

Project: Wonga Road and River Road, Millgrove
Enquiries: Roads for the Community Initiative
Telephone No: 1300 368 333

24 February 2020

«Owner_1»
«Owner_2»
«Owner_3»

Dear Landowner

Proposed construction (sealing) of Wonga Road and River Road, Millgrove

As part of its 2019 budgetary process, the Federal Government announced a nine-year, \$150 Million funding initiative for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas. This funding program has been named the **Roads for the Community Initiative**.

With an unsealed road network of approximately 730km, it is not possible to include all unsealed roads in the Roads for the Community Initiative program. As a result, Council has prioritised roads that will be constructed through this program to ensure funding is used in a way that will provide maximum benefit to the greatest number of residents and visitors to our area. For information explaining how priority was assigned, please see the enclosed fact sheet.

Wonga Road and River Road, Millgrove are proposed for inclusion in the Roads for the Community Initiative program with the anticipated construction scheduled for the 2022/2023 financial year. Construction of the road would be facilitated by means of a Special Charge Scheme, whereby landowners and Council form a partnership to fund construction costs. Please note that should this project proceed, payments are not likely to commence until financial year 2023/2024.

We are writing to you and other landowners along your road to gauge your support for this proposal.

This is a unique opportunity for landowners to have their road sealed at a significantly reduced cost compared to previous road construction schemes, and to enjoy the benefits of road sealing, including improved vehicle access to properties, reduced dust and improved stormwater drainage runoff.

We invite you to complete the enclosed questionnaire, where you can indicate your support for having your road constructed.

Details of the proposed standard of works for your road are provided and we have also enclosed a copy of our Roads for the Community Initiative Special Charge Schemes fact sheet for your information.

Description of works

Total length of road to be constructed: 2000 metres refer to the aerial map on page 4.

Construction standard:

Wonga Road, Millgrove:

Asphalt pavement 5 metres wide with rollover kerb and channel and associated underground drainage.

The standard of works proposed is similar to nearby Cavanagh Road, Millgrove that was constructed in 2020.

River Road, Millgrove:

Asphalt pavement 5 metres wide similar to the existing sealed section of River Road.

As part of the works, existing property crossovers will be reinstated using a similar material and as close to their current standard as possible.

Allocated charge for your property

Council have resolved to fix landowner charges for roads constructed under the Federal funding program at \$7,000 per Benefit Unit (previously landowners have contributed up to \$15,500 per benefit unit to have their road constructed). A Benefit Unit is defined as a parcel of (residential) land abutting or gaining primary access via the road to be constructed.

In allocating the charge to your property, consideration has been taken of its current use as well as its development potential, as assessed by Council's Planning Services Department.

Consideration has also been taken of the number of separate dwellings on your property and from where primary access to your property is gained.

Estimated Cost of Project	\$2,200,000
Total Council Contribution (55%)	\$1,206,000
Abutting Landowner Contribution (45%)	\$994,000

The allocated cost for your property «Address», «Suburb» based on «Dev_Units» development unit/s would be «Allocated_Charge»

How do I pay my contributions?

Landowners can pay their special charge contribution over a number of years (likely to be 10 years and specified at the time of the declaration of your Special Charge Scheme). The special charge is repaid in the same way that you pay your annual rates.

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.

Please note that should the project proceed, repayment of the special charge is not anticipated to commence until the 2023/2024 financial year.

For more information about how you can pay your contribution please refer to the enclosed fact sheet.

Landowner Consultation

Council is conducting a survey of landowners to determine support for the proposed project. Please review the above information and indicate your preference on the enclosed questionnaire.

In accordance with Council policy, Special Charge Scheme road construction projects only proceed where both Council and a majority of landowners are supportive of the proposal.

Should landowners support the proposal, construction of this road will be scheduled to commence next financial year, subject to successful completion of the Special Charge Scheme statutory process.

Please return this questionnaire by **Friday 26th March 2021** using the enclosed prepaid self-addressed envelope or via e-mail to mail@yarraranges.vic.gov.au.

Additional information about the Federal Roads Funding and Special Charge Schemes can be found on Council's website:

yrc.vic.gov.au/roadfunding2019

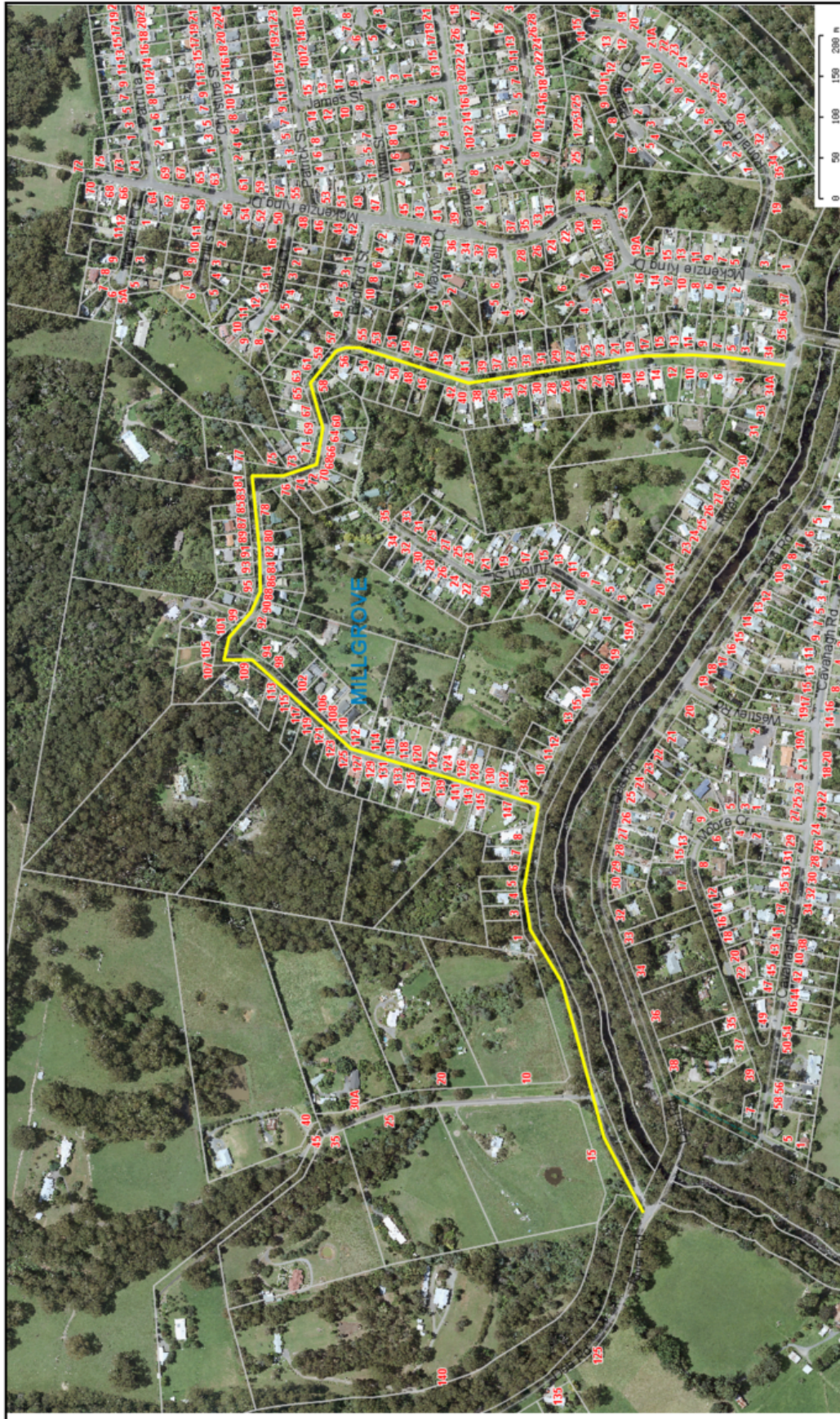
Should you require further information please contact Roads for the Community Initiative team on 1300 368 333.




Yours sincerely



Kim O'Connor
Manager Infrastructure Services

Map of proposed works



	<p>Roads for the Community Initiative River Road and Wonga Road, Millgrove</p> <p>Proposed road construction - </p>	<p>Yarra Ranges Council does not guarantee the accuracy of the information on this map. Any person using or relying upon such information does so on the basis that Yarra Ranges Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions on this map.</p> 
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SPECIAL CHARGE SCHEME QUESTIONNAIRE

Wonga Road and River Road, Millgrove



The purpose of this questionnaire is to determine the level of support that exists for the proposed road construction works.

Please return this questionnaire by **Friday 26th March 2021** either:



In the reply paid Envelope, or



Email to mail@yarraranges.vic.gov.au

The allocated cost of the proposed works for your property «Address» is «**Allocated_Charge**»

Please indicate your preference by placing a tick (✓) in one of the following boxes

I/we support road construction works for Wonga Road and River Road, Millgrove as a landowner funded Special Charge Scheme

I/we oppose road construction works for Wonga Road and River Road, Millgrove as a landowner funded Special Charge Scheme

Name/s:.....

Property address:

Mailing address (if different from property address):.....

Telephone No.:

Email:

Comments:

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Signed: Date:.....

PLEASE TURN OVER

*Council is collecting this information for analysis and administration purposes only.
This information will not be disclosed to any other part in accordance to the Privacy Act.. «Address»*

