**ADDENDUM TO**

**MINUTES OF ORDINARY COUNCIL MEETING**

**TUESDAY 3 SEPTEMBER 2019**

**RESPONSE TO QUESTIONS TAKEN ON NOTICE**

**ITEM 10: QUESTIONS WITH NOTICE FROM PUBLIC GALLERY**

**ITEM 10.1 Public Questions received regarding item 6.5.4 on the Agenda.**

|  |  |
| --- | --- |
| Questions: | **Question 1:** Don’t you think it’s unfair for Cornerstone residents if they were moved to Mambourin as they pay high prices for property as compared to Mambourin?  **Question 2:** Why can’t Cornerstone stay in Werribee itself as it is now? |
| Response: | This issue has arisen as a result of a recent request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing a number of specific properties. Council does not have control of the names of Estates such as Cornerstone Estate or Mambourin Estate. The valuations of properties and emotional connections to a suburb are not a consideration under the State Government’s Naming Rules.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible. The feedback from the residents of the Cornerstone Estate is that they do not support the proposal for option 2 however, this option has been put forward to Geographic Names Victoria as Council’s preference as a result of feedback from the emergency services due to community safety matters. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Why does the Council have to do boundary realignment now while so many people have moving in and about to move in. It affect the value of the house and cause big impact on people bought the land but have not settlement yet. Value of the land drop which the bank lend them less money and they can not afford to pay for the buffer?  **Question 2:** Why don't developer or council plan ahead and let people choice. We bought the land at Werribee price and once we move in the house is value cheaper. Its not fair for all of resident of Cornerstone. |
| Response: | The issue has arisen as a result of a recent request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing a number of specific properties. Council does not have control of the names of Estates such as Cornerstone Estate or Mambourin Estate.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Why would the council only consider a boundary realignment between Werribee and Mambourin now after so many people have purchased their first homes in Werribee at Werribee prices?  **Question 2:** Whose decision or indecision rather was it to not have the realignment done prior to all these lots being sold? We are one of the young families who have purchased in Cornerstone and we will be seeking advise from available arbitrary institutions and legal advice as well as this change will mean that we purchased land at an inflated price due to the blatant poor decision-making skills displayed by this current council. |
| Response: | **Response 1:** The issue has arisen as a result of a recent request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing specific properties. Council does not have control of the names of Estates such as Cornerstone Estate or Mambourin Estate.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible.  **Response 2:** As per the above response this issue has arisen as a result of a recent request and is being proposed by Council to Geographic Names Victoria as the new alignment of the suburb boundary on community safety grounds following advice from emergency services. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Why didn’t you realign the boundary of Werribee and Mambourin prior to granting permit to develop Cornerstone estate?  **Question 2:** Have you considered the bad impact this realignment will have on all the residents of Cornerstone? I bought this property because it fell under Werribee not Mambourin. |
| Response: | **Response 1:** The issue has arisen as a result of a request from a developer and has been made since the Cornerstone Estate development commenced. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing a number of specific properties. Council does not have control of the names of estates such as Cornerstone Estate or Mambourin Estate.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible.  **Response 2:** Community safety is a priority for Council. The emergency services have provided feedback that they support the option which includes the Cornerstone Estate in the boundary. The feedback from the residents and ratepayers from the Cornerstone Estate did not support the proposal which includes the Estate. Council acknowledges these objections from the residents and ratepayers but is proposing this option to Geographic Names Victoria as a result of feedback from the emergency services about the safety of the community. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Who recommended that the boundary realignment be altered and what reasons were given?  **Question 2:** Assuming that your making a decision based on positive outcomes for this realignment, if it does get voted to be in the suburb of Mambourin, how is the decreased value of my property going to be positive? |
| Response: | **Response 1:** The issue has arisen as a result of a recent request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs of Mambourin and Wyndham Vale.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options the emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible.  **Response 2:** The realignment of the suburb boundary is being recommended on community safety grounds which is seen as a vital consideration and a key principle in the State Government’s Naming Rules. |

|  |  |
| --- | --- |
| Question: | When we bought the property, it was never mentioned that council has plan to realign the Werribee suburb. As a resident we bought property because it was part of Werribee. Realignment would surely affect the valuation of our property. Therefore we would request that you let Cornerstone be the part of Werribee. |
| Response: | This issue has arisen as a result of a recent request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing a number of specific properties. Council does not have control of the names of Estates such as Cornerstone Estate or Mambourin Estate. It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate.  In undertaking the consultation about the two proposed options the emergency services have indicated a preference for the option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible. The Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. Council’s Policy aligns with this key principle. The feedback from emergency services emphasises the importance of community safety objectives. It is the clear opinion of emergency services that option 2 will overtime be more suitable to support such objectives. The experience and expertise of these agencies in terms of the implications where there is ambiguity and confusion regarding where people are located at times of an emergency is a vital consideration.  The comments from residents and ratepayers who do not support option 2 have included that they purchased their property in Werribee and wish to remain in that suburb and they feel their property will decrease in value however, these issues are not a consideration under the State Government’s Naming Rules. Option 2 is being put forward by Council to Geographic Names Victoria as the proposed realignment after feedback from the emergency services about community safety issues and in recognition that community safety is an important principle in the State Government’s Naming Rules. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** As there is a boundary realignment being considered? As Councillors what are the negative effects you foresee would be caused to me as current resident of Werribee. Or in turn can you articulate the positive outcomes for me as a current resident?? In any case we don’t see any positive outcomes for us as a resident to change zones now and I don’t recon any resident of Werribee would be interested to retag our current location to a new name.  **Question 2:** Why should this be done? What’s the root cause for this proposal and who initiated this thought process? As a current resident personally I am totally not inclined to this decision. The council should have at least informed this thought during the registration of the property and advance change notice should have been provided so that we would have taken informed decision in investing our first ever property of all our life long savings. In somewhat we feel neglected by the council. |
| Response: | **Response 1:** It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate.  In undertaking the consultation about the two proposed options the emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible. The Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. Council’s Policy aligns with this key principle.  It is the clear opinion of the emergency service authorities that option 2 will overtime be more suitable to support such objectives. As stated in the Council Report the experience and expertise of these agencies in terms of the implications where there is ambiguity and confusion regarding where people are located at times of an emergency is a vital consideration and fulfil the circumstances in this instance of the need for the boundary to be realigned.  **Response 2:** Further to the response above to the previous question, this issue has arisen as a result of a recent request from a developer and is the result of the Mambourin Estate extending across the two suburbs of Mambourin and Wyndham Vale. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** When originally zoning the Cornerstone Estate as Werribee, why didn't the Geographic Naming Policy rules dictate that the estate be zoned as Mambourin? Seeing as the highest priority of the Policy is safety, and your main reasoning for the re-zoning of the estate to be changed to Mambourin is due to safety concerns, why was this not considered originally by the Geographic Names Policy? What new safety concerns have arisen that were not previously considered?  **Question 2:** There was a survey and community consultation sought whereby 95% of the community voted for Option 1 - for the Cornerstone estate to remain as Werribee. Why is the majority opinion of the community being disregarded when their opinion was sought after? Why were rate payer's time and money wasted with the pursuit of this survey if their opinions were not valued?  Why is the people in the community's greatest financial asset not a factor of the Council? |
| Response: | **Response 1:** This boundary alignment issue has arisen due to the Mambourin Estate having the same name as the suburb name Mambourin which raises community safety concerns. In addressing this issue the emergency services provided feedback that option 2 (which includes the Cornerstone Estate) is their preferred option as it provides clear suburb boundaries for community safety reasons.  The boundary of the suburb of Werribee has been in place for many years – we cannot be sure what process was in place when this boundary was originally established and whether emergency services were consulted at this time.  Furthermore, when developers choose estate names such as Cornerstone and Mambourin there is no requirement for the developers to consult emergency services. Councils do not have control over the naming of estates.  **Response 2:** While it is recognised that the feedback from residents and ratepayers from the Cornerstone Estate wish to remain in the Werribee, Council received feedback from emergency services that option 2 was preferred as a result of community safety concerns. Community safety is a priority for Council. The reasons why this is the case includes to ensure that the location of where people are is clear at all times and that there is no confusion as to where someone believes themselves to be when they phone 000. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Council’s Geographic Naming Policy 2017 states in section 4.3, in relation to locality names, that alterations to existing names shall not be permitted unless it can be demonstrated that there is total community support for a locality name change and the name change is needed under extraordinary circumstances. A very strong community sentiment opposing the change is evident in Council’s recent consultation, with only 5% of respondents (9 out of 173) advocating the adoption of Option 2, 77% preferring Option 1 and 18% preferring no change. How can Council Officers recommend Option 2 in good faith while this change is so strongly opposed by the community and therefore a clear contravention of Council’s Geographic Naming Policy 2017??  **Question 2:** Council’s report aims to resolve the matter of the Mambourin estate crossing the suburbs of Mambourin and Wyndham Vale, however, it only identifies three options which have been considered in order to achieve that. What other options did Council consider for adjusting the suburb boundary to achieve that initial objective of consolidating the Mambourin estate into one locality without impacting on existing residents, and in particular, did Council consider any other options to move the Werribee/Mambourin boundary south of Black Forest Road further to the west, into land which is subject to a future PSP and therefore where no residents are presently affected? |
| Response: | **Response 1:** This section of Council’s Geographic Naming Policy is in reference to changing the name of a suburb. The issue of Mambourin is in relation to moving a suburb boundary, which has the unintended consequence of part of the neighbouring suburb of Werribee being renamed. This issue was raised with Council as a request to realign a suburb boundary, which then results in part of the neighbouring suburb of Werribee being renamed due to the boundary realignment occurring, not as a result of a request to rename a suburb.  The Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. Council’s Policy aligns with this key principle. The arguments put by emergency services for option 2 emphasise the importance of community safety objectives. It is the clear opinion of these authorities that option 2 will overtime be more suitable to support such objectives. As stated in the Council Report the experience and expertise of these agencies in terms of the implications where there is ambiguity and confusion about where people are located at times of an emergency is a vital consideration and fulfil the extraordinary circumstances in this instance of the need for the boundary to be realigned.  It is acknowledged that the vast majority of respondents were seeking to remain in the suburb of Werribee however, due to community safety reasons it was recommended that Council resolve to realign the boundary according to option 2 as such reasons must be a vital consideration for the long term safety of the community.  **Response 2:** Council consulted with Geographic Names Victoria on available options for an appropriate suburb boundary. Geographic Names Victoria stated that the boundary must be aligned to parcel boundaries, road centre lines and or geographic features, and boundary option 2 was suggested by Geographic Names Victoria as a suitable boundary.  An alternate suburb boundary suggested by you in earlier correspondence was for the Mambourin suburb boundary be contracted to coincide with the Urban Growth Boundary (UGB) so that Mambourin remain a rural locality and the existing suburb names on the north (Wyndham Vale) and south (Werribee) sides of Black Forest Road to be extended west to the UGB. This was given due considered by Council, however this did not resolve the core issue of a development which is named Mambourin being in a suburb which does not have the same name. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Council’s report highlights the importance of the rail line as an appropriate boundary and goes on to state the Regional Rail Line (RRL) corridor is a distinctive boundary and the RRL offers the opportunity for a clear boundary between one locality and another. The RRL currently bisects the following localities and does not form a boundary to any of them:   * Manor Lakes * Ravenhall * Tarneit * Truganina * Werribee * Wyndham Vale   How does Council propose that the community will come to recognise this small section of the Regional Rail Line as a suburb boundary when for most of its length it bisects, rather than bounds, a locality?  **Question 2:** Council’s report states that ‘This realignment is required because the development known as Mambourin crosses the suburbs of Mambourin and Wyndham Vale’. It also states, ‘An issue has arisen whereby the Mambourin and Wyndham Vale suburb boundary currently bisects the Mambourin Estate ... and it is foreseen that having the Mambourin estate extend across two suburbs is likely to have long term negative impacts for residents, business (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community.’  If Council is concerned by the issues which arise from the Mambourin estate being located in two different suburbs, how is it that Council Officers can recommend a resolution, Option 2, which has the effect of bisecting Lendlease’s Harpley estate, which is currently located entirely in the suburb of Werribee, such that in the future Harpley will be located partly in Werribee and partly in Mambourin? Is this recommendation not a direct contradiction which creates the same problem for the Harpley estate which it solves for the Mambourin estate? |
| Response: | **Response 1**: Council consulted with Geographic Names Victoria on available options for an appropriate suburb boundary. Geographic Names Victoria stated that the boundary must be aligned to parcel boundaries, road centre lines and or geographic features, and boundary option 2 was suggested by Geographic Names Victoria as a suitable boundary.  The issue of suburb boundaries are, on most occasions, pre-determined from many years earlier. The administration of locality naming, renaming and boundary definition is the responsibility of Council and is subject to review as and when the need arises.  The Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. Council’s Policy aligns with this key principle. The arguments put by emergency services for option 2 emphasise the importance of community safety objectives. It is the clear opinion of these authorities that option 2 will overtime be more suitable to support such objectives. As stated in the Council Report the experience and expertise of these agencies in terms of the implications where there is ambiguity and confusion regarding where people are located at times of an emergency is a vital consideration and fulfil the extraordinary circumstances in this instance of the need for the boundary to be realigned.  **Response 2:** The impact on the Harpley Estate is not the same as the Mambourin Estate because the Mambourin Estate has the same name as the suburb. This is not the case for the Harpley Estate.  Lendlease noted that a percentage of current and future residents in the Harpley Estate will be affected by the decision it was ultimately understand the safety of our residents and the wider community is paramount and should be at the heart of any decision made. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** In the meeting a discussion should be held regarding Mambourin suburb boundary realignment. Why does City council feel that regardless community expressing overwhelming preference for option 1, feel it is appropriate to ignore ratepayers wishes and proceed with option 2?  **Question 2:** Why does city council deem it appropriate to assign suburbs such as cornerstone to Mambourin using access to suburb as an excuse!? Only access to Cornerstone at the moment and for a period of foreseeable future is through Black Forest road, over the railway from the side of Werribee. Mambourin is underdeveloped suburb and any discussion of such manner should be held only once Mambourin is properly connected to Cornerstone through road network. Please explain how this simple fact is ignored and how is it deemed appropriate to make these decisions which could arguably compromise safety of the citizens by increasing ambulance response time. |
| Response: | **Response 1:** The issue has arisen as a result of a request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing a number of specific properties. It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate.  In undertaking the consultation about the two proposed options the emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible.  The Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. Council’s Policy aligns with this key principle. The arguments put by emergency services for option 2 emphasise the importance of community safety objectives. It is the clear opinion of these authorities that option 2 will overtime be more suitable to support such objectives. The experience and expertise of these agencies in terms of the implications where there is ambiguity and confusion regarding where people are located at times of an emergency is a vital consideration.  The feedback from the residents and ratepayers from the Cornerstone Estate clearly do not support the proposal for option 2 however, Council is recommending this option to Geographic Names Victoria on community safety grounds.  **Response 2:** As per the response to the previous question above, community safety is a priority and the advice of the emergency services is that the boundary which includes Cornerstone Estate is the preferred option as the area will be close to community facilities and the Mambourin shoping precinct which will mean that overtime these residents will ‘have a tendency to associate themselves with dominant features nearest to where they live’. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Why was Cornerstone estate originally zoned as Werribee if this is not the safest outcome and is not in alignment with the State Governments Geographical Naming rules?  If the Council’s aim is to “preserve heritage and identity” and a name change for suburbs is only to be considered in “extraordinary circumstances”, please explain what the circumstance is which has arisen since the suburb names were originally/ recently assigned?  Were emergency services consulted on the initial suburb naming/ town planning and if not why has there input been sort now? If yes, why were these issues not addressed initially?  Why were residents who responded to the survey, showing an active interest, not contacted by Council in relation to their decision paper or tonight’s meeting?  Your discussion paper states the need to realign so “all properties within Mambourin Development are within the one suburb”. As the development/ estate name does not form part of an address provided to emergency services, why is this an extraordinary circumstance?  If the association of Development/ estate name and address is of importance, then what consideration has been given to how this will disadvantage people living in Cornerstone estate and not Mambourin estate if the presumption is that Mambourin estate is Mambourin suburb?  Did Council have involvement in the name selection of Mambourin estate in the first instance, and why weren’t these concerns addressed with the Planning approval of that development?  **Question 2:** Whilst resident concerns on financial and emotional matters are not within State Guidelines, does Council have the capacity to consider these in their decision making process?  It seems the responses to the Survey conducted of residents have been dismissed with approximately 76.8% voting Option 1 – can you explain the weighting of feedback in relation to Council’s decision?  Cost incurred by council for this exercise is referred to within the report. As the reasons why the need to change is not clear (eg. incorrect decision on zoning in first place), can you explain why Rate Payers funds have needed to be used for this purpose? |
| Response: | **Response 1:** The boundary of the suburb of Werribee has been in place for many years – we cannot be sure what process was in place when this boundary was originally established and whether emergency services were consulted at this time.  Furthermore, when developers choose development estate names such as Cornerstone and Mambourin there is no requirement for the developer to consult emergency services. Council does not have control of the names of Estates such as Cornerstone Estate or Mambourin Estate.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible.  The Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. Council’s Policy aligns with this key principle. The arguments put by emergency services for option 2 emphasise the importance of community safety objectives. It is the clear opinion of these authorities that option 2 will overtime be more suitable to support such objectives. As stated in the Council Report the experience and expertise of these agencies in terms of the implications where there is ambiguity and confusion regarding where people are located at times of an emergency is a vital consideration and fulfil the extraordinary circumstances in this instance of the need for the boundary to be realigned.  An extensive community consultation process was conducted with key stakeholders including residents, ratepayers, emergency services and other agencies. The feedback was detailed in the Council Report. The Council Meetings are filmed and made available to the public live and after the Meeting. The Council report details the next stage of the process being that Council write to all stakeholders which details that a 30 day objection period applies. Geographic Names Victoria will then consider the request before making a decision about whether to approve the Council decision.  **Response 2:** As detailed in the previous response, the Naming Rules give precedence to the importance of the boundaries being drawn in ways which promote community safety. The emergency services have advised that their preference is option 2 as this option will overtime be more suitable in regard to community safety matters. While the Council report noted the preference for residents and ratepayers to remain in their suburb, the advice of emergency services is a vital consideration.  The State Government has determined that Councils are the naming authorities in this instance. As such Council is required to conduct a comprehensive community consultation process regardless of the level of support by ratepayers. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Why was Cornerstone Werribee estate originally zoned as Werribee? Were emergency services initially consulted, if not why?  **Question 2:** Why were residents who responded to the survey, not contacted by Council in relation to their community consultation response or to advise of tonight’s meeting.  **Question 3:** Can you explain the weighting of feedback to the community consultation in relation to Council’s decision?  **Question 4:** Your report identifies that there has been a cost incurred by council for this exercise. Can you please explain why council has deemed it necessary to use rate payer dollars to explore this option as many rate payers are in opposition to the proposal?  **Question 5:** As property prices will be negatively impacted, will a rates review be undertaken? Is Mambourin considered a rural suburb and if so what consideration has been given to residents who are being re-zoned to a rural suburb? Additionally, what consideration has been made for First Home buyers who have received government grants for building in suburbs of Melbourne as opposed to rural areas? |

|  |  |
| --- | --- |
| Response: | **Response 1:** The boundary of the suburb of Werribee has been in place for many years – we cannot be sure what process was in place when this boundary was originally established and whether emergency services were consulted at this time.  Furthermore, when developers choose estate names such as Cornerstone there is no requirement for the developers to consult emergency services. Councils do not have control over the naming of estates.  Emergency services have been consulted in relation to Mambourin as this boundary re- alignment issue has arisen due to the Mambourin Estate having the same name as the suburb name Mambourin. This duplication of the name has raised community safety concerns. In considering the best option to address this issue the emergency services have provided feedback that their preference is option 2.  **Response 2:** An extensive community consultation process was conducted with key stakeholders including residents, ratepayers, emergency services and other agencies. The feedback was detailed in the Council Report. The Council Meetings are filmed and made available to the public live and after the Meeting. The Council report details the next stage of the process being that Council write to all stakeholders which details that a 30 day objection period applies. Geographic Names Victoria will then consider the request before making a decision about whether to approve the Council decision*.*  **Response 3:** An analysis of the responses following community consultation is detailed in the Council Report. The State Government’s Naming Rules give precedence to the importance of the alignment of suburb boundaries to be in ways which promote community safety. Council’s Policy aligns with this key principle. The arguments put by emergency services for option 2 emphasise the importance of community safety objectives. It is the clear opinion of these authorities that option 2 will overtime be more suitable to support such objectives. While the report to Council detailed the strong preference by residents and ratepayers to remain in Werribee, the experience and expertise of these emergency service agencies, in terms of the implications of where there is ambiguity and confusion regarding where people are located at times of an emergency, is a vital consideration.  **Response 4:** The State Government has determined that Councils are the naming authorities in this instance. As such Council is required to conduct a comprehensive community consultation process regardless of the level of support by ratepayers.  **Response 5:** The valuation of properties is reviewed annually through an independent valuer which is appointed by the Valuer General. The next process for this to occur will be next year. The outcome of this review will be available when the rates notices are sent mid next year.  There is no difference in regard to the amount payable as part of the First Home Owner Grant (FHOG) between Werribee and Mambourin suburbs. The State Revenue Office website includes that a $10,000 FHOG is available when you buy or build your first new home in metropolitan Melbourne. The FHOG is $20,000 for new homes built in regional Victorian municipalities (eg Ballarat, Moorabool, and Surf Coast), for contracts signed from 1 July 2017 to 30 June 2020. Wyndham (this includes all suburbs in Wyndham – such as Mambourin) is not included in the list of municipalities which are defined as regional by the State Revenue Office.  Details about the First Home Owner Grant can be found on the State Revenue Office Victoria website: <https://www.sro.vic.gov.au/news/first-home-owner-grant-changes-regional-victoria> |

|  |  |
| --- | --- |
| Questions: | **Question 1:** How is this going to effect us resident's of cornerstone with future and present value of our land? We all purchased our land at Werribee prices and with the intention of living and starting our families in Werribee including schooling with strict Werribee zoning?  **Question 2:** If this does go ahead how will we be reimbursed in a way to keep the residents happy? |
| Response: | **Response 1:** The valuation of properties for the purposes of rates are reviewed annually through an independent valuer who is appointed by the Valuer General. The next process for this to occur will be in 2020. The outcome of this review will be available when the rates notices are sent mid next year.  In regard to school zoning, in metropolitan Melbourne the designated neighbourhood school is measured by a straight line from your permanent address rather than suburb boundaries. The details are available on the Department of Education and Training website at - [*https://www.education.vic.gov.au/parents/going-to-school/Pages/zones-restrictions.aspx*](https://www.education.vic.gov.au/parents/going-to-school/Pages/zones-restrictions.aspx)  **Response 2:** The emergency services have advised that option 2 is the preferred option to most appropriately address community safety concerns as a result of the proposed realignment of the suburb boundaries. The Naming Rules do not provide for reimbursements to residents. |

|  |  |
| --- | --- |
| Questions: | **Question 1:** Why does the Council have to do boundary realignment now while so many people have moving in and about to move in. It affect the value of the house and cause big impact on people bought the land but have not settlement yet. Value of the land drop which the bank lend them less money and they can not afford to pay for the buffer?  **Question 2:** Why don't developer or council plan ahead and let people choice. We bought the land at Werribee price and once we move in the house is value cheaper. Its not fair for all of resident of Cornerstone. |
| Response: | The issue has arisen as a result of a recent request from a developer. This is not a Council initiated process. The Mambourin Estate is named the same as the Mambourin suburb and the Estate crosses the suburbs Mambourin and Wyndham Vale which will result in the suburb dividing a number of specific properties. Council does not have control of the names of Estates such as Cornerstone Estate or Mambourin Estate.  It is foreseen that having the Mambourin Estate extend across the two suburbs (Mambourin and Wyndham Vale) is likely to have long term negative impacts for residents, businesses (including postal and delivery companies), statutory authorities, visitors, emergency services and the broader community as there may be confusion about which suburb applies to specific locations with the Estate. In undertaking the consultation about the two proposed options emergency services have indicated a preference for option 2 boundary which includes the Cornerstone Estate. Their support is on community safety grounds including to ensure that in the event of the emergency, services can be dispatched to the correct location as soon as possible. |