

# Aspendale Gardens News

Spring  
2013

The Official Newsletter of AGRA,  
Aspendale Gardens Residents Association



Distributed quarterly to over 2300 homes in Aspendale Gardens

[www.agrainc.org.au](http://www.agrainc.org.au)

## Annual General Meeting

Wednesday 28<sup>th</sup> August 2013 7:30pm

All Residents Welcome

### Show your support!

If you believe it is important for AGRA to exist and work for Aspendale Gardens community interests then we ask you to attend the Annual General Meeting (AGM) as a show of support.

As your AGRA team, we need confirmation that we are meeting the needs of our community. It helps us to know that what we do is valued.

This is the one evening of the year when we ask you to support AGRA. You can do this by attending the AGM and voting for members of the committee. If you want to have a positive impact in the community, you are welcome to put your hand up to join the AGRA committee. This year it is important that two or three new residents join so

that we have a range of different opinions and fresh thinking injected into discussions, ideas, decisions and policy development. Yes, you!

We are delighted to have **Ritchies CEO Fred Harrison** speak at the AGM about supermarket developments. His story is an inspiring one – from schoolboy casual to CEO – he did it! Fred will give an update on the AGRA-Ritchies Community Fun Day that will take place on Saturday the 16<sup>th</sup> of November.



Ritchies contributes half of one percent of sales value to local community organisations such as the AG Primary School and the AG Community Centre.

We have invited our south ward councillors John Ronke, Tamsin Bearsley and David Eden, State MLC Inga Peulich and State MPs Donna Bauer and Lorraine Wreford.

If trouble breaks out between our politicians, don't worry, we will also have a representative of Mordialloc Police attending to update us on crime patterns in our area and answer questions you might have.

## TAX TIME 2013

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Rental Property Tax Returns	Investor Tax Returns

### Contact Details

Kevin Slavin  
FCPA, Reg Tax Agent  
Email: [kevin.slavin@iinet.net.au](mailto:kevin.slavin@iinet.net.au)

**Address:** 284 Wells Rd (Melway 93 E6)  
Aspendale Gardens Vic 3195  
**Tel:** 0417 599 263  
**Website:** [slavin.com.au](http://slavin.com.au)

*Call today to book your  
2013 tax time appointment*

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## Your AGRA Committee

President and Chairperson *Ken Carney*

- phone: 03 9587 5483,
- email: [kjcarney@iprimus.com.au](mailto:kjcarney@iprimus.com.au)

Vice President: *Andrew Bearsley*

Treasurer: *John Zeccola*

Assistant Treasurer: *Serge Yan*

Minute Secretary: *Andrew Bearsley*

Asst Minute Secretary: *Katrina Harrison*

Social media: *Katrina Harrison*

Newsletter Advertising: *Henry Warren*

Community fun day: *Reny Frighetto*

Other Committee: *David Cree, Dan Moloney*

Newsletter Editor: *Andrew Bearsley*

Website Editor: *Sam Constantopoulos*

Newsletter Distribution: *Karina Ces*

**AGRA - Aspendale Gardens Residents Association are on Facebook.**

'Like' our page to connect with us and join in our community discussions



Federal MP Mark Dreyfus QC MP will be an apology because he will be in Canberra that night. We will also invite any known candidates for the coming federal election to the meeting.

All to join us later in the evening where you can mix and mingle and ask them questions during refreshments after the meeting.

## President's Annual Report



Once again I want to thank all committee members and their spouses for attending meetings and working in many different ways to promote the interests of our community and support the chairperson.

We are fortunate to have such high achievers working for us. Thanks to Katrina Harrison, Andrew Bearsley, John Zeccola, Serge Yan, Henry Warren, Reny Frighetto, David Cree and Dan Moloney. All members work with portfolios or projects.

In addition we have been fortunate to have ongoing assistance from our previous Newsletter editor Sam Constantopoulos who has taken over managing our website. We are also fortunate to have past committee member Karina Ces who organizes a large amount of work relating to our meetings with the shopping centre management and arranging the community fun day. Their volunteer help has been outstanding.

Also our thanks to David Smith who previously managed our web site but has now moved out of Aspendale Gardens.

We also thank our three south ward councillors for attending our meetings when they can and for the support they give to AGRA.

In addition we have received support from state MP's Donna Bauer and Lorraine Wreford MP and from Mark Dreyfus QC Federal MP. Thank you.

*Yours Sincerely*  
*Ken Carney President AGRA Inc*

No fast internet  
for you.

NBN rollout bypasses  
internet black-spots of  
Aspendale Gardens,  
Braeside Industrial Park

AGRA wrote to the CEO of NBN on the 21st June 2013. We also copied Federal Member Mark Dreyfus QC MP, local State MPs, Kingston Council CEO and SW Councillors. Here are the key points from our letter.

*Our association is very concerned about the failure of NBN to include the above areas of Kingston in the rollout plans for the NBN Service.*

*We believe that our local businesses and therefore future local and regional employment opportunities are being disadvantaged by this failure. Kingston has the 2nd highest economic output [\$6.5B pa] in Australia behind only Brisbane, and is the second largest industrial/manufacturing region in Victoria.*

*Many of these businesses are already suffering from outdated and overloaded Telstra exchanges which cannot adequately supply existing ADSL broadband services. Some areas of Aspendale Gardens have only wireless coverage. This should have made these areas a business and community government priority for the NBN rollout programme. We need NBN to ensure our national and international competitiveness.*

*There is no date given by NBN for when our isolated businesses and adjoining residential areas (which also includes people who run their businesses from home) will have the NBN Broadband installed.*

***We ask that NBN Co review your rollout plans to include Braeside Industrial Area and Aspendale Gardens and other related areas within the City of Kingston.***

Yours Sincerely  
Ken Carney President AGRA Inc

### The response from NBN

We received a reply dated the 26<sup>th</sup> July 2013, confirming that the internet black spots of Aspendale Gardens and Braeside Industrial Park are **not on any plans for NBN services to be supplied at any time in the future.**

Our federal member of parliament Mark Dreyfus QC MP has previously told us the Government has no say in prioritising areas for the installation of broadband specifically in the Isaacs electorate. However, reading the NBN reply we note that NBN say that they are “subject to instructions received from the Government to achieve a balance between regional and metropolitan areas”.

The Mordialloc sub-exchange on Wells Road and lack of available ADSL ports in western Aspendale Gardens should be the very reasons why NBN should prioritise such poorly serviced and disadvantaged areas in the rollout plan.

**We will be asking candidates for the federal election how they plan to get us onto today's broadband services that we desperately need.**

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## AGRA/Ritchies' Community Fun Day Sat Nov 16<sup>th</sup>, 10am-3pm

**Put this day in your diary!** Thanks to the support of Ritchies Supermarket and the shopping centre management, AGRA is proud to co-host the 2013 Aspendale Gardens Community Fun Day.

We appreciate the contributions that make this possible. Special thanks go to our local Aspendale Gardens-Edithvale **Community Bank®** branch, our South Ward councillors; Cr Tamsin Bearsley and Cr David Eden, and City of Kingston's Village Committee are all helping us to put together a fun-filled day for everyone. Aspendale Rotary will help out our local community centre by donating the use of their purpose built BBQ trailer. Thank you!

There will be stalls, a petting zoo, balloon artists, face painters, rides and demos by local clubs. A very special person is expected to make a visit! So come and have some fun, see what's on

offer in our Aspendale Gardens and support your local community. We'll see you there!



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## Postal Services in Aspendale Gardens

What postal services do you need in Aspendale Gardens?

A yellow express-post mailbox?  
Pickup of parcels outside of business hours?  
Over-the-counter services for mailing packages?  
Banking services?

In last year's community needs survey, residents identified the need for a local community Post Office service as a number one priority. We need to collect more evidence before we can put a solid case to Australia Post, so we need your help.

Please complete our online AGRA survey at <https://www.surveymonkey.com/s/AgraPostOffice>

**We need a massive response for our case to be meaningful, so if you haven't responded... please do. Thank you!**

## Bayside Gardening



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## Sporting Ground in Aspendale Gardens

*August 2013 - Update from City of Kingston*

What's happening? The Aspendale Gardens sports oval was officially handed over to Council on Tuesday 30 July 2013. All contract work has now been completed and the temporary fencing has been removed. The later than expected handover was due to significant delays in the utility companies connecting the electricity and water supply for the irrigation.



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What happens now? Council has now taken over the ongoing maintenance of the sports ground. This includes mowing, top dressing, fertilising, weed and turf management in preparation for the upcoming summer season.

When will sports teams be able to use the ground? The sportsground is on track to host organised cricket this 2013/14 Summer season. Requests for ground allocations have been sent out to all summer sports clubs and we are expecting to see cricket teams using the facility by October 2013. An in-principle agreement with Aspendale Gardens Primary School to utilise the school's toilet facilities for sports ground users, will now be finalised.

Future works? During the consultation on this project, many residents expressed a desire for additional Park Infrastructure to support the sports ground usage. Council is looking at options to provide this supporting infrastructure including; drinking fountain, park furniture, rubbish bin, new shade tree planting. These items will be progressively rolled out in the near future.

## What's On at Aspendale Gardens Community Service

103-105 Kearney Drive, Aspendale Gardens.  
Phone: 03 9587 5955  
Check us out on Facebook  
[www.agcsinc.org.au](http://www.agcsinc.org.au)

### Twilight Market

At the Community Centre on **Sat 19th October** from 4pm-8pm. Quality handmade and handcrafted products and many other specialty stalls.



### Family Portraits

Professional family portraits over **23rd & 24th November**. Now is your chance to update the family photos in a fun and relaxed atmosphere and help to support the Community Centre. Please book your spot at the Community Centre Office on 03 9587 5955.

### Occasional Care

Occasional Care is a child-minding service providing an opportunity for parents/carers to take an occasional break, knowing that their child is being professionally cared for in a safe, fun and stimulating environment. Children can develop many age appropriate skills during this time away from parents, including social, motor skills, language and creativity. Occasional Care is now two days a week (excluding public and school holidays).

#### **Occasional Care sessions:**

- Tue 8:30 – 11:30am
- Fri 12:15 – 3:15pm

**Cost:** \$23.00 per child per session or \$40.00 per family per session (AGCS members)

### Playgroup

Playgroup is a wonderful experience for children and their parents/carers to meet other people going through similar experiences in a warm,

friendly and informal setting. Adults stay with the children during these sessions, providing opportunities to socialize and exchange parenting ideas while their children learn to develop skills through play in a relaxed and happy atmosphere.

**Playgroup Session times: Mon 10:15am – 11:45am, Wed & Thurs 9:30am – 11:30am**  
**Cost \$55 per term. Bookings are essential.**

### Returning to Earnings Courses

Develop your confidence & self esteem! This program is designed to enhance your employment prospects; it is ideally suited to mothers, fathers, single parents returning to work or unemployed, school leavers or graduates requiring assistance with the job application or return to work/study process. **This training is provided with Victorian and Commonwealth Government funding.**

The course has a strong focus on gaining employment and gives you the opportunity to make a plan for your further employment while giving you the confidence, support and tools to put it in motion. For further information and to register your interest please contact Michelle or Rachel at the **Community Centre Office on 03 9587 5955.**



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## Yammerbook Nature Reserve – Stage 2 Draft Landscape Design

The Yammerbook nature reserve is a success story. The small Yammerbook subcommittee comprise: Nina Earl, Brian Earl, Brian Meredith, Scott Watson, Tony Collins (City of Kingston), Lee James (City of Kingston) and Ken Carney representing AGRA. In addition Jonathan Baker and Lachlan Rhind representing local primary schools have been members of the committee and still help with research. Volunteers and council workers have helped with plantings. Below is part of the report from Nina Earl about the latest planting day held on the 3<sup>rd</sup> of August 2013:



*Yammerbook Nature Reserve Planting  
Saturday 3 August 2013*

*The Friends of Mordialloc Catchment (that includes Yammerbook, Mordialloc Creek and Epsom Reserve), had a cold and overcast morning for our planting session. There were eight of us, Kingston Rangers: Elliot and Brad, Friends: Tom, Ian, Nina, Jackie, Graham, and Michael, with 2 each from Aspendale and Mordialloc, 1 from Aspendale Gardens, and 1 from Parkdale. We planted an area north of the lake, on the lake edge itself, and higher up the bank amongst existing shrubs inside the fence. The peaty soil was heavy from recent rain so the Rangers used an auger to make holes for plants. We put in a mix of groundcovers, grasses, juncus, shrubs and trees. About noon, the Rangers paused and asked if we wanted to stop for the day, but we all said 'let's get them in', so with a big grin the Rangers drilled some more holes. We put in 600+ plants, which was good going in the sticky soil; the Rangers*

*were happy because it meant they didn't have to return to finish the planting, and the Friends were happy with the achievement. We spotted cormorants on the lake.*



Next time you drive by Yammerbook Reserve which is the large lake near the Wells Road bridge over Mordialloc Creek, stop in the car park and have a look at the native flora and fauna that is developing on what only a few years ago would have been described as desert with a saline waterhole.

Aspendale Gardens Primary School have been recording detailed scientific measurements of aquatic life and water quality in the lake, and have recorded photos from fixed points. Aspendale Primary School has made a movie of the invertebrates discovered in the Yammerbook Lake.

After many years, plans for further improvements to the reserve are coming to fruition. *'Negotiations with Melbourne Water are nearing completion on the Yammerbook Stage 2 Landscape Plan. It is anticipated that the project will provide greater connections to the reserve for the community through the installation of paths and associated infrastructure. The final design needs to ensure that the project meets the flood mitigation requirements set out by Melbourne Water'.*

We see Yammerbook as part of a the living flora and fauna link between Mordialloc Creek and the secondary drain to Edithvale Wetlands, the greening of Wells Road; the Mordialloc Creek Waterways lakes development planned by Melbourne Water right up to the Waterways lakes.

If you wish to join this group please contact Ken Carney.



## Review of Green Wedge

Council are continuously looking at the feasibility of creation of wetlands, bike trails, horse trails, sports grounds, etc. in the Green Wedge. Improved and expanded wetlands help with drainage and help to minimise downstream flooding. AGRA monitors proposals in consultation with our south ward councillors.

## Access Track - Edithvale North Wetland

**This relates to the section of wetland walking track between Nurten Parade and the bridge crossing the secondary drain onto the Longbeach Bicycle Trail.**

AGRA has been seeking an upgrade to this track for a number of years so that it can support disabled three wheeled vehicles and prams.

We wrote to council and raised the request at the Village Committee who supported the project. We have since received a letter from John Nevins CEO Kingston dated 14th May 2013 advising that this project has been identified as a medium priority and will now proceed to the design and feasibility stage. Design and feasibility will be undertaken in 2013/14 year and then considered among other cycling and shared paths for funding and implementation in the 2014/15 budget.

**Development of the existing informal path between the end of the concrete path that follows behind the school and Nurten Parade then along the fenceline to the bridge to the Long Beach Trail.**

The Village Committee also proposed development of the existing informal path behind Aspendale Gardens Primary School that follows the fenceline to the Long Beach Trail. This is recognised as a significant thoroughfare.

**General Comment:** The priority of these local trails raised by this Village Committee has now changed from being of low to medium importance with the announcement of the development of the Edithvale Children's' Hub and recent work undertaken at the Aspendale Sportsground. This change in priority means that these trails can enter the design phase in 2013/14 enabling cost estimates to be established and designs to be drawn up. Residents affected by these plans will be consulted. Once this preliminary planning is completed, the work can then be submitted for consideration in the 2014/15 budget.


There were no plans to extend the east west path past Branagan Drive entrance, as residents are able to use the footpath along the Branagan Drive itself.

AGRA considers this a good outcome – and passes our thanks to the Village Committee and Council for supporting both projects that will benefit Aspendale Gardens and related communities. AGRA will continue to monitor.

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## AGRA meets our local State MPs

AGRA met with local state MP's Donna Bauer and MP Lorraine Wreford on the 3rd June 2013 to seek assistance on a range of issues, including traffic safety and management, internet access, screening of factories and the extension of the Waterways lake system along Mordialloc creek.

Although Aspendale Gardens is currently represented by MP Donna Bauer at state government level, however this may well change to MP Lorraine Wreford if state electoral boundaries are adjusted.

## Screening industrial sites North of Mordialloc Creek

For many years, local groups including AGRA have advocated to Melbourne Water and Kingston City Council that future industrial developments north of Mordialloc Creek between Wells Road Bridge and Waterways Lakes will be shielded from view through the construction of earth mounds and plantings.



Council has recently advised that a 3 metre landscape setback has now been established for the Industrial 1 zoned land north of Mordialloc Creek. Council will encourage any development abutting the creek to use muted tones and finishes and varied landscaping, including trees, shrubs and ground covers to ensure a mix of screen coverage of the building facades facing the creek.

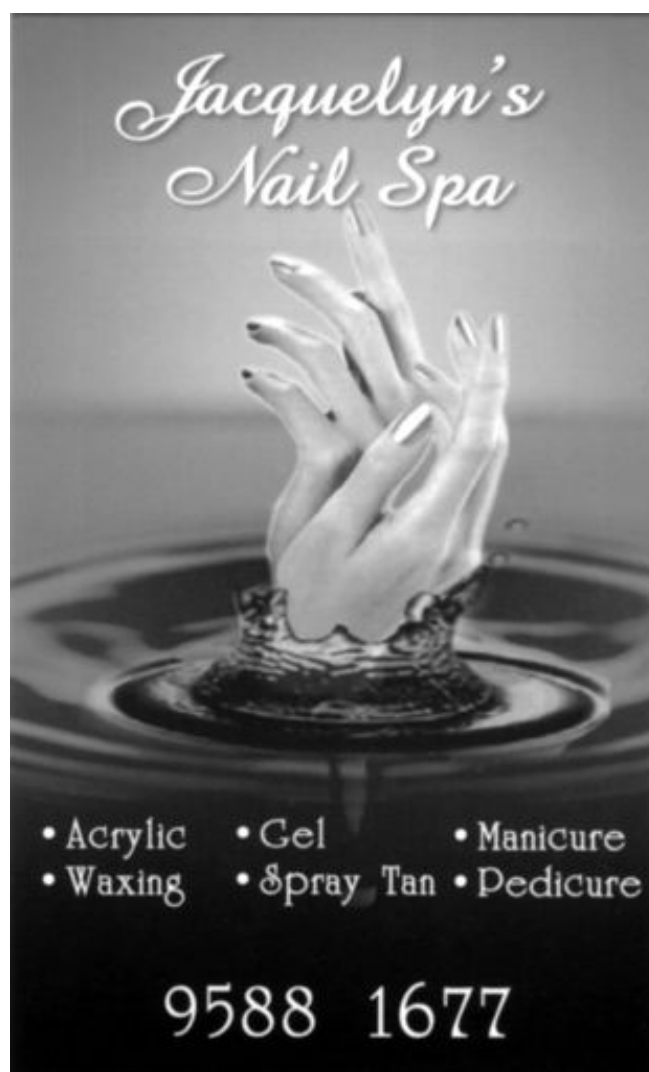
Such measures should ensure that any future development of the land balances the sensitive interface of the Mordialloc Creek site. This sounds positive at this stage. We thank Council for their update.

## Teaming up with Mordialloc Friends Group

We have been scratching our collective heads on how to start a project to screen existing industrial sites along Mordialloc Creek. Council have suggested that we involve and partner with the Mordialloc Friends Group who currently work with Council and Melbourne Water across this area.

AGRA will correspond with this group in order to start discussion on how to include such a project in their planting and management programs.

Our objective is to ensure plantings on both the limited Melbourne Water land and the industrial zone meet our needs for screening. Melbourne Water has also confirmed that they will work with us on this project. We will need landowner permission for any planting on private land.



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## Mordialloc Creek Lakes Project

David Reginato and colleagues from Melbourne Water presented at the AGRA AGM on the 29th August 2012 giving an update of progress of the Mordialloc Creek lakes project.

They confirmed the construction program was likely to start after the growling grass frog breeding season ended early 2013.

However, Melbourne Water's subsequent planning application to Council was deferred on the basis that additional remnant flora was discovered that had not been identified in the original planning application. They have not yet submitted an amended application to the Council but there has been on site assessment by MW and Council ecologists.

Our objective is that all parties work together on getting the revised plans through ASAP so that the approved budget for this vital project is not excessively delayed by Melbourne Water.

## News Flash: Lakes Project excessively delayed

We have just received very disappointing news at the time of writing this newsletter. The Lakes Project has been excessively delayed. Melbourne Water has just sent the following news:

*'Melbourne Water has future plans to complete works on Mordialloc Creek between Boundary Rd and Bowen Parkway. **It is unlikely these works will be underway for a number of years to come. This is because there are no existing buildings at risk of flooding from Mordialloc creek and no immediate development.** This project will involve making the creek deeper to hold more run off water from new developments proposed to the north when they occur. We are committed to addressing the Residents Association's concern in amenity impacts especially screening the industrial area when development occurs. Part of our project and subject to approvals and land being developed, we will work closely with Council to assure a solution agreeable to the community.'*

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## News Flash: Lakes Project excessively delayed (continued)

We are stunned by this delay to the project by Melbourne Water.

We understand that MW staff were keen to get the project underway as soon as the plans were completed. We feared that any delay to the project by not getting the plans right first time when submitted to council would be used as the reason to delay funding of the project.

We had warned both of our state members of parliament that government's programme of cutting back on expenditure including Melbourne Water increased the risk of excessive delay if small issues tripped up the project. Well, it has happened.

We will be taking this up with our state MPs, Melbourne Water and Council in an endeavour to get this project back on track.

## Fitness Trails throughout Kingston

We have submitted a proposal to Council through the Village Committee to consider the addition of fitness trails so that residents can develop all-round fitness while out running, walking or cycling. This would be a fitness bonus for all residents including senior citizens, children and those who need to get fit but can't do so on a regular or cost basis. We are continually told by government agencies that fitness reduces the risk of many illnesses, which in turn reduces pressure on hospitals etc. so it appears to have many benefits. Council have responded positively to the proposal.

*"Council is looking at opportunities for circuits and fitness trails across the municipality. Equipment installed so far has been well utilised, and Council are keen to support free-use access, particularly outdoors. Kingston has not installed any circuit trails yet as the costs are higher due to the often inaccessible locations and difficulties*



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*with installing and maintaining stations that are 300-500 metres apart. Longbeach Trail could be a good location for circuit equipment given its accessibility and clear sight lines. Council report that the trail behind the Aspendale Gardens school is also a potential site for a fitness trail”.*

We look forward to Council moving ahead with a local fitness trail that will complement the new Sports Oval; hopefully it will be included in next year's budget considerations for the 2014/2015 budget. We appreciate the support given to this proposal by the Village Committee and Council.

## Planning Applications and Objections Development: Shopping Centre Roof Top Development

Details and plans have been on the AGRA noticeboard for many months. AGRA posted our submission objecting to the development to VCAT, the COK and the applicant as well as copied Ritchie's and Pretlok and their legal representatives. We also placed a copy on the AGRA noticeboard and sent copies to AG interested parties.



A copy of our submission dated 15<sup>th</sup> April 2013 to VCAT is shown below:

### **VCAT Ref: P682/2013 City of Kingston Reference KP-519/2012 Lot S2 on PS504835M Applicant – Eliza Constructions - AGRA Inc. Statement of Grounds Objecting to this Proposed Development**

We ask that our statement of grounds opposing this proposed development be considered by the tribunal before a decision is made relating to the proposal.

The proposed development does not meet the following criteria:

The concept of a two story residential construction added onto the top of this specific business 1 site is outside the intention of the Kingston Planning Scheme.

The proposed development will not contribute positively to local urban character and will result in a detrimental impact on neighbouring residential properties and on neighbourhood character and amenity.

The proposal is not consistent with the vision or objectives of the locality. The proposed development does not respond to the neighbourhood character in terms of scale and bulk.

It is our belief that the criteria relating to Neighbourhood Activity Centres increased density living was not intended to encourage high density housing development on top of a local shopping centre within small village type neighbourhood activity centres such as Aspendale Gardens.

The proposal is not for well-designed multi dwelling housing: it is in effect for high density units with residents isolated and separated from the local medium density residential community by the complex and active commercial shopping centre beneath.

The objective for any new residential development (and that is what this is) is to achieve architectural and urban design outcomes that positively support the existing neighbourhood character. This is an established residential area and the design of any new residential housing must display sensitivity to

---

the overall existing residential context and amenity standards. This proposed development does not do that.

Council requires that the intensity and scale of this type of development needs to be in keeping with the scale of the centre. This proposed development does not do that. It is the wrong proposed development for this low-key village-style Neighbourhood Activity Centre.

In addition, the proposed residential use does not foster or facilitate new employment opportunities within Aspendale Gardens which we understand is also a requirement of council policy relating to this type of activity centre.

**Vehicle Access and Safety:** The number of vehicles that this proposed development requires brings real safety issues in terms of entry and exit and passing problems on the proposed ramp and into and out from the ramp through to the road. Also while we are not experts we are not convinced that this proposed addition would be safe to flee from in the event of an emergency.

**Car Parking:** The existing Shopping Centre Car Park is full at peak times with additional spaces being taken up at the Community Centre Car Park. The proposed ramp requires the removal of eight existing parking spaces. This will compound existing car parking problems and is likely to force vehicles to park outside the school on Kearney Drive and/or in surrounding areas including the community centre. Alternatively customers may choose to shop elsewhere.

Despite some resident parking being planned by the developer on the existing roof, this parking problem will be further compounded by the need for street level parking by dwelling owners and their visitors thereby taking away more existing car park spaces in the shopping centre car park.

The unknown stage 2 development whatever that will be will further complicate the situation.

**Waste Storage and Removal:** The original permit states that no bins or other receptacles for any form of rubbish or refuse shall be placed or allowed to remain in view of the public, and no smell shall be emitted from any such receptacles. We understand that this council planning requirement is unlikely to be met.

**Future Operation of the Shopping Centre:** The proposed development would have an undesirable impact on the structure and operations and functions of the existing shopping centre. Possible increased noise levels impacting on local residents including from open balconies. Risk to current use and hours of operation and management of the shopping centre should residents of the units complain of noise, smells and other factors including for example the bi-annual Community Fun Day.

This will have an adverse impact on the management and services the Shopping Centre supplies to the public. It could impact on profitability of operations including tenant and shop owners being adversely impacted in terms of viability.

*Yours Sincerely*

*Ken Carney President AGRA Inc.*

### **VCAT Hearing Scheduled**

The VCAT hearing is scheduled for the 26<sup>th</sup> and 27<sup>th</sup> of August 2013.

AGRA will have a representative at the meeting. We understand that Ritchie's have also objected to the proposed development and will be represented at VCAT.

The developer went direct to VCAT on the basis that council did not determine within the statutory timescales. We understand that there are reasons why Council were unable to come to a decision on the developers application within the time frame.

Council have since registered their determination that if they had been in a position to determine this application for a planning permit they would have refused on grounds shown in their submission to VCAT.

We understand that our three South Ward Councillors, John Ronke, Tamsin Bearsley and David Eden are in agreement with that decision.

The AGRA AGM is on the 28<sup>th</sup> of August, so we will be able to report what takes place at the VCAT Hearing although a VCAT decision will be some time away.

## Aspendale Gardens-Edithvale Community Bank® Branch



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It means you benefit from competitive products and great service, and also feel satisfied knowing your banking is making a difference.

Already, Aspendale Gardens-Edithvale **Community Bank®** Branch has contributed \$30,000 to local community projects, like the Patterson River Golf Club - Defto for Life. And the more people who choose to bank with us, the more we'll be able to contribute.

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## New Commercial Zones

AGRA wrote to Mayor Ron Brownlee following up on an article in the local Leader Newspaper. We sought clarification as to whether there could be an adverse impact on the Aspendale Gardens Shopping Centre when this legislation is enacted on the 1<sup>st</sup> July 2013.

We take the following précised notes with some adjustments from the August edition of KYC.

There is one issue in relation to the Commercial 2 zone that may potentially affect the viability of small businesses, their employees, and landlords as well as the quite enjoyment of some residential areas. Council has raised this with state government.

The new Commercial 2 zone allows supermarkets up to 1,800m<sup>2</sup> (building about the size of three house blocks) to open without needing a planning permit and new shops to open where this was previously not allowed.

Council expresses their concern that existing small business owners have carefully chosen to invest in particular areas based on long established local policies. The foot traffic they rely on may be taken away by shops opening up in new locations.

Council specifically note ten areas in Kingston that are at risk, one of which is at high risk: Aspendale Gardens Shopping Centre. The zones are now into effect across

Victoria with a one-size-fits-all approach. We understand that Council have written to the government seeking amendments to the plan but have not had a specific response.

AGRA are not interested in stopping competition but we have a real concern that predatory supermarket chains using this legislation will open up on Wells Road in Chelsea Heights and target our shopping centre so that it is not viable, with the result it could close down. Once they have achieved that they will follow past practice and hike their prices. We would then be left without out the heart of our community. What do you think? Join the conversation on our AGRA Facebook page and share your thoughts.

# Valentino's

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## Check in Store for Specials!

### *Traditional Charcoal Gyros Souvlaki*

### *Charcoal Grill Burgers*

<h3>Pizza &amp; Pasta</h3> <p>Trading Hours Mon - Thu: 10am - 9pm Fri - Sat: 10am - 10pm Sunday: 4pm - 9pm</p>	<h3>Souvlaki &amp; Burger</h3> <p>Trading Hours Mon - Thu: 10am - 9pm Fri - Sat: 10am - 10pm Sunday: 4pm - 9pm</p>
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Last order 15 minutes before closing time.  
Min Delivery Order \$16. Tue - Sun after 5.30pm

## TAKE-AWAY & DELIVERY

Phone Orders Welcome

 Pizza & Pasta <b>9590 9506</b>	Souvlaki & Burger <b>9588 2575</b>
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Shop 18 Aspendale Gardens Shopping Centre  
(\$4 Delivery charge - Prices inc. GST)

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## New Residential Zones

New legislation is also underway relating to new residential zones. AGRA placed posters, brochures and Council feedback forms on our post box at the shopping centre. For more details, google 'kingston council new residential zones'. Take the opportunity to give your view before changes come in that you may not like.

We would appreciate if you can tell AGRA what you think of the proposals (leave a comment on our Facebook page), and we will look at this issue in the coming months.

## Safety on Wells Road... Cameras and Barriers

AGRA has raised some of traffic concerns with Council through the Village Committee. Council has offered to review the issues and then decide how we move forward with Vic Roads from there.

### Greening of Wells Road

We understand that Council have ongoing plans to improve vegetation and density of planting along Wells Rd over the next two years. What has been done so far looks great.

### Dingley Bypass and MPF Extension

Ken attended the Vic Road meeting on the 24th March 2013 where they gave the community an update on progress of the Dingley Bypass. We noticed the high number of controlled intersections on the complete route for this new arterial road system.

In other news, the Vic Roads study report relating to completion of the northern MPF Extension is due this year.

### Traffic on Wells Road

We are concerned with the further increase in traffic in our region as a result of the opening of the southern Peninsula Link Freeway. One area

mentioned where traffic has increased significantly is Governor Road, however the issue is bigger than just that road. Getting traffic off Wells and other regional roads is vital. With this extra traffic, a new concern is how can the local network including Nepean, MPF and the Future Dingley bypass handle traffic when we experience a serious accident or local emergency.

The recent car accident in Station Street where a person was killed during the evening rush hour caused a massive traffic seize up on most of the roads in our region. It went on for hours. The same situation happened when Edithvale Road flooded and when we had fires. We must address the question of how safe are we when emergencies like these take place in our region with its limited road systems.

We are concerned that our region is not seen as a priority for government investment, all the investment seems to be going to the city centre and northwest.

Another situation that may have serious outcomes for our region is the new regulations for Heavy Vehicles that came into force on the 1<sup>st</sup> July 2013. These can determine the route for heavy vehicles which also creates an issue for Kingston due to the high residential areas **close** to industrial areas.

As one of the VC members said to me, this will develop into a major problem when the Hastings Port starts operation. Refer to website of the NHVR for further information.

### Winners Circle – Need for Traffic Controls

AGRA has reappraised council of the long term need for traffic controls including a pedestrian crossing at this dangerous junction. It has now become more important due to children jaywalking across the high volume and high speed Wells Road, crossing at Winners Circle to the new bus stop near Sanctuary Place. This so they can get the bus to get high school each morning. Council told us that this is a matter for local MPs.

### Need for Boundary Road increase to four lanes

We have seen a number of comments on this subject on the AGRA Facebook page. This location is actually in Lorraine Wreford's electorate. This item was included in the list for

discussion with local state MP's Donna Bauer and Lorraine Wreford on the 3rd June 2013. LW says she is already onto this.

Council have confirmed there is an increased flow and Governor Road has hit the 20,000 vehicles per day (vpd) limit after which Vic Roads have to consider increasing to 4 lanes.

### **Red Light Speed Cameras On Wells Road**

As previously reported, Red Light Cameras have been approved at the Wells Road junctions of Palm Grove and Royal Palms. The project is out for tender. No date for installation is yet known.

### **Traffic Lights and Bike Path to Braeside Park**

Traffic lights are required at the Burdekin Parade and Governor Road Junction, in order to make it safe for pedestrians and motorists entering and exiting Waterways Estates. This includes cyclists crossing to use the bike path to Braeside Park. We are advised that a number of accidents have taken place at this junction.

This project has been held up between Council and the developer for a long period of time. Latest update: The developer now has an obligation as part of the overall Waterways development to install traffic signals at this location.

Formal process with various notifications has commenced. This project is estimated to cost more than \$1.6m to build. Works need to be done in summer, and will not be done in 2013.

Full pedestrian signals are required on the western side to cross to Braeside Park, with 11 metre high poles for lights. The lights will need to be interlocked with Springvale Road lights. This may have a substantial impact on traffic in Governor and Springvale Road.

### **Bicycle & Pedestrian Paths between Wells and Boundary to Industrial Area up to Centre Dandening**

The following report from our 19/5/2012 meeting with Rachel Hornsby and then Mayor John Ronke. Consultants were preparing plans with a report due in August this year. AGRA pointed out that there is no safe bicycle pathway from Aspendale Gardens to the Braeside Industrial Estate. Bicycle

use is encouraged by the state government and local councils, and this is a major cyclist problem.

Update May 2013: The feasibility study has been completed and has been circulated to Councillors. The study identifies a number of alignments for creating a north/south shared path route. It also identifies a preferred route with costings. In line with other strategic work that Council is currently undertaking, the project will be put forward as a capital works submission from 2014/15 year onwards for funding consideration. Council will not share the options with us at this stage!

## **2013 Federal Election: Saturday 7<sup>th</sup> September**

AGRA normally arranges a 'meet the candidates' meeting prior to every election, however the timing means that it not not possible this time around.

We have decided to try using our website and perhaps Facebook as a place to publish candidate responses from questions that we will ask them before the election.

Our initial questions are around the problematic infrastructure in Aspendale Gardens, primarily for broadband and vehicle through-traffic.

### **Broadband:**

1. High Speed Broadband. Do you support development of the current NBN system?
2. If yes to NBN, will you work on getting Aspendale Gardens and the Braeside Industrial region onto NBN within two years? Please explain how.
3. If no to NBN, what will you do to give us the equivalent broadband service in our area and when will it be available?
4. Will there be any connection costs for this system and what would they be? There has been talk of a \$5,000 fee to join the household to the node.

### **Federal Funding towards MPF Extension?**

5. Yes or No?
6. If Yes, when?
7. If No, how do you propose reducing the traffic flow through Aspendale Gardens coming from the Mornington Peninsula?



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# AGRA Annual General Meeting Agenda

Wednesday the 28th August 2013 – 7.30pm  
At the Community Centre, Kearney Drive,  
Aspendale Gardens

**7.00pm Doors open.** All visitors please register at the door. Note you do not have to be a member to attend or ask questions. You only need to be a member to vote.

If you wish you can become member of AGRA by registering at the desk; there is no charge to be an AGRA member. Membership does not mean you have to join the committee or to carry out any work, it means that you support AGRA and the work it does for the community. Without a strong membership base or community support AGRA would not exist. All new and existing AGRA members will be given a card at reception to display when voting at the meeting.

## Agenda

7.00pm. Doors Open, Registration.

7.30pm. Welcome and Apologies. Introduction of 2012-2013 Committee.

7.40pm. Minutes of Previous Meeting 29 Aug 2013. Matters arising?  
(Copies of previous minutes will be available at the meeting).

7.50pm. President's Report and Questions. This will be a Power-Point summary of key items. Please read the full report in this AGRA Newsletter. President Ken Carney will move acceptance.

8.10pm. Treasurer's Report and Questions. John Zeccola. Copies of the Treasurers report will be available at the meeting. John will introduce the auditor to the meeting. Treasurer John Zeccola will move acceptance.

8.20pm. Changes to the AGRA Constitution. No changes advised.

8.25pm. Election of Officers. Chaired by a local South Ward Councillor Tamsin Bearsley.

Any Aspendale Gardens resident can nominate on the night to become a member of the AGRA committee. Tradition is that we elect the following positions; President, Treasurer and Minute Secretary tonight along with individual committee members. The committee then fills all other official positions during their first meeting. We need three new Committee members to join us tonight.

8.35pm. Appoint Auditor for 2013/14.

8.40pm. Ritchie's CEO & Director Fred Harrison will speak at the AGM so you will be able to hear about the latest developments in the supermarket world and ask questions or make suggestions about the Aspendale Gardens supermarket. Fred may also give an update on the AGRA-Ritchie's community fun day that will take place on Saturday the 16th of November.

9.05pm. Criminal Activities in Aspendale Gardens. A police officer will attend (Mordialloc Police Station). The police will update residents on actions taken by the police to minimise crime in our region. Questions will be taken from the floor.

9.15pm. Any other Business. Newsletter deliverers. General community questions.

9.20pm. Approximate Finish Time.

Light refreshments kindly supplied by Ritchies Supermarket. An opportunity to mix and mingle with Fred Harrison, Councillors John Ronke, Tamsin Bearsley, David Eden, state members of parliament and (if available) candidates standing for the federal election.

*Yours Sincerely*

*Ken Carney President AGRA Inc*

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