

## ADDENDUM



# Revitalising Central Dandenong Sites 11-15

## Addendum to the Final Engagement Findings Report

Prepared by Capire Consulting Group on behalf of Capital Alliance

Final Report, 4 November 2022

**capire**

## **DEFINITIONS**

The following terms are used throughout the report. The definition of each term is provided below.

### **Community**

The term community refers to a group of people that has something in common such as identity, behaviours, interests or values. A community often share a sense of place in a given geographical area (e.g. a country, city, town, or neighbourhood) or in virtual space through communication platforms.

### **Stakeholder**

The word stakeholder refers to individuals, groups or organisations with a stake or interest in the outcome of a decision. Stakeholders may also have the ability to influence the decision given their role or position.

### **Engagement**

Engagement is defined as a planned process with the purpose of working with communities and stakeholders to inform decisions, share knowledge and strengthen relationships.

### **Consultation**

Unless otherwise stated, all feedback documented by Capire Consulting Group and any person(s) acting on our behalf is written and/or recorded during our program/consultation activities.

Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.

## **PRIVACY**

Capire Consulting Group and any person(s) acting on our behalf is committed to protecting privacy and personally identifiable information by meeting our responsibilities under the Victorian Privacy Act 1988 and the Australian Privacy Principles 2014 as well as relevant industry codes of ethics and conduct.

For the purpose of program delivery, and on behalf of our clients, we collect personal information from individuals, such as e-mail addresses, contact details, demographic data and program feedback to enable us to facilitate participation in consultation activities. We follow a strict procedure for the collection, use, disclosure, storage and destruction of personal information. Any information we collect is stored securely on our server for the duration of the program and only disclosed to our client or the program team. Written notes from consultation activities are manually transferred to our server and disposed of securely.

Comments recorded during any consultation activities are faithfully transcribed however not attributed to individuals. Diligence is taken to ensure that any comments or sensitive information does not become personally identifiable in our reporting, or at any stage of the program.

Capire operates an in-office server with security measures that include, but are not limited to, password protected access, restrictions to sensitive data and the encrypted transfer of data.

For more information about the way we collect information, how we use, store and disclose information as well as our complaints procedure, please see [www.capire.com.au](http://www.capire.com.au) or telephone (03) 9285 9000.

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## 1 Purpose of this addendum

In April 2022, the City of Greater Dandenong Council (Council) wrote to Development Victoria requesting that Capital Alliance consider extending the engagement phase to provide another opportunity for community members to learn about and provide feedback on the Revitalising Central Dandenong (RCD) master plan for Sites 11-15. In response, Capital Alliance hosted additional community engagement and feedback sessions in October and November 2022.

This addendum outlines the additional engagement activities held, and the feedback received from the community. This addendum should be read in conjunction with the *Revitalising Central Dandenong Master Plan Final Engagement Findings March 2022* report, developed by Capire Consulting Group (Capire) in March 2022.

## 2 Additional engagement activities

This section provides an overview of the additional promotion and engagement activities held in October and November 2022.

### 2.1 Overview

Presented below is a snapshot of key participation metrics for online and in person engagement events held from the 19 September to the 4 November 2022.

Figure 1 Engagement snapshot

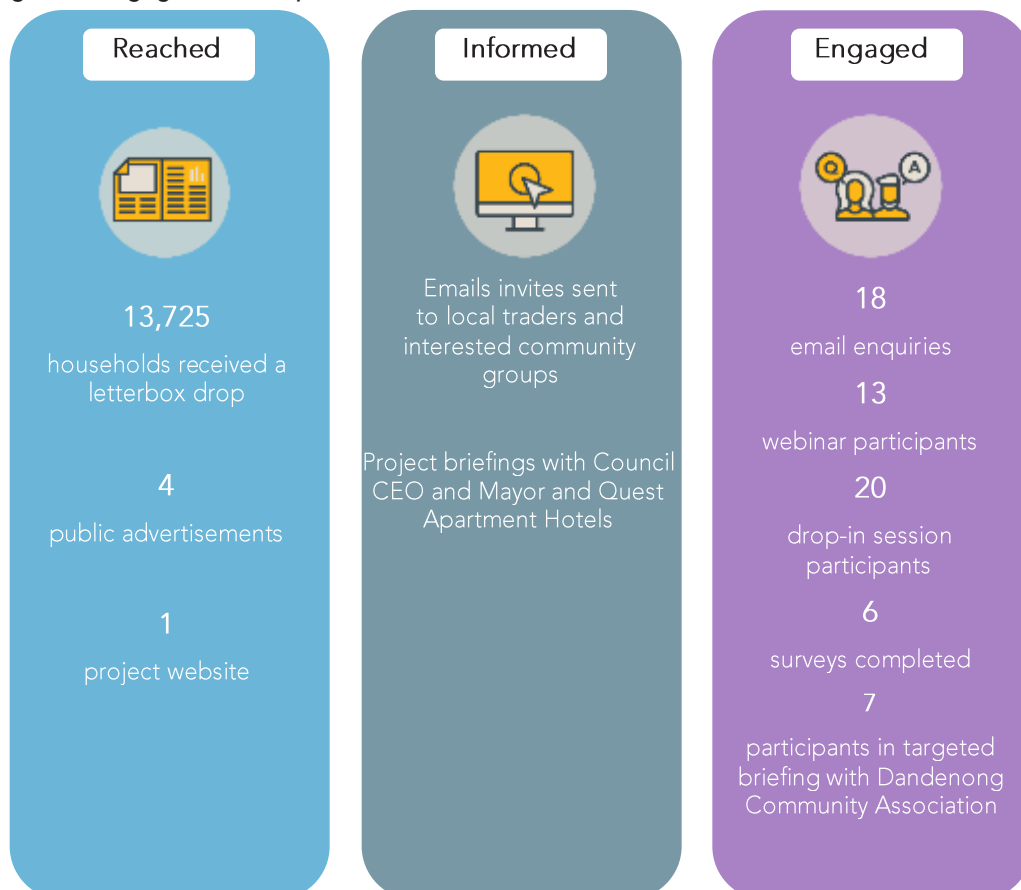





Table 1 Phase 2 promotion and engagement activities

Activities	Description
<b>Project website</b>	The dedicated project website ( <a href="http://www.rcd.capitalalliancegroup.com">www.rcd.capitalalliancegroup.com</a> ) was updated to provide answers to questions raised by the community in Phase 1 (March 2022) engagement, including updated factsheets and FAQs.
<b>Project email</b>	A total of 18 email enquiries were received from the community through the RCD project email ( <a href="mailto:rcd@capitalalliancegroup.com.au">rcd@capitalalliancegroup.com.au</a> ).
<b>Letterbox drop</b>	<p>A total of 13,725 properties within the Central Dandenong Declared Project Area (see Figure 2) were reached through a mail drop.</p> <p>The radius of the letterbox drop is approximately 1.5kms from the RCD sites 11-15.</p>  <p><i>Figure 2 Map showing extent of letterbox mail drop</i></p>
<b>Public advertisement</b>	<p>A public advertisement was placed in the local newspaper, the <i>Dandenong Star Journal</i>. The advertisement highlighted the RCD project website and upcoming engagement opportunities. The advertisement was published on these four dates:</p> <ul style="list-style-type: none"> <li>• Tuesday, 20 September 2022</li> <li>• Tuesday, 27 September 2022</li> <li>• Tuesday, 4 October 2022</li> <li>• Tuesday, 11 October 2022.</li> </ul>
<b>Email invites</b>	Email invitations to existing Little India traders and local trader groups were sent by Development Victoria or Capital Alliance.

Activities	Description
	Email invitations were sent to local groups that expressed interest in the project.
<b>Webinar</b>	One online webinar was held on Tuesday 11 October 2022 to provide updated information about the master plan, and for the project team to answer questions from the audience. A total of six community members registered and 13 community members attended the online webinar. Overall, 16 questions were asked in the session.
<b>Drop-in sessions</b>	<p>Two drop-in sessions were held on Tuesday 18 October 2022 at:</p> <ul style="list-style-type: none"> <li>• 2pm - 4pm</li> <li>• 6pm – 8pm</li> </ul> <p>A total of 20 community members attended.</p>
<b>Targeted briefing session</b>	<p>A targeted briefing session between the RCD project team and the Dandenong Community Association (DCA) was held on Thursday 3 November 2022. In total, six DCA members and one journalist from The Urban Developer attended this targeted briefing session.</p> <p>The project team introduced themselves and presented an overview of the RCD project. The rest of the meeting was dedicated to answering questions from DCA members about various aspects of the project.</p> <p>The RCD project team offered a second briefing session to DCA should they have further queries and/or questions.</p>
<b>Survey</b>	The same survey from Phase One was used to collect feedback from the community through the project website ( <a href="https://rcd.capitalalliancegroup.com">https://rcd.capitalalliancegroup.com</a> ) and hard copy forms distributed at in-person sessions. Six surveys were completed by community members about the RCD project.

### Who participated

Demographics questions were asked in the survey but not all participants completed the questions. Among those who have provided responses were:

- two females and three male participants
- four respondents aged 60 to 69 years, and one respondent aged 30 to 39 years
- three respondents indicated they were born overseas
- four respondents lived in the Dandenong area, while two of those respondents also work in Dandenong; one respondent worked in Dandenong and one respondent owned a business in Dandenong.
- six members from the Dandenong Community Association (DCA)

Through informal conversations at the drop-in sessions, it was understood that drop-in sessions participants included seven local traders at Little India; two participants who were interested in property investment in Dandenong; a few ex-Dandenong residents that were interested in future development; and others who had lived in Dandenong for a long time.

Two journalists also attended RCD engagement activities. One journalist for The Age attended the 2 pm – 4 pm drop-in session, while another journalist for The Urban Developer attended a targeted briefing session between the DCA and the RCD project team.

Beyond the drop-in sessions, an informal meeting was held between Capital Alliance and a business development manager at Quest Apartment Hotels. They showed support for the Revitalising Central Dandenong development and are open to working with Capital Alliance in the future.

### 3 Engagement findings

This section summarises the key feedback received during this phase of engagement about the RCD project sourced from the webinar, drop-in sessions and surveys.

#### 3.1 Level of support for the RCD Vision

Participants were asked to rate their level of support for the draft vision for Central Dandenong. Survey responses were shown in **Error! Reference source not found.** below.

Half of the respondents (three out of six) did not answer the question. Of the three respondents that answered the question, two strongly agreed with the RCD vision, while one was neutral about the vision.

Table 2 Level of support for the draft master plan vision (n=6)

Response	Number of participants
Strongly agree	2
Agree	0
Neutral	1
Disagree	0
Strongly disagree	0
Not certain	0
Did not answer	3

The survey did not ask participants to elaborate on their answers. The rationale behind their choices is understood through their comments in other survey responses or face-to-face interactions in the drop-in sessions.

In the drop-in sessions, amongst the 20 community members who attended, there was general support for the project. Participants welcomed the idea of developing Central Dandenong. Participants generally felt that the new development would attract new residents, workers and visitors into the area.

Some quotes from participants are provided below to illustrate their sentiment.

***‘This plan gives us hope that there is something happening here.’***

- drop-in session participant

***‘I am hoping that my children will move back to Dandenong if this plan is realised.’***

- drop-in session participant



### 3.2 Level of support for the key ideas in the draft master plan

Participants were asked to rate their level of support for the key ideas proposed in the draft master plan. Survey responses are shown in Figure 3.

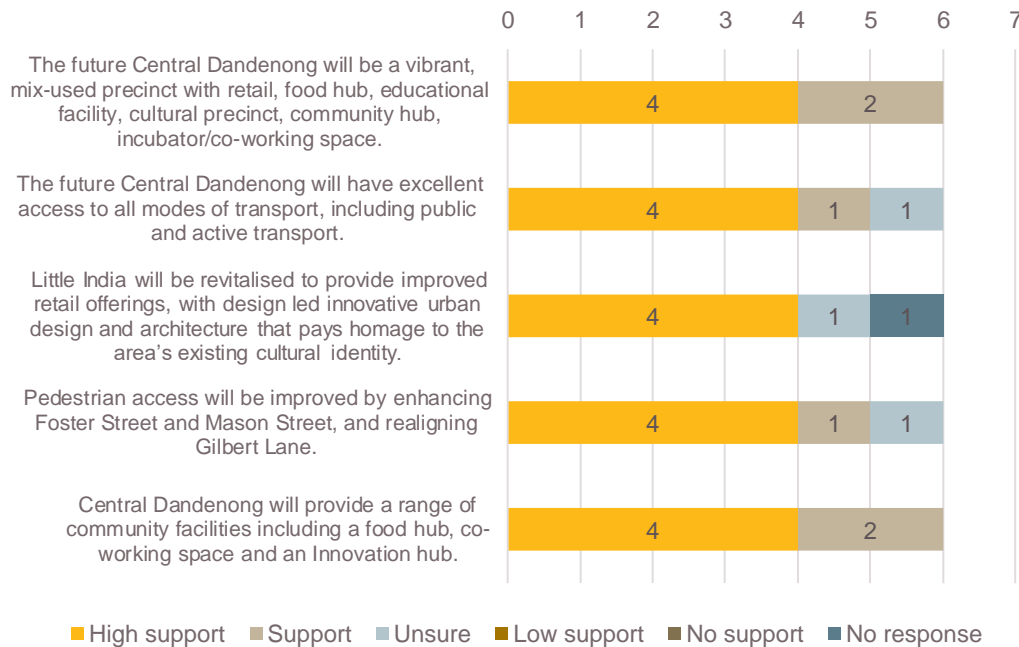


Figure 3 Level of support for the key ideas in the draft master plan (n=6)

The following sections (3.2.1 to 3.2.6) summarised the emerging themes from survey responses by each proposed idea.

#### 3.2.1 Idea 1: Creating a vibrant, mixed-use precinct

This idea proposed that ***'the future Central Dandenong will be a vibrant, mix-used precinct with retail, food hub, educational facility, cultural precinct, community hub, incubator/co-working space.'***

A total of six responses were received for this survey question. All respondents either chose 'high support' or 'support' for this idea. One person was unsure about this idea, whilst there were no responses for 'unsure', 'no support' or 'low support'.

Key themes emerged from the engagement activities were summarised below.

- Participants sought general information about the landscape design of the precinct, including how trees can provide shade during summer.
- Participants asked questions about how the development fits with Dandenong's character, and one participant questioned if and how the RCD development would impact current high streets in the area.
- Participants shared their aspirations for how the RCD development could be commercially viable, they hoped that the proposed development will not result in vacant shops.

- One participant expressed support for the idea, saying that it has the potential to refocus business activity and government spending back into Central Dandenong.
- During the DCA targeted briefing session, a participant asked if the RCD project has considered constructing educational facilities near the Dandenong railway station.

Survey responses relating to this question are summarised below.

- Suggestion to expand the scope of RCD to include the main street market hub and the shopping centre precinct.
- Positive sentiment around the urban design of the area, including the setbacks and multi-use areas.

A quote from a survey respondent is provided below to illustrate their sentiment.

*'I sincerely wish this plan to revitalise Dandenong included the station precinct and the central circuit inclusive of the main street market hub and the shopping centre precinct. So that the revitalisation could become a holistic, whole city development project.'*

– survey respondent

### **3.2.2 Idea 2: Improved pedestrian access**

This idea proposed that ***'the future Central Dandenong will have excellent access to all modes of transport, including public and active transport.'***

Most respondents (five out of six) either 'supported' or 'strongly supported' this key idea. One respondent was unsure about this idea, whilst there were no responses for 'no support' or 'low support'.

Key themes emerged from the engagement activities were summarised below.

- A desire for the creation of family friendly areas throughout Central Dandenong.
- A desire for accessibility to be considered throughout the master plan.
- Ensuring public spaces are accessible through the use of appropriate surfaces for pedestrian footpaths and roads.

A quote from a survey respondent is provided below to illustrate their sentiment.

*'Happy to see the revitalisation of Dandenong. It seems that there is great expertise in the room tonight. I like the way future buildings are set back and incorporate multi-use area, pedestrians and transport.'*

– survey respondent

### 3.2.3 **Idea 3: Revitalising Little India**

This idea proposed that ***‘Little India will be revitalised to provide improved retail offerings, with design led innovative urban design and architecture that pays homage to the area’s existing cultural identity.’***

Most respondents (four out of six respondents) either ‘supported’ or ‘strongly supported’ this key idea. One respondent was unsure about this idea, whilst there were no responses for ‘no support’ or ‘low support’. One respondent did not answer the question.

Key themes emerged from the engagement activities are summarised below. Some of these concerns were reiterated by traders from the engagement activity in March 2022.

- General support for the relocating of ‘old’ Little India (Foster Street) to the ‘new’ Little India laneway.
- There was concern that local traders are being ‘priced out’ and not supported in this development.
- One survey respondent expressed concern about labelling streets as a way of segregating ethnic groups into specific areas.
- Most concerns around this idea were about the implementation stages, these include:
  - the timing of the move and the lead time traders have for relocation plan
  - whether the traders of Stage 1 and 2 can be moved at the same time
  - whether all Little India traders will be accommodated in the new Little India based on the number of shop lots available
  - desire for further consultation with Capital Alliance on the detailed design of the new Little India
  - providing a temporary location for traders during construction
  - bearing the cost of having to relocate twice (one to the temporary location, and a move to their permanent shop lots)
  - desire for subsidised rents in the future (similar arrangement with Development Victoria)

### 3.2.4 **Idea 4: Improved transport access**

This idea proposed that ***‘Pedestrian access will be improved by enhancing Foster Street and Mason Street, and realigning Gilbert Lane.’***

Most respondents (five out of six respondents) either supported or strongly supported this key idea. One respondent was unsure about this idea, whilst there were no responses for ‘no support’ or ‘low support’.

Key themes emerged from the engagement activities are summarised below.

- General concern about whether the precinct will be providing enough car parking spaces to accommodate an increase in visitors and residents. There was also concern that existing residents will not be able to find parking in this location.
- Related questions from participants about how car parking spaces were calculated as part of the master plan, and how much parking would cost.
- Participants also asked for bicycle lanes within the sites to complement and link to the bicycle routes in Dandenong.
- Questions about how current traffic congestion on Foster Street will be addressed.
- Question about how the proposed development interacts with public transport in the area.

***‘I would like to see (as this precinct is so close to the station) drop off zone/pick up zones, be it 10 minutes. More parking generally around the station.’***

– survey respondent

***‘Congestion with Foster Street and Thomas Street. Direct link from Foster Street to Cheltenham Road. Make it work.’***

– survey respondent

### 3.2.5 **Idea 5: Providing community facilities and services**

This idea proposed that ***‘Central Dandenong will provide a range of community facilities including a community hub and public open space and access to services including a supermarket, food hub, retail shops, co-working space and an Innovation hub.’***

All respondents either supported or strongly supported this key idea. No responses indicated low to no support, or uncertainty for the key idea.

### **3.2.6 Other ideas/ comments**

Participants also provided other feedback on the draft master plan that were not asked in the survey. Below is a summary of these comments or suggestions.

- Multiple questions were received about the planning process and timeline, as well as future opportunities for the community to be involved in this project.
- Some participants queried whether they would have a say in the detailed design of the RCD project.
- Members of the Dandenong Community Association suggested the project team engage with residents residing within the City of Greater Dandenong and promote engagement opportunities in other languages, mediums and other locations.
- A query about whether First Nations people have been engaged as part of the RCD project.
- Little India traders and the Dandenong Community Association have requested for further meetings with the RCD project team to answer their queries.
- Community members throughout the engagement programme have provided specific feedback that sits outside of scope of the master plan and will be addressed closer to the development of each stage of the project, such as the use of specific materials and sustainability of individual buildings.
- There were questions raised about sustainability initiatives, such as whether individual buildings in the RCD project will have sustainability ratings, and whether the green rooftop spaces will be realised when the RCD project is constructed.
- A few drop-in session participants noted the importance of this project to Dandenong's economic development, and stated that they have been waiting for this, and earlier iterations of this plan, to commence construction.
- A few participants emphasised the need for high quality construction and urban design. There were questions about whether the 'impression drawing' displayed in the master plan will be realised.
- General query about the role of Capital Alliance in developing RCD.

## 4 Key insights on the draft master plan

Based on the engagement findings, the key insights from this phase of engagement are outlined below.:

- i. Like the engagement held in March 2022, this phase of engagement heard similar ideas from the community. There was general support for the project as a whole, and positive sentiment from the community seeing new investment and opportunities in Central Dandenong.
- ii. Multiple participants provided very specific feedback about the RCD project that, while it sits outside the scope of a master plan, would be useful for detailed concept designs to realise the RCD project. Examples include appropriate surfaces for footpaths and roads and sustainability ratings for buildings.
- iii. Local traders who participated in this phase shared similar views from the last phase of engagement. They were particularly concerned about the timing and cost of relocation, whether there are enough tenancies for existing traders as well as rental costs.
- iv. There was a significant level of support for delivering the project as soon as possible. However, the community would like to be kept informed about the progress of the RCD project, and further opportunities for them to have their say.
- v. There was general support for landscape and urban design of proposed sites.
- vi. The concerns about the master plan were mainly focused on parking availability in Central Dandenong and the flow-on effect to other high streets in the area, as well as impacts on neighbourhood character.

## 5 Next steps

This report will be presented to Capital Alliance which will then be shared with Development Victoria and Council.

Further briefings will be made between Capital Alliance and the City of Greater Dandenong's new Chief Executive Officer and councillors. A briefing will also be made to the local Member of Parliament for Dandenong.

Capital Alliance and its design team will review the engagement findings and use them to revise the master plan. The master plan will be submitted to Development Victoria in late 2022.

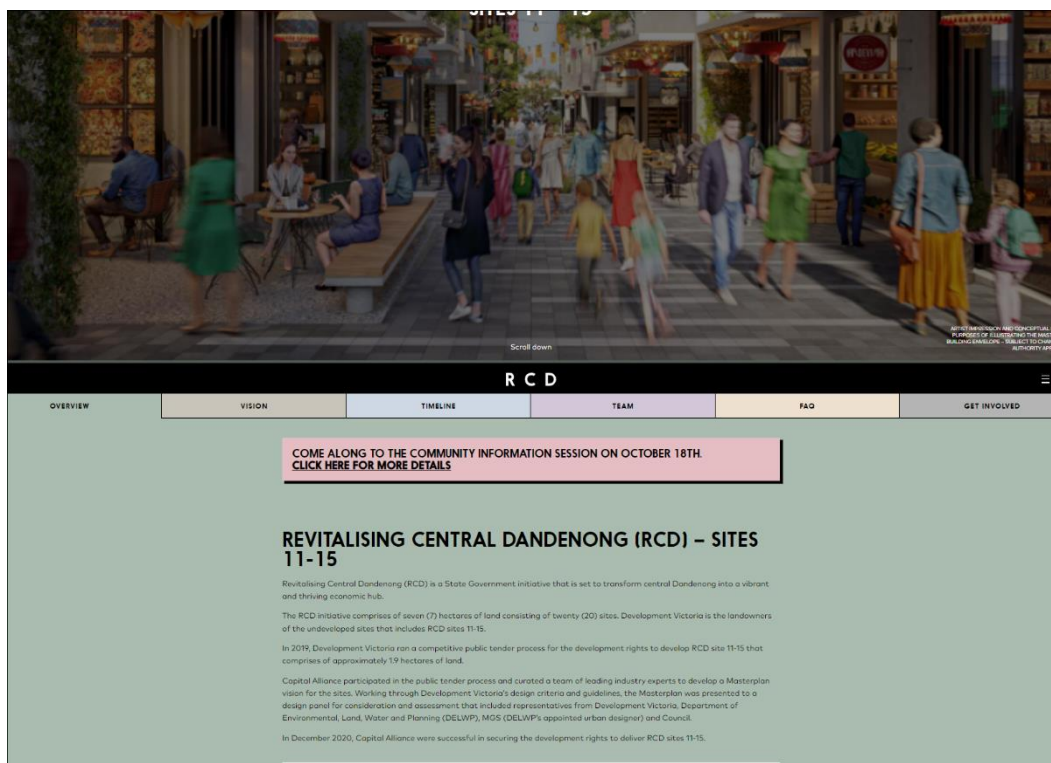
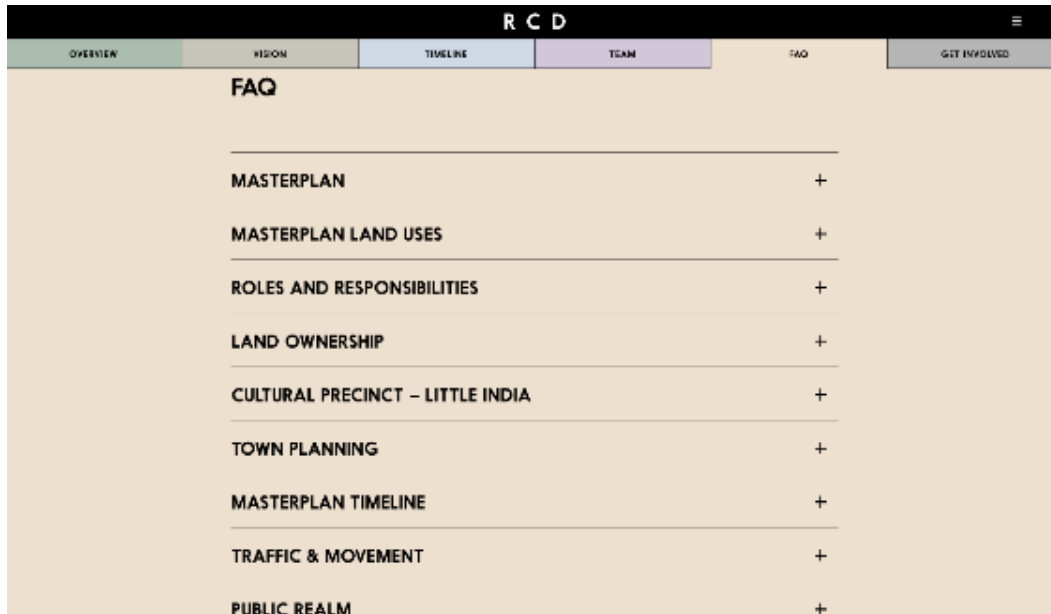
Capital Alliance and Development Victoria are committed to keeping the community up to date about the master plan process. Participants who have signed up for further updates will receive further notice about the next stages of the project.



## Appendices

- Appendix A: Screenshots of updates to the RCD Project website – Frequently Asked Questions and Engagement Opportunities
- Appendix B: Photos of in-person drop-in sessions
- Appendix C: Advertisement on Dandenong Star Advertisement and Letterbox drop collateral
- Appendix D: Media Reporting in October 2022
- Appendix E: Email invitation to information session from Development Victoria
- Appendix F: Survey questions
- Appendix G: Questions asked by webinar participants

## Appendix A: Screenshots of updates to the RCD Project website – Frequently Asked Questions and Engagement Opportunities



**RCD**

OVERVIEW VISION **TIMELINE** TEAM FAQ GET INVOLVED

**PURPOSE - COMMUNITY PRESENTATION, SURVEY AND FEEDBACK**

Capital Alliance is seeking your feedback on a preliminary proposal to inform the development of a final proposal for the revitalisation of the sites at 11-15, 200-204 and 206-210 Dandenong Road.

[RCD SITES 11-15 WEBINAR PRESENTATION OCT 22](#)

[RCD SITES 11-15 SURVEY & FEEDBACK FORM](#)

**RCD**

OVERVIEW VISION **TIMELINE** TEAM FAQ GET INVOLVED

**COMMUNITY ENGAGEMENT**

How have Capital Alliance engaged with the community?

In March 2022, Capital Alliance hosted several community engagement sessions which included both in-person and virtual sessions.

**What are Capital Alliance's learnings from the March 2022 community engagement?**

Capital Alliance's independent consultants have prepared a report that highlights the March 2022 community engagement, key insights and learnings.

For more detailed learnings, see Capital Alliance's What We Heard Summary and FAQ.

How can I get involved now?

In October 2022, Capital Alliance are hosting several community feedback sessions addressing what we've heard.

Tuesday 17th October 2022  
 Webinar Session 1: 5:30pm - 6:30pm  
 Online - Webex via Zoom

Tuesday 18th October 2022  
 In-person Session 2: 3:00pm - 4:00pm  
 Location: City of Greater Dandenong Civic Centre - 221 Lorrick Street, Dandenong VIC 3175

Tuesday 19th October 2022  
 In-person Session 3: 6am - 8pm  
 Location: City of Greater Dandenong Civic Centre - 221 Lorrick Street, Dandenong VIC 3175

Register for the above events via [info@capitalalliance.com.au](mailto:info@capitalalliance.com.au)

[DOWNLOAD CAPRE'S WHAT WE HEARD SUMMARY - MARCH 2022](#)

[DOWNLOAD GENERAL FAQ - MARCH 2022](#) [DOWNLOAD TRAFFIC FAQ - MARCH 2022](#)

**Appendix B: Photos of in-person drop-in sessions**



## Appendix C: Advertisement on Dandenong Star Advertisement and Letterbox drop collateral

# REVITALISING CENTRAL DANDENONG

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## MASTERPLAN UPDATE

Capital Alliance, in partnership with Development Victoria, will provide an update on our Revitalising Central Dandenong Masterplan (Sites 11-15) at our upcoming community information sessions.

These sessions will address feedback received from the initial community information sessions held in March and we welcome continued feedback as we evolve our precinct and project planning.

We invite local residents, business owners and stakeholders to attend our information sessions. Sessions will be held in person and online.

### ONLINE BRIEFING SESSION

**Tuesday, 11<sup>th</sup> October 2022**

**Time:** 5:30pm – 6:30pm

**Registration:** Via email

### IN-PERSON BRIEFING SESSIONS\*

**Tuesday, 18<sup>th</sup> October 2022**

**Session 1:** 2:00pm – 4:00pm

**Session 2:** 6:00pm – 8:00pm

**Location:** City of Greater Dandenong  
Civic Centre – 225 Lonsdale St  
Dandenong VIC 3175

**Registration:** Via email

Should you wish to receive further information and/or submit your feedback to us, please contact us via email or our website as follows:

**Website:** [rcd.capitalalliancegroup.com](http://rcd.capitalalliancegroup.com)

**Email:** [rcd@capitalalliance.com.au](mailto:rcd@capitalalliance.com.au)

\*COVID compliance apply in line with any requirement/s mandated by Government.



CAPITAL ALLIANCE



## Appendix D: Media Reporting in October 2022

- **“High-rise Little India update”**, Star Journal, 2 October 2022

<https://dandenong.starcommunity.com.au/news/2022-10-02/high-rise-little-india-update/>

### High-rise Little India update

02/10/2022

Like 16



*Slender trees will be part of the dramatically changed streetscapes.*



By Cam Lucadou-Wells

A residents group has criticized a second attempt at community consultation for the proposed \$600 million Little India redevelopment in central Dandenong.

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The 15-year transformational plan includes a new retail laneway, hotel, office and apartment towers across five large lots in the Foster Street precinct.

The developer Capital Alliance, with Development Victoria, will host an online public briefing session on Tuesday 11 October and in-person briefings on Tuesday 18 October.

Development Victoria stated the sessions would provide an updated masterplan following public feedback earlier this year.

"There will be an opportunity to ask more questions about the master plan to understand the next steps," a spokesperson stated.

"The information sessions are being delivered online and in person to ensure more people can be involved."

Dandenong Community Association spokesperson Silvia Mastrogiovanni said she was disappointed by the lack of pre-publicity as well as the sessions being set on Tuesdays only.

"How can the State Government make the developer in charge of the consultation. It's like putting the fox in charge of the hen house.

"Dandenong residents don't have a clear idea what they are getting with this development. How will increased traffic through Foster Street be managed? How will the increased parking needs be met?"

"There are a lot of questions and it is hard to get accessible opportunities to find them out."

The DCA previously criticised the scantily-publicised first round of consultations in March which only attracted 50 participants.

An online survey attracted just 12 respondents.

According to a Capital Alliance summary, most of the survey respondents supported the draft master plan's "vision".

The redevelopment will occur at seven stages around Foster Street, bounded by Settlers Square, Dandenong train station, Halpin Way, Thomas Street and Cheltenham Road.

The first stage also includes a supermarket, food market hall and apartment building, with Little India retailers relocated to a new laneway between Halpin Way and Foster Street.

The project includes at least 470 new dwellings, as well as a 29-storey hotel and conference centre, 29-storey office tower and an outdoor plaza on the corner of Foster Street and Cheltenham Road.

An urban brewery entertainment district and supermarket will be the last stage constructed from 2038.

A community centre near Settlers Square, and a school at the corner of Mason and Foster Street will also be built.

The project is touted to create more than 2600 jobs during construction and 5000 ongoing.

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Construction is expected to start in 2023 subject to government approvals.

To register for the information sessions, email [rcd@capitalalliance.com.au](mailto:rcd@capitalalliance.com.au)

Details: [rcd.capitalalliance.com.au](http://rcd.capitalalliance.com.au)

## Appendix E: Email invitation to information session from Development Victoria



[Click to select a date]

[Click to add Addressee Name]

[Company Name]

[Suburb/Town] [State] [POSTCODE]

L9, 8 Exhibition Street  
Melbourne 3000 Australia

T +61 3 8317 3400  
ABN 61 868 774 623

[development.vic.gov.au](http://development.vic.gov.au)

Dear [Addressee Name],

### Revitalising Central Dandenong – Trader feedback

Thank you for attending our trader information sessions in March 2022 and for your interest in future plans for Sites 11 to 15.

From the sessions we understand the main area traders are seeking further information and clarity around stage one transition. We are currently working on the transition strategy and will be contacting you later in the year to discuss the strategy with you. We also understand from the March sessions many people would prefer to be spoken to as a group which we plan to do. However, we are also happy to speak with people individually if they prefer once the transition strategy is ready.

We also understand there is significant interest in timelines for stage two. The timing of stage two will be determined by market conditions over the next 12 to 18 months. We are currently planning for the stage two development to occur as scheduled, however we will keep you updated if this changes.

Capital Alliance will be hosting additional information sessions to provide the community with another opportunity to ask questions about the master plan before it is formally submitted. These sessions won't be providing any new information to what you heard in March, but you are welcome to attend.

### Consultation details

#### Online Webinar

Tuesday, 11 October 2022 – 5.30pm to 6.30pm

Registration via email

#### In person Session

Tuesday, 18 October 2022 – City of Greater Dandenong Civic Centre (255 Lonsdale Street, Dandenong)

Session 1: 2.00pm to 4.00pm

Session 2: 6.00pm to 8.00pm

Registration via email

If you have any questions or concerns, please contact Jay Gleeson – Community Stakeholder and Engagement Manager, [jay.gleeson@development.vic.gov.au](mailto:jay.gleeson@development.vic.gov.au).

Yours sincerely,

TRIM ref: [xxxxxxx]

Classification: Restricted/ Company Confidential/ Internal/ Public

## Appendix F: Survey questions

### Draft master plan Feedback Survey

Capital Alliance in partnership with Development Victoria is pleased to be delivering Revitalising Central Dandenong (RCD) Sites 11 to 15.

The draft masterplan has been prepared in union with leading industry experts and we have drawn inspiration and learnt experiences both locally and internationally to inform our masterplan proposal.

This survey will seek your feedback on some of the proposed ideas in Central Dandenong. Your feedback will help the design team to revise the draft master plan. You can read more about the master plan here.

It will take you approximately 10 minutes to complete.

If you need help completing this survey, please contact [rcd@capitalalliance.com.au](mailto:rcd@capitalalliance.com.au)

### The Vision

*“The vision of this master plan is to restore Central Dandenong as the capital of Melbourne’s southeast through strategic urban design to create and foster a thriving precinct for the community. This will compliment the existing urban fabric and pay homage to the diverse culture that is in Dandenong.*

*This means Central Dandenong will be:*

- *A Place to Live*
- *A Place to Do Business*
- *A Place to Meet*
- *A Place to Enjoy*
- *A Place to Create*
- *A Place for the Future*
- *A Place for People*
- *A Place for Active and Sustainable Travel”.*

1. Please rate your level of support for the above Vision.

Strongly agree  Somewhat agree  Neutral  Somewhat disagree  Strongly disagree  I'm not sure

Described below are some key ideas the Capital Alliance is exploring for Central Dandenong. Please indicate your level of support by selecting:

- **No support** – *I have no support for this idea*
- **Low Support** – *I have low support for this idea*

- **Unsure** – *I am unsure about this idea*
- **Support** – *I support this idea*
- **High support** – *I have high support for this idea*

What is your level of support for the following **key ideas** in the master plan?

	No support	Low support	Unsure	Support	High support
2. The future Central Dandenong will be a vibrant, mix-used precinct with retail, food hub, educational facility, cultural precinct, community hub, incubator/co-working space.					
3. The future Central Dandenong will have an excellent access for all modes of transport, including public and active transport					
4. Little India will be reorientated to provide a north-south pedestrian link, which improve solar access to retailers and in the public realm to create a vibrant experience.					
5. Pedestrian access will be improved by enhancing Foster St and Mason St, and realigning Gilbert Lane.					
6. Central Dandenong will provide a range of community facilities and access to services including a food hub, incubator or co-working space and an Innovation hub.					

7. Do you have any further comments or ideas for the future of Central Dandenong? **(50 words maximum)**

This can relate to any of the options above or anything else related to the draft master plan.

8. What else would you like to know about this project? **(50 words maximum)**

**Section 2: About you**

9. Which of the following best describes your main relationship with Dandenong? (select all that apply)

- I live in Dandenong
- I work in Dandenong
- I own a business in Dandenong
- I study in Dandenong
- I am a visitor of Dandenong
- Others, please specify: \_\_\_\_\_

10. If you were born overseas, where is your birthplace?

11. What is your gender?

- Man
- Woman
- Self-described
- Prefer not to say

12. How old are you?

- Under 18
- 18 - 29
- 30 – 39
- 40 - 49
- 50 - 59
- 60 – 69
- 70 - 79
- 80 and above

13. Would you like to stay involved in the project?

- Yes (please provide your name and email address, or phone number)
- No

## Appendix G: Questions asked by webinar participants

### From Participant 1:

1. *So the purpose of the today is not a consultation but an information session?*
2. *Additional to 1, what is the IAP2 Level of this session?*
3. *The needed Development Plan overlay will require a rise in the height limit won't it. I understand that the Planning Scheme only allows up to 20 storeys at the moment.*
4. *What compensation are Little India traders receiving as part of this proposal?*
5. *What will be the social housing provision given that these will be unaffordable to south-east residents?*
6. *What outcome does this project assume regarding the Webster St intersection?*
7. *What sort of level crossing removal does the traffic planning assume and what would happen if the street was blocked off*

### From Participant 2:

8. *I live close to this development and did not get any information. What areas were chosen?*
9. *How will traders in little india afford high rents?*
10. *How about wind tunnels?*
11. *Will there is areas without sunlights for larger periods of the day?*
12. *Where will parking be?*
13. *How much has this plan be influenced by Dandenong residents*
14. *How do we know how local input/feedback has been considered and accommodated?*
15. *I don't see how this reflects Dandenong in anyway and how it will not overwhelm the business district*

### From Participant 3:

16. *I can't say enough good things about this project. I live very nearby and as a fan of Transport Oriented Design I'm hyped :) The one thing I'm concerned about, and it's one thing, is the added traffic at Foster x Cheltenham. It's already a bottleneck. Any plans around that intersection?  
(Dandenong just finished a huge housing tower for women and children. It's really nice)*