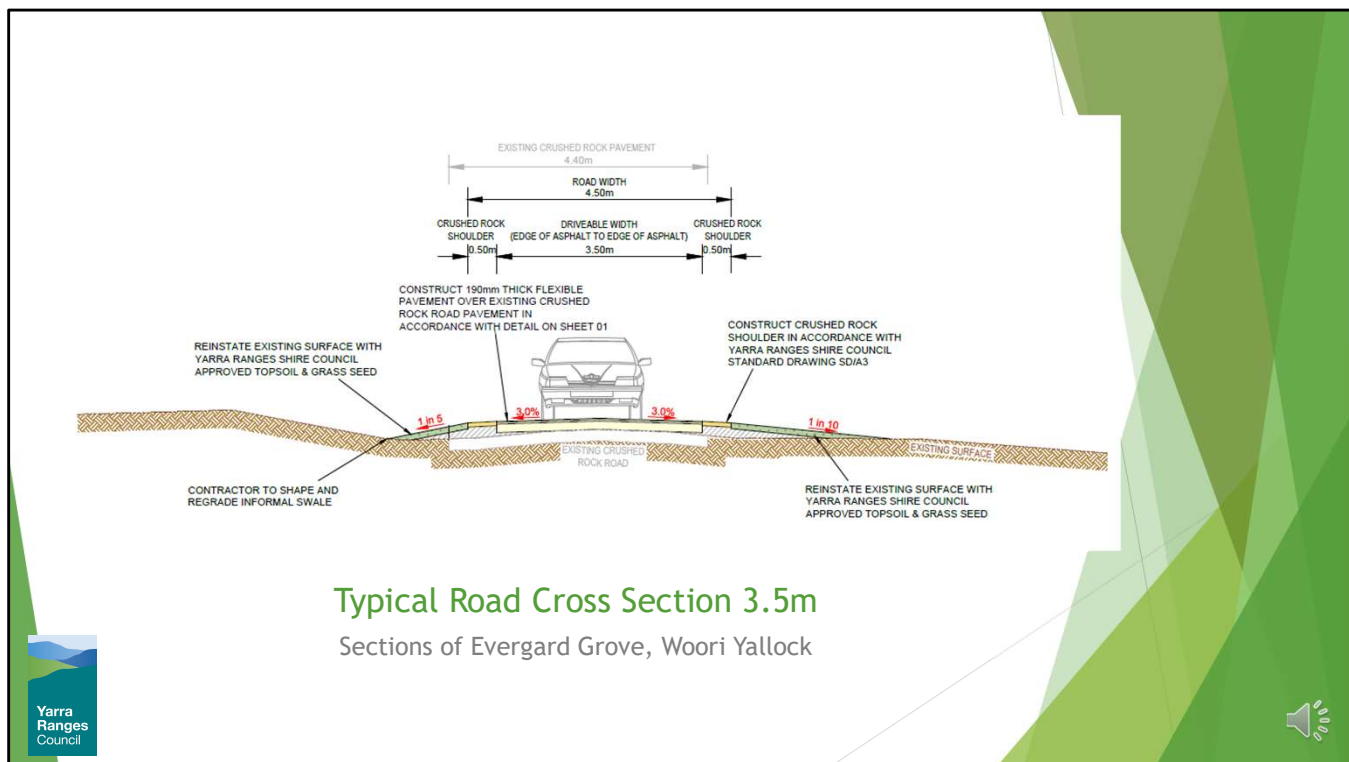
- ▶ Everard Grove will generally follow existing road formation.
- ▶ 3.5m Asphalt trafficable road.
- ▶ Two way crossfall.
- ▶ 0.5m crushed rock shoulder on both sides.
- ▶ Driveway crossovers reinstatement with similar material to what exists currently
- ▶ Swale drains will be reshaped on both sides to utilise the wide road reserve and low number of driveways.
- ▶ Existing culverts will be upgraded with end-walls to prevent vehicle damage for blockage along the swale drain



Everard Grove has been designed with the following road elements in mind;

- **Generally following existing road formation of a rural environment.**
- **3.5m wide trafficable road width for one-way movement with area for vehicle passing.**
- **Road will be crowned to follow for stormwater travel along both sides of the road.**
- **0.5m crushed rock shoulders on both sides**
- **Swale drains will be reshaped on both sides to utilise the wide road reserve and low number of driveways.**
- **Existing culverts will be upgraded with end-walls to prevent vehicle damage for blockage along the swale drain**

Similar to Henry Street the constructed surface will generally be higher, approximately **200mm** than existing surface. Where levels of the road have been altered, driveways will be reinstated as best as possible to avoid scraping of vehicles accessing the property.



Here is a picture of Everard Grove's cross section with asphalt pavement and crushed rock shoulders

From the picture you can see the trafficable road width of 3.5 metres.

You can also see the two-way crossfall with an approximate 3% grade in the middle allowing stormwater to sheet to either side of the road



Similar type project: **Junction Street, Yarra Junction**
3.5m with shoulder seal



Another project, in the nearby area is **Junction Street, Yarra Junction**

This project was constructed with a 3.5m trafficable road and 0.5 crushed rock shoulder.

Feel free to drive by and have a look.

What to expect during Construction

- ▶ Access during construction times, road closed to through traffic
- ▶ Work times between 7:30am to 4:30pm, Mon to Fri (can vary)
- ▶ Weekly waste collection services will be arranged earlier (around 6am)
- ▶ Contractor to notify residents of impacts to property access and delays
- ▶ Council will be undertaking almost daily inspections



What to expect during construction.

Works are classified as major construction, so there will be disruptions. The road will be closed except for residents and services related to residents. There may be restricted vehicle access to properties for some of the works, particularly during drainage installation and concrete kerb works.

Work times are generally between 7:30am to 4:30pm, Monday to Friday (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.

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



Construction activities generally occur in the following order:

- *Underground drainage works where trenching and pipe laying works will occur beside roads, across the road
- *Earthworks to define the road formation
- *Installation of sub surface agricultural drains to capture groundwater seepage
- *Construction of kerb & channel where determined.
- *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.

Please note, kerb installation works may require restricting vehicular access to your property for up to 5 days whilst the concrete cures. 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.

During the top soiling phase, please avoid driving and parking on these areas.

We thank you for your understanding and patience during works.

Landowner Consultation

We are available to discuss any enquiries you have regarding the design plans, special charge scheme process or the project in general.



1300 368 333

Ask for 'Roads for the Community'



mail@yarraranges.vic.gov.au



View plans on Yarra Ranges website:

shaping.yarraranges.vic.gov.au/roads/henrystreetlesterstreetandeverardgrove



Finally, If you have any queries regarding the Special Charge Scheme process, the layout plans or the project in general, Council officers will be available to discuss your enquiry online, over the phone or in person (subject to COVID-19 restrictions of course). Please get in touch with us to arrange a time to catch up and discuss your enquiries.

To download the layout plans or to find out more information on this project, go to Council's 'Shaping Yarra Ranges' website.

This concludes the presentation. On behalf of the team, thank you for your attendance and interest in the project.