

Proposed Dandenong Stadium

Consultation Outcomes Report

October 2018



Introduction

This report provides an overview of the community consultation process and associated outcomes for the proposed development of a Stadium in the Dandenong Activity Centre, associated with Team 11's bid to bring an A-League team to south east Melbourne.

Team 11 has been the subject of a widespread publicity since its official launch on 4 May 2017. Ongoing community engagement initiatives have included monthly e-newsletters, website and social media updates, media releases, consumer research surveys, club meetings / site visits, stakeholder meetings and promotion at various community events.

Following news of Team 11 being shortlisted as part of the A-League expansion process, Council resolved to undertake further consultation about the proposed stadium. More specifically, Council made the following resolution at the Council Meeting on 23 July:

That in accordance with the Greater Dandenong Community Engagement Policy, Council actively promotes and seeks public feedback on the proposal to develop a stadium in the Dandenong Activity Centre, associated with Team 11's bid to bring an A-League and W-League team to the south east region of Victoria.

It was agreed that plans for the proposed stadium be placed on public exhibition for a three to four week period providing residents and stakeholders with an opportunity to provide feedback in response to Council's stated position:

That a multipurpose sport, entertainment and community stadium be developed on Council land adjacent to the Dandenong Train Station (corner Cheltenham Rd and George Street), in association with Team 11's bid to bring an A-League and W-League team to south east Melbourne.

Furthermore, the community engagement process was required to 'inform' and 'consult' the community on the proposed Stadium development, acknowledging that existing plans are conceptual in nature and subject to more detailed planning, pending the outcome of Team 11's bid and State (ad Federal) Government funding.

Consultation Methodology

Consultation for the proposed stadium was undertaken in accordance with Council's Community Engagement Policy and employed various techniques to maximise community participation.

Residents and stakeholders were invited to complete on-line or hard copy surveys and / or provide a written submission with their views of the proposed stadium. These consultation opportunities were promoted via the following:

On-line promotion:

- Website and social media (City of Greater Dandenong and Team 11)
- Media release
- Email to local football (soccer) clubs – in Greater Dandenong and City of Casey

Hard copy promotion:

- City magazine (October edition)

- Letters / mail-out to households / local residents in the vicinity of the proposed site – 2,074
 - Owner occupier – 291
 - Owner not occupier – 783
 - Rental occupier – 1,000
- Flyers and surveys made available at:
 - Customer Service Centres
 - Libraries
 - Aquatic and Leisure Centres / Stadium
 - Clow Street (Youth and Family Services)
 - Dandenong Train Station
 - Dandenong Plaza
 - Dandenong Market

The consultation period was undertaken from 10 September to 7 October (4 weeks).

Refer to Appendix 1 for a copy of the Promotional Flyer and Survey (hard copy).

Consultation Results

A total of **270 responses** were received as part of the proposed Dandenong stadium community consultation process. This included:

- 184 survey responses
 - 144 on-line surveys
 - 40 written / hard copy surveys
- 64 resident feedback forms (non-official form developed by a local resident)
- 22 written submissions

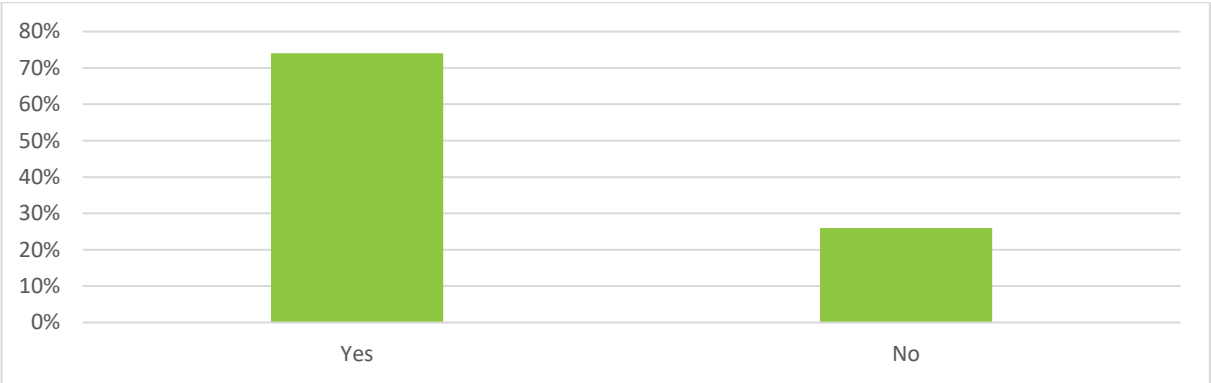
Survey Results

The results of the on-line and hard copy survey results have been combined and are summarised on the following pages. A total of 184 completed surveys were received.

Postcode of survey respondents

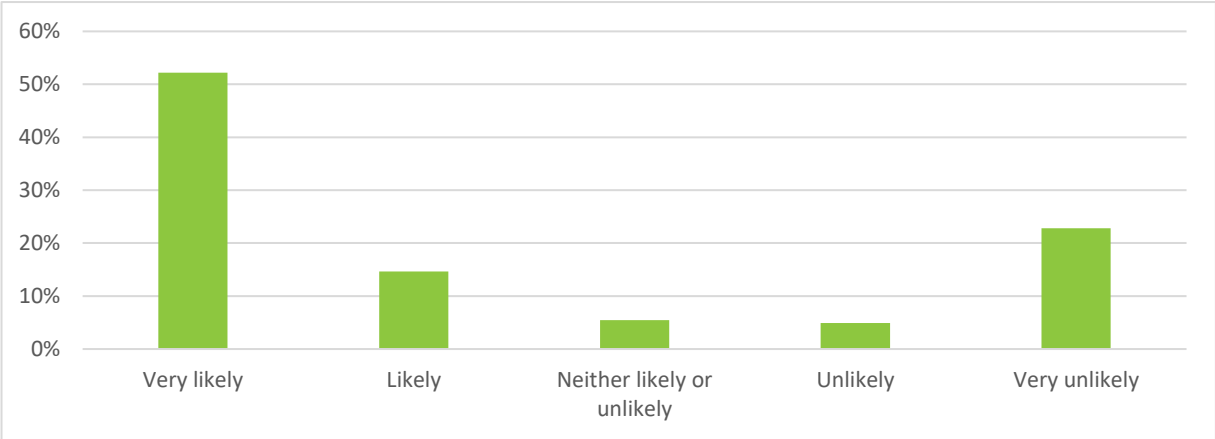
- The majority of survey respondents (58% or 107) reside in Dandenong - postcode area 3175.
- The next most prevalent postcode area represented includes:
 - 3173 / Keysborough 4% (7 respondents)
 - 3174 / Noble Park / North 3% (5 respondents)
 - 3082 / Endeavour Hills 2% (4 respondents)
- Overall, there was a broad geographic representation of survey respondents with 37 different postcodes represented.

Support for the development of a multi-purpose stadium in Dandenong to cater for the south east region of Melbourne?



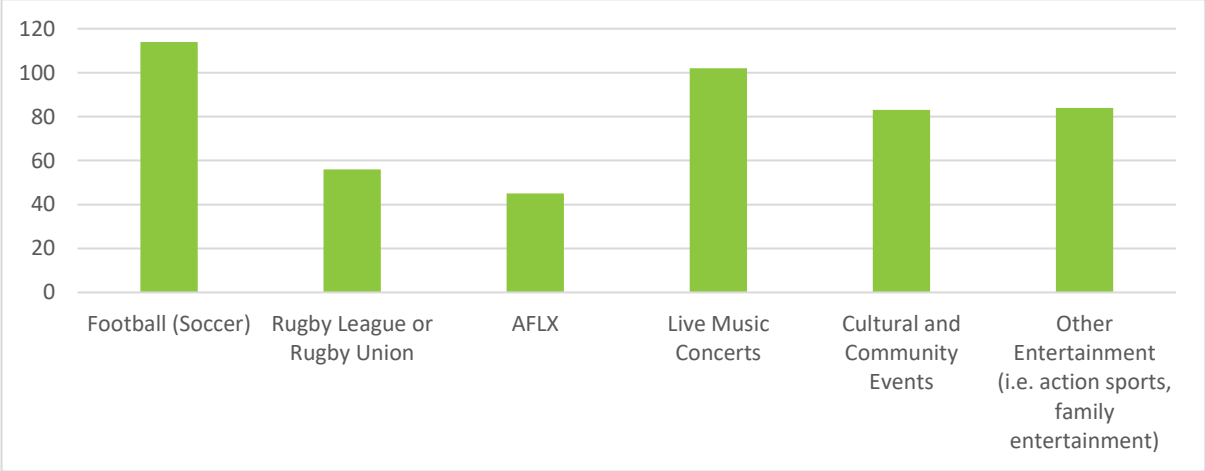
74% of respondents (136) support the development of a multi-purpose stadium in Dandenong. Conversely, 26% or 48 respondents do not support the development of a stadium in Dandenong.

Likelihood to attend competitions, events and functions held at the proposed Stadium in the future?



The majority of respondents (67%) are likely to attend the proposed stadium (52% very likely and 15% likely).

Types of events most likely to attend at the proposed Stadium



Key observations:

- Football (soccer) is the most popular event that respondents would like to attend at the stadium, as indicated by 114 respondents.
- Live music concerts is the second most popular event that respondents would like to attend, followed by 'other entertainment (i.e. action sports and family entertainment)' and 'cultural and community events'.
- A range of 'other' events were suggested by respondents including basketball games and shows (i.e. home and garden shows)

Comments about the proposed Stadium location adjacent to the Dandenong Train Station (corner Cheltenham Road and George Street)

Overall, 151 different comments were noted (from 184 completed surveys) about the proposed stadium location. In summary:

- 96 survey respondents (52%) made positive comments in favour of the proposed location. Such comments included the proximity to public transport and ease of access, the potential for the stadium to revitalise / transform Dandenong, benefits to local businesses and ability to bring the community together.
- 55 survey respondents (30%) raised concerns about the proposed location. Key concerns / considerations raised about the proposed location included:
 - Parking – insufficient provision, impact on residential streets (35 respondents)
 - Traffic congestion (19 respondents)
 - Negative impact on residential amenity (18 respondents)
 - Noise - impact on neighbouring residential area (14 respondents)
 - Waste of money / resources (14 respondents)
 - Anti-social behaviour / safety concerns (9 respondents)
 - Size of site - too small for future expansion and infrastructure requirements (4 respondents)
- A number of other comments and future considerations were also noted.

Refer to Appendix 2 for detailed comments.

Other comments

A total of 116 general comments were made by survey respondents (from 184 completed surveys) about the proposed stadium. In summary:

- 64 survey respondents (35%) made positive comments in favour of the proposed stadium. Such comments included the benefits for the south east region and local residents, the ability to increase the profile of Dandenong, cater for the growing population, create jobs and bring the community together.
- 52 survey respondents (28%) raised concerns and provided comments for future consideration about the proposed stadium. Key comments included:
 - Concern about use of use of ratepayers funds (i.e. 'waste' of resources) and / or the prioritisation of the stadium over other projects (23 respondents)

- Inadequate car parking provision – both current and insufficient future allocation (15 respondents).
 - Concern about proposed location within central Dandenong and being close to a residential area (13 respondents)
 - Traffic congestion - (9 respondents)
 - Safety concerns / anti-social behaviour (7 respondents)
 - Negative impact on residential amenity (5 respondents)
 - Noise - impact on neighbouring residential area (3 respondents)
- A number of other comments and future considerations were also noted.

Refer to Appendix 2 for detailed comments.

Resident Feedback Form (unofficial resident flyer)

A total of 64 'feedback forms' were received during the consultation period. These forms were developed and distributed by a local resident and included emotive language about the proposed stadium – as detailed below:

Extract from flyer / feedback form:

Do you want a massive stadium near your home?

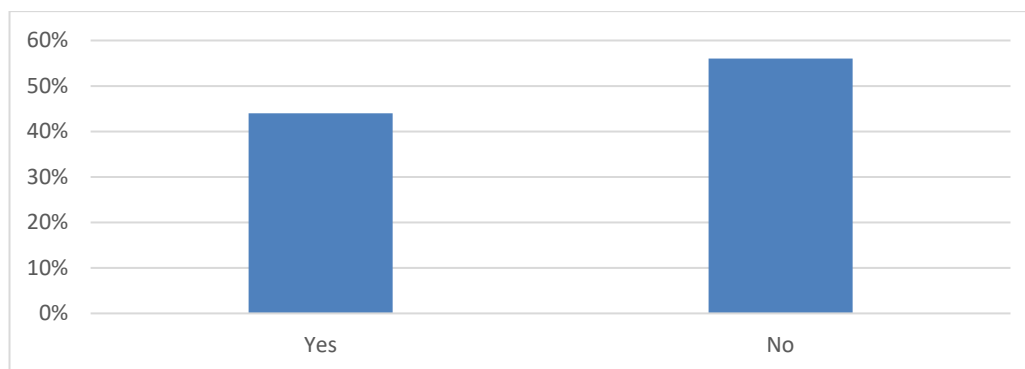
- *Council are planning the building of a **massive** sports stadium near your home as part of an A-League bid.*
- ***A consultation period is now on – have your say.***
- *It is planned for seating 12,000 – 15,000 and increasing into the future*
- *Current plans have **no parking** which will mean visitors will park in your street.*
- *We are getting **no answers** on how much ratepayer's money this bid or stadium will cost.*
- *We are also worried about noise and anti-social behaviour.*

The results from the Feedback Form are summarised below.

1. Postcode of survey respondents

- All respondents (100%) reside in Dandenong - postcode area 3175.

2. Support for a stadium next to Dandenong Railway Station at the corner of Cheltenham Road and George Street?



- 36 respondents (56%) do not support a stadium next to Dandenong Railway Station at the corner of Cheltenham Road and George Street.
- Conversely, 44% or 28 respondents conveyed their support for the proposed stadium.

3. Comments:

A total of 61 comments were made by respondents about the proposed stadium. In summary:

- 38 respondents raised concerns about the proposed stadium. Key concerns / considerations included:
 - Parking concerns (27 respondents).
 - Noise - impact on neighbouring residential area (16 respondents)
 - Safety concerns / anti-social behaviour (16 respondents)

- Traffic congestion, compounded by narrow residential streets (14 respondents)
 - Waste of money / resources (5 respondents)
- 23 respondents made positive comments about the proposed stadium. Such comments conveyed excitement for the proposal and the ability to attend local games and events, ease of access / proximity to train station, economic benefits including job creation and the positive engagement of young people.
- A number of other comments and future considerations were also noted.

Refer to Appendix 3 for detailed comments.

Written Submissions

A total of 22 written submissions were received in response to the proposed stadium, as part of the consultation process. These submissions are detailed in the following table. In summary:

- 55% (12 submissions) were received in general support of the proposed stadium.
- 45% (10 submissions) were received in opposition to the proposed stadium, and more specifically, the proposed location of the stadium.

#	Support	Oppose	Summary
1	✓		I DO support the building of a Stadium next to the Dandenong Railway Station. I believe that the sporting venue would be very beneficial for CGD and their ratepayers. It would bring more financial prosperity, more vibrancy and long overdue recognition that Dandenong truly deserves.
2	✓		<p>I am all for revitalizing this dying town. The city is congested due to not enough parking in the main street or else were within half a kilometre. Building a stadium is good next to a railway station bring life to the town.</p> <p>I live off Robinson street and parking is already premium, with new flats and town house's being built in the area. Unless the council increases the number of multi-story car-parks with in the CBD, businesses and traffic flow will continue to struggle. No additional car parking No Stadium, the Greater city is no longer great!</p> <p>PS I praise the people who worked hard to put/get cameras in the Hemming Street shopping area. SOME THING POSITIVE ALL CAN SEE.</p>
3		✓	I don't want a massive stadium near my home. We no parking in my street. We are also worried about noise and anti-social behaviour.
4	✓		<p>Firstly, I wanted to wholeheartedly show my support for the multipurpose stadium. My name is [REDACTED], I have lived my whole life in Dandenong and have loved every minute of it. I went to primary school at Dandenong Primary School, went to high school at Dandenong High School, played football for Dandenong City Soccer Club and have lived and breathed everything Dandenong. I am passionate about our perception, our future and our people and think that building such a stadium would be a tremendous step in the right direction that I have felt Dandenong moving towards over the last decade. Dandenong is Melbourne's second city and a stadium helps to cement this fact. There are a number of reasons why this would be a fantastic addition to the region which I have summarised below:</p> <p>Growth. The proposed site is perfect for a stadium being central in Dandenong and right next to the station. This will allow for an abundance of growth in an area that may not have had a lot of love lately and breath life into shops that have continually struggled to maintain consistent ownership. Being located on one of the most used railways lines in Melbourne makes it easily accessible for</p>

#	Support	Oppose	Summary
			<p>individuals that would be wanting to attend events at the stadium. The stadium would not only help to stimulate the local business, but also provide a very high potential for growth in real estate prices in the area.</p> <p>Multiculturalism. I have always spoken highly of Dandenong and when asked about what it is like to live here and always found myself going back to the same point. Dandenong is about multiculturalism and acceptance. You could travel the world for years to experience what it's like to live within different cultures, or you can come to Dandenong. If you want to see the world, come to Dandenong. With so many cultures it's easy to understand why bringing a stadium and potentially a new A-League team to the area would thrive. Football is the world game, played in almost every country across the world and no other area in Australia has a passion for Football like Dandenong does.</p> <p>Strong Football Base. Dandenong has two high level soccer clubs in Dandenong Thunder and Dandenong City. Both which have shown great success in the past, which has been built off the love of Football in the local area. Both clubs could serve as feeder clubs to the possible A-League Team.</p> <p>Image. Dandenong has not always had the best image when portrayed in the media. I believe this is because people are often afraid of what they don't know. People are generally very quick to judge things without understanding the whole picture, however this is not always easy to change. A stadium could help breath a new light on Dandenong, it could help bring new faces to the area and with new faces a new outlook on Dandenong. This would further help with growth of the area.</p> <p>Future Generations. Dandenong has often been in the media for a number of different reasons, some of which have often been images of gangs of youth. Dandenong has always been great at identifying ways to engage youth to keep them off the street. We have the AstroTurf soccer pitches on the other side of the station, we have community programs among other things. This stadium also provides youth with something to do. Whether that be going to a football game, a concert of cultural and community events. But it's not also just something that they can do as a past time. This could be something that youth are able to strive for. An A-league team playing in Dandenong gives a lot of youth hope. It lets them know that they too could one day be playing on this stadium. If they work and train hard, if they play out of their boots or sing out of their lungs, they might be able to play on that pitch of perform on that stage.</p> <p>Non-football related. Football aside there are so many other reasons for this stadium to be built. As I had mentioned earlier Dandenong is about culture, its about music, food, coming together and other sports too.</p> <p>All in all this stadium would be a fantastic idea. It will help put Dandenong on the map. It will continue to support the multiculturalism that Dandenong has always prided itself on. It will improve an image that has not always been painted in a nice manner and give future generations something to do, something to strive for. There are many reasons that a stadium at the proposed site should go ahead, and minimal reasons for it not to. I hope this is all taken into consideration when deciding on both the building of a stadium and a bid for another A-League team in the area. This is not just a fantastic idea for Dandenong, but for South East Melbourne in general.</p>

#	Support	Oppose	Summary
5	✓		<p>It would be an opportunity for Greater Dandenong to focus on a positive Vision such as this Stadium. Our youth will gain as well as our residents consumer workers and visitors who may come to our City, as well as other communities. It is being built near public transport which would be a positive for young adults and parents. Our youth need to be involved in more positive sports, as you youth with disabilities. I hope this may be one of many big visions for our city to gain in a positive way. We need far more vision in our City for our youth. It is far better than having them being bored. Lets not lose another opportunity to involve our communities.</p> <p>Don-put a notice in my letter-box. I am not sure who Don is or where he lives. I would like to say to this Don; when you live near public transport (train stations) and city centres, it is understandable parking in residential streets is going to be use during the week and on weekends. This has been so for a very long time. If it offends you, you may offer a young family trying to save on petrol and budget offer a park in your driveway that would be fantastic. Maybe more helpful than to stop what our city needs for our youth and communities, especially given opportunity for that side of our city.</p> <p>My other concerns and reasons I would oppose the stadium, if Council were to increase rates, which would cause a major financial burden on residents, especially on pensions.</p> <ul style="list-style-type: none"> • Will it be a burden on our City Council and will it have the capacity to stand on its own? • Where is the money going to come from? • Has government bodies offered grant money or promises? If so, is it real or another fairy election promise? • Has there been a public presentation? I would like to see a presentation on all that is going there an how it is going to draw that side of our city in a positive way with the other side of our city. Will there be room for growth? • How much has it cost COGD Council already for this proposal? • Was Greaves Reserve looked at as a potential larger possibility – moving clubs and redoing football ovals may have been a cost effective possibility and combining with the show.
6	✓		Yes, I would like to have a recreation centre in Dandenong.
7	✓		<p>I agree in principal to the building of the Stadium, however without adequate car parking to is not feasible. Parking in the area is inadequate as it as. You have approved units to be built with only one car parking space and as most households have 2 cars all the street parking is used. People won't come to use the stadium without being able to park not everyone uses public transport. Having lived for 5 years opposite Etihad stadium people like to drive to events and now to use public transport.</p> <p>It will be a great boost to the whole of Dandenong however parking is a must.</p>
8		✓	<p>Is this a joke? I didn't recently move to this area to have a stadium next to me.</p> <p>How about you concentrate on cleaning up Dandenong first. Furthermore why should my rates pay for this or get increased</p>

#	Support	Oppose	Summary
			<p>because of this when I didn't and am NOT asking for it.</p> <p>Third joke of it all is that there is going to be no parking associated with this. Once again tidy up the parking in this area before you bring more parking issues. I live in a street where there are people parking illegally and the council will do nothing about it. You can't control the parking now and have limited parking right there the proposed stadium so how can you control this.</p> <p>Lastly absolute joke that the council would even consider doing this. I would rather see a vacant patch of dirt than this crap.</p>
9		✓	<p>I have visited recently a group of friends who live at the Metro Village at Dandenong South. This place is a very quiet highly residential area. I heard about the building of a massive sports stadium and the related parking issues which would confront the highly concerned local residents.</p> <p>I feel sad and sorry about the would be plight of the local residents there, (whenever the stadium would have been built), considering that, the current street parking situation is already crammed, and how much more if many more vehicles from visitors (from sporting events), would be cramming their vehicles at those quiet streets which is highly unacceptable.</p> <p>There would also be unruly unsocial behaviour and fights, which would result from parking problems, including the noise which would be generated from sports events.</p> <p>The parking spaces at the Dandenong train station will also be potentially fully crammed whenever sports events will be held. The people waiting at the bus bay area will potentially also be affected by unsocial behaviours of stadium visitors.</p> <p>Please do not approve the building of the massive stadium. The stadium organizers should find another massive open space where there will be no much residential houses already built.</p> <p>Thank you so much for reading this plea email of mine for your kind consideration.</p>
10		✓	<p>Please do not proceed with building a stadium for the following reasons</p> <ol style="list-style-type: none"> 1) This was never in the council plan before. You councillors are elected by local voters and have to listen to our concerns. You cannot change plan willy nilly. The land is too compact to fit a stadium plus it is in the middle of residential areas 2) This is a residential area. Metro Village is already over crowded and currently having traffic and parking problems. I know and live it every day as a resident. It does not make sense to erect another Massive Building in the vicinity. <p>We already have a massive apartment block which by the way has Diminished/Spoilt the whole estate. If I could I would move out of the area. I have spoken to many residents and the sentiments are similar to mine.</p> <p>Imagine the noise (rock band concert etc), antisocial behaviour , parking nightmare which the poor residents in the surrounding area will be subject to permanently. I would not feel safe to even walk around</p> <p>How would you councillors like to have a Massive Stadium (with all its associated problems and challengers) next to your house?</p>

#	Support	Oppose	Summary
			Please do the right thing. Spare the residents a living NIGHTMARE !!!!
11	✓		I fully support this proposal. Besides, I suggest that there should be eateries operating Mondays to Fridays for the convenience of local residents within this area, such as : <ul style="list-style-type: none"> - cafes serving all day breakfast and coffee ; - Chinese / Asian restaurant serving lunch and dinner ; - European restaurant serving also lunch and dinner.
12	✓		I strongly recommend this stadium it will change Dandenong for the good!!!! I live close by and would absolutely love to see this happen best idea ever!!! GO FOR IT.
13		✓	No, I most definitely am not in favour of a sports stadium being constructed in the proposed area. As a long-time resident of Dawn Avenue I have seen and felt the effect that the attendance for worship at both The Russian Orthodox Church and Mosque have had on the this once very quiet neighbourhood and now the proliferation of on street car parking has become absolutely diabolical and can only result at some time in a serious accident. In my case at 89 years of age and with a wheel chair bound wife who needs regular nursing visits [these nurses have already complained about the difficulties in parking] I find negotiating from my drive, and I always reverse park and drive out, fraught with danger especially now that the new access has been opened and Dawn Avenue is being used as a rat-race through to Cheltenham Rd by traffic from the estate[s] bordering Kirkham Rd. This plus the number of cars which are parked on bends and which I have complained about to Council to no avail, plus the possible influx of 4500 cars and their occupants into what is already a nightmare is too terrible to contemplate.
14	✓		I am a resident of Hutton Street, which is adjacent to the proposed stadium area. Whilst I am in support of the aims of the bid, I do not think that the site area has enough space for the facility and for same level parking. I am concerned that parking may become even more of a premium in my area in the evenings if this is taken into consideration. Thus, I would only support this bid if in the design there was an option for underground parking or additional parking facilities in the other vacant lots around George Street.
15		✓	I am emailing on behalf to a group of distressed people who are very concerned to have the Proposed Dandenong stadium be built. The stadium will have a detrimental effect on the residents living esp in Metro Village. We just cannot imagine a massive stadium seating up to 15,000 people!! Please understand this is a residential area and not a recreational place here. We are very much worried about noise for kids and ourselves and anti-social behaviour that will happen. There wouldn't be any peace around. No one would like a stadium at their door step.

#	Support	Oppose	Summary
			<p>People living outside this area, would support a stadium for their convenience, but what about us the poor people of Metro Village and surrounding who have to suffer the consequences. What worse the noise and the fear we have to live with for the rest of our lives in Metro Village.</p> <p>Besides, it will affect the parking, there wouldn't be any parking on the streets. Actually, it is already overcrowded and there is a lack of parking spaces. So many high rise apartments and we have to fight to secure a parking. And if by luck someone gets a parking, sometimes other passing cars come and hit with the parked cars as the streets are so narrow. It has happened to us couple of times, very stressing....</p> <p>Also there are barely any parking to park cars near the Metro Village shops. It would be ideal if there would be some parking spaces for patrons to park their cars. What about the empty space opposite the restaurants and shops? Can they be provided as parking for cars? So many near accidents have occurred as there are no more space parking areas. One should live here and understand our misery.</p> <p>We are very depressed to hear a Dandenong stadium opposite Metro Village, We are concerned more as it will definitely lower our property values and no-one would want to buy our property even and want to live here. Actually there have been a lot of complaints of overcrowding from visitors.</p> <p>Can we suggest that the stadium be built in the Basketball stadium in the Police Paddocks on Stud road? There are plenty of spaces over there.</p> <p>Please take note of our concerns, we are having sleepless nights since knowing the building of a stadium here. Please consider your poor people who vote for you. Please we all need your help and big support now. We are voices crying for help!!</p> <p>Thank you for your consideration and we sincerely hope that you wouldn't take into consideration to build a stadium. We are all appealing to your compassion.</p>
16	✓		<p>I would like to provide feedback on your letter dated 18th September in relation to the above Proposed Dandenong Stadium. My husband and I love the proposal, our only concern is we live in Station Street, Dandenong and have limited parking as it is. What will the parking be like if the proposal goes ahead. We would not like to see it affect our Street.</p> <p>This would be a great thing for Dandenong and we are in full support of it.</p>
17		✓	<p>It is unacceptable. It's a residential area. Lots of noise in Metro village. Anti-social behaviour, not safe, fights and no parking crammed already. On behalf of distressed residents. Group of people in Metro village.</p>
18		✓	<p>I jointly own 2 units in Hutton Street with my sister and on perusing the map of the proposed stadium, it appears that our properties may be in that precinct. If that is the case, can you please inform us as owners what the plan would be?</p> <p>That area of Dandenong is high density living and my concern lies with the current property owners and the tenants. I feel that it</p>

#	Support	Oppose	Summary
			<p>will totally change the landscape of the area not to mention displace thousands of families.</p> <p>The area along Cheltenham Road is relatively new development. Why was this area developed with housing and apartments when the council is now considering locating a stadium there? So many residents now reside in that vicinity. I am very concerned as to their future. Considering that Melbourne has a housing problem, I do not understand why such a business venture in that site is even being considered. Shouldn't housing people be a priority for the council and government?</p> <p>I am also concerned over the traffic and congestion; let alone the noise that it will create. Existing parking in that area is already a problem.</p> <p>As you can gather, I oppose the proposed Dandenong Stadium at that location. Even the MCG is located a considerable walking distance from Richmond Station and residents. I ask that the council reconsiders this proposal on the current site. Please think about your rate payers and residents.</p>
19		✓	<p>My name is [REDACTED] and I am writing to you regarding the recent letter that I received concerning the proposed Dandenong Stadium. I jointly own 2 units in Hutton Street with my sister and on perusing the map of the proposed stadium, it appears that our properties may be in that precinct.</p> <p>If that is the case, can you please inform us as owners what the plan would be?</p> <p>I overall think the Stadium is a great way to inject money back into the economy but at what human cost. I am quite surprised that the proposal is planned for the heart of residential Dandenong.</p> <p>What concerns me is - that hundreds and hundreds of low social economic migrants and refugees are about to get displaced. These people can actually afford a 'roof over their heads' in Dandenong and with Melbourne housing prices as they are, I doubt that they can easily find another dwelling nearby.</p> <p>The area around Dandenong station has many high density apartment dwellings especially opposite the station area where the proposed Stadium is supposed to be built. Can you imagine the noise and the increased traffic conditions for the people in the area? What about all the 'new' apartments that have just being completed in the area opposite the station? I'm sure they weren't planning on living next door to a massive Stadium when they purchased their property. In a climate where homelessness abounds, do you really want to be responsible for adding to this number instead of minimising the human need for a home?</p> <p>I am pleading with you to find another suitable location which will not impact the people of Dandenong as much as this Stadium will. Driving back from Berwick today, I noticed the colossal oval areas near Bunjil Place at Fountain Gate that would also be quite perfect for this Stadium. It's still in the South East corner of Melbourne and it would spare hundreds and hundreds of displaced residents. What about building the Stadium at 103 Princess Hwy in the 4 lots of land that has just being purchased in Dandenong South? You would have to buy back the land, but the government can do anything right? It's near industry and no residents would be impacted. How about building the Stadium near the overpass of East Link M3 where there is much empty land and create car</p>

#	Support	Oppose	Summary
			<p>parks opposite the station that can be used for multi-purpose parking. Train travellers during the working week and Stadium parking during special events. If I can creatively find other options, surely you can!</p> <p>The reason I have included you Hon Mark Dreyfus QC MP in this email, is that I know that when any City Council calculates the rates it charges a resident, it annually values a property and then charges the resident accordingly to a specific formula. But what concerns me is that this valuation does not stand up when the government or City Council wants to forcefully acquire a property back. Why is there such a discrepancy of what people are paid back when a property is forcefully acquired? Why do these double standards exist? This needs to be addressed, such as so many issues that are in the public media: the money hungry banks, the selective deaf insurance companies, the uncaring age care facilities and the local City Councils who do not reimburse the entitled 'valued' amount of money, back to residents when properties are forcefully acquired.</p> <p>Thank you for taking the time to read this email. There must be a way to work this out with both parties –City of Dandenong and the residents can win!</p> <p>I look forward to hearing about some alternative locations when building the proposed Dandenong Stadium</p>
20		✓	I want to say big NO to the creation of the stadium in Dandenong as already it is very crowded and residents having trouble with robberies, gangs, drugs, attacks and parking problems. Please no no no.
21	✓		Yes!
22	✓		My name is [REDACTED] and I am a landlord of [REDACTED] Cheltenham Road, Dandenong, 3175. I agree with Dandenong council to build new stadium.

Proposed Dandenong Stadium – Community Survey



'Team 11' is the name of the bid to bring an A-League and W-League team to south east Melbourne and includes plans for a multipurpose Stadium in the Dandenong Activity Centre. The City of Greater Dandenong is seeking public feedback on plans for the proposed Stadium, which includes the following:

- **Site:** Council land adjacent to the Dandenong Train Station and bus interchange (corner Cheltenham Rd and George Street).
- **Scope:** Multipurpose sport, entertainment and community stadium with a rectangular playing field and initial seating capacity of 12,000-15,000 (with the potential to expand in the future). Plans also include multipurpose function spaces suitable for community, corporate and private use.
- **Proposed Uses:** Home ground for south east Melbourne's A-League and W-League team (pending a licence being issued to Team 11) and suitable for rugby league, rugby union, AFLX, music concerts, community and cultural events and other entertainment.
- **Considerations:** The construction and operation of the proposed Stadium is subject to State (and Federal) Government Funding and an A-League licence being awarded to Team 11.

To have your say, please complete this survey or send an email to recreation@cgd.vic.gov.au. For more information, please contact emma.michie@cgd.vic.gov.au or visit www.weareteam11.com



Concept Plan - Artist Impression



Concept Plan - Artist Impression





Proposed Dandenong Stadium – Community Survey

1. Do you support the development of a multipurpose stadium in Dandenong to cater for the south east region of Melbourne?

- Yes No

2. How likely are you to attend competitions, events and functions held at the proposed Stadium in the future?

- Very likely Unlikely
 Likely Very unlikely
 Neither likely nor unlikely











3. What types of events are you most likely to attend at the proposed Stadium?

- Football (Soccer) Live Music Concerts
 Rugby League or Rugby Union Cultural and Community Events
 AFLX Other Entertainment (i.e. action sports, family entertainment)
 Other (please specify):

4. Do you have any comments to make about the proposed Stadium location adjacent to the Dandenong Train Station (corner Cheltenham Road and George Street)?

5. What is your post code?

6. Do you have any additional comments to make about the proposed Stadium?

 Phone 8571 1000	 TTY: 133 677 Speak and listen: 1300 555 727 Online: relayservice.gov.au	Find us online 
 Fax 8571 5196	 TIS: 13 14 50	greaterdandenong.com
 council@cgd.vic.gov.au		   

Thank you for completing this survey.
Please return to the feedback box provided, or
send to City of Greater Dandenong, PO Box 200, Dandenong, 3175

Appendix 2. Survey Results – Detailed Comments

Comments about the proposed Stadium location adjacent to the Dandenong Train Station (corner Cheltenham Road and George Street)

Comments in general support of proposed stadium location.

1	1. Seems ideal for easy bus and train access. 2. If a performance has 15,000 people and half arrive in cars, each car having 4 people that means 1,800 cars will be parked nearby. I guess there will be multi-level underground parking built?
2	Please ensure actively monitored CCTV, well lit areas with safe passages to and from transport options. The location is great, as long as you invest heavily in the safety and security of your patrons.
3	Perfect location. Second location (Dandenong Showgrounds)
4	Great location!!!
5	This will absolutely transform Dandenong, and give the region a massive boost.
6	Great location. I work in Dandenong and the proposed area would be easy to get to and would create a fantastic hub for business and the community.
7	Great idea.
8	I'm in favour. And am here because of a mail flyer which wanted me to disagree. I don't like sport... but sport is a good thing. This could also be good for nearby businesses.
9	Make sure it contains basement car parking but learn from lessons about the construction of 'Marval Stadium' about the impacts it will have on the playing surface. A comprehensive transport strategy is required as nearby streets already struggles for traffic congestion. Opportunity to improve connection from Dandenong Station, including an enhancement to the existing bus interchange at the station. But building a bus interchange by the new stadium will save space and can be used to improve the public realm.
10	Imperative for Dandenong's growth as a major city in the S.E.
11	It is extremely important for communities to have venues to hold events which can galvanise a sense of connectedness and community. I feel this is especially relevant today. As work, housing pressures, cultural identity and struggles with life/work balance have become pressing issues for many.
12	Should have been done years ago.
13	Just what is needed
14	Great spot!
15	Let's get it done! That area isn't properly used and would be great for a sports stadium with it being located right next to a train line!
16	Great location
17	Will definitely be a huge hub for the community.
18	Good location given vacant land and close proximity to Dandenong CBD and public transport hubs.
19	Perfect

20	This would be so awesome!!!
21	I live very close to the proposed site and am hoping it will raise the profile of Dandenong, improve the look of the area and increase the value of my house as well.
22	Fantastic area. 10/10.
23	Good.
24	Perfect spot.
25	Considering the growth corridor out this way it is a fantastic location for all walks of life. It is accessible to all and creates an amazing employment opportunity.
26	I think it would be great. We need it please. Go ahead with it please.
27	This would be a wonderful addition to our community (notwithstanding the inconvenience of when it is being built).
28	I think its great use of site and it would be nice to go watch A League game there.
29	I think this would be a great inclusion into Dandenong. Moe people on the streets. More jobs. More businesses. A positive for Dandenong. A reason for people to visit. Hopefully the Council and businesses get behind this great idea.
30	This a wonderful project, it will bring lots of opportunity to the Dandenong CBD. I fully support this project as resident of Dandenong
31	Having easy access to the station and other destinations in Dandenong as part of the stadium should be a priority
32	Its time Dandenong had a world class facility. Dandenong is the gateway to the south eastern corridor. If planned well with appropriate parking and road planning, this could really bring a great facility closer to the people. It should be multiuse and parking should be available to train travellers in times of non-use.
33	Near trains & buses, perfect.
34	Very excited, get the job done whatever it takes.
35	Within budget and best use of the facility. Maximum benefit to community welfare.
36	Welcome that proposal
37	Love the positive changes happening in Dandenong. Families and young people should have more entertainment in sports venues available. Its our responsibility to resource them, engage them in sport. They will have less time for violence and fighting on the street.
38	What a location this would be. Right in the heart of Dandenong, easy access via the train. Not only will there be an atmosphere, but will allow all fans and stadium goers to enjoy and support local Dandenong businesses by enjoying local restaurants, cafés and bars. With the support I see already from the local football community and the wider community, the location and prospect of this stadium is exciting!!
39	Is a perfect proposal
40	Good location, central, close to train station. An aside, as a current car permit holder for Carroll Lane carpark, where will I park my car... 😊
41	Great location to ensure you don't need to drive to get there
42	Great Project

43	I support the location but I think an alternative orientation should be considered if feasible
44	Make sure the trains are actually running and running more frequently before and after an event (Cranbourne Line)
45	We need our own Dandenong stadium.
46	Please build the stadium. It will be great for the Dandenong community.
47	Please let this stadium be built at dandy!!! (((:::))
48	Best thing to happen to Dandenong and the South East in a LONG time! I 100% back it
49	Bike path along the tracks to join up to yarraman bike path, would allow people to ride to the stadium also.
50	Great location. Easily accessible. And close to some good cafes and restaurants!
51	Location good, but I have concerns over stadium attendees taking up parking in the Metro Village 3175. Also there is a concern the some may park in the wide lane ways blocking resident access in and out of garages and not able to park in the streets due to Stadium functions. So I would like the parking in Metro Village to be carefully considered.
52	Excellent idea
53	Very good idea & like location + encourage members with free public transport for games
54	Happy with location. Public transport use is important. Buses as well and space or taxi rank. Adequate parking arrangements still needed. Plenty of parking spaces also shouldn't be ignored.
55	I think it's brilliant to have a stadium in easy walking distance of any train station, and for it to be such an important transport hub like Dandenong is brilliant for the south-east. Not having to go all the way into the city for games will make an enormous difference!
56	Make it for 20,000
57	Good location close to Dandenong CBD and public transport hubs.
58	Great space as you will not need to spend money on transport
59	Great location Should be named after the old stock yard that was on this site
60	I used to love going to Waverley Park to watch the Saints play, but the biggest problem was lack of transport, it was a nightmare getting in and out of there. But with the train station next door, this is perfect. I'm from Langwarrin, but even I'd drive to Frankston Station and get a bus (although you should do a deal to get shuttles or express buses from places like Frankston).
61	Great location! Walking distance from the train and bus services. We believe that the stadium will definitely change the reputation of our city and especially our train station, but you must make sure that there is going to be 24 hr police surveillance or patrol around the stadium. We wouldn't like to see this great effort to become a ghetto in the future.
62	Makes it so easy to get there. If it was at Greaves Reserve or Ross Reserve it would be too far away.
63	This is the perfect site. Imagine if the old Waverley Park had a train station next to it, it would have worked so much better.
64	This will create jobs for the youth and put our region on the map
65	I represent a club with 600+ playing members. Atm only a small percentage can afford to frequent events in the cbd, a local stadium would see more

	than 1/2 of our members attend similar events.
66	Great location. Great public transport access, a huge bonus for the businesses in the area.
67	Great idea for Dandenong.
68	Fantastic location providing easy access for commuters
69	Dandenong needs something like this
70	Allocate parking space for cars as well
71	Appears to be a sensible location. Will parking be considered?
72	Build it please
73	Excited at the prospect
74	Fantastic idea - 100% in support of it
75	Great location
76	Great location
77	Great location
78	I believe it is an amazing location. It is within the heart of the Dandenong community and also within touching distance of Dandenong Train Station which will be key to attracting plenty of numbers to games from all over Victoria.
79	I believe the location allows for the greatest access to the people of the South East
80	I think the stadium will foster participation and unity to the Dandenong community. However, I have some practical concerns regarding the lack of parking on the stadium site. As Dandenong is already a high density area, I am concerned that this will make local streets congested, dangerous and difficult to commute.
81	I think this will be a fantastic addition to the City of Greater Dandenong
82	It's a fantastic location to have the proposed stadium within walking distance of the train station. I can see the potential for this stadium to become a sporting and community hub for the City of Greater Dandenong.
83	It's a great location for a stadium.
84	It's a great location for stadium
85	It's the perfect location!
86	It's close to the station which makes it ideal for transport. That land has been vacant for so long so it's great that it's been proposed for someone that 3175 will benefit from. There's enough housing access at Metro and more is needed on the station side.
87	My name is [REDACTED] and I am the [REDACTED] of a Community Football (Soccer) Club, Endeavour United (EUSC). EUSC has 270 registered players (and growing) and over 500 parents / Committee / volunteers involved. Whilst I would ideally like to be within walking distance, the proposed stadium location is ideal given the access by rail / road and will breathe life to an area that has been vacant since the stock yard closed in 1998. It will also bring much needed investment from government and private enterprise and will build on Dandenong as a Cultural Hub in the Southeast. I, together with many

	locals I have personally spoken to, are very excited at the prospect of a quality development in our region.
88	Perfect Spot
89	Please keep pushing Team 11! We NEED this to happen!
90	This is a brilliant idea.
91	This new stadium will be great for sport, our region & also our generation of kids who in the South East need another option locally for events.
92	This will revitalise Dandenong completely. Very good to improve the social profile of the municipality.
93	Use the Stadium's car park when not in use as additional car park for Dandenong Rail Station.
94	We NEED this to HAPPEN. Dandenong needs it, the South East Needs this. The people need this to happen.
95	Will it be a seated stadium? If so, will the seating be undercover for the protection from the adverse weather elements?
96	I think it is a good place to build the proposed Stadium for community who will come to the Stadium. It will be like the MCG and Richmond Train Station.

Concerns and future considerations regarding proposed stadium location.

1	Proper traffic and parking management is very important. Effective and efficient bus / public transport is required.
2	The location is not suitable as it will affect all residents who live in close proximity. A stadium such as this should never have been considered close to residential properties. The increased traffic, lack of parking and noise are all reasons why the stadium should not be built. I believe that users of the stadium will not all come to Dandenong by train. The proposed land belongs to all Dandenong residents and should not be used for the purpose of building a stadium.
3	Bad location that will only contribute to more traffic jams and slower flow of traffic
4	Too far away and difficult to get to from where I am.
5	There is no need for this at all.
6	Is the location able to support later redevelopment / expansion? Will it impact on surrounding residential area eg. Noise level and parking in particular? Crowd control? Can the Dandenong rate payers really afford a Stadium?
7	Dandenong needs better schools, roads & hospitals. Not white elephant stadiums.
8	Don't see this being successful when most of the area is full of junkies!
9	I live opposite the proposed site and am strongly opposed to this proposal. Metro Village already has enormous parking and traffic issues. we need more green space not a stadium. The area should be developed as parkland with a playground and fenced off leash for dog owners. The small playground beside the creek is insufficient for the number of children in the area. Metro Village has enough problems. We do not need a stadium. We need more accessible residential amenities.
10	Preferring dwellings instead of public place where large crowds gather. It could cause chaos and unruly behaviour. Not good for the area and people who live there. Houses and apartments are a lot better.
11	Would parking affect residents on the opposite Cheltenham Road side of the stadium?
12	Why don't you spend your money on something useful for the area? A soccer team playing 15 games a year in Dandenong does nothing, but infrastructure we use every day adds much more value!
13	Terrible place to have such a white elephant
14	This site is not sufficient for the proposed size of the stadium and car parking. How much car parking is actually proposed for this stadium?
15	Use the land for something useful
16	I am against the dislocation of so many 'low social economic' people losing their affordable housing and not being able to afford anything else. Property is expensive and the market is super difficult to get into nowadays. I have also heard that the Council does not pay out residents as much as their property is worth when they calculate their rates. Charge more but pay back less. This is another dishonest business practice that needs to be exposed. Not against the Stadium just against building it in residential areas with dislocation, increased noise and traffic conditions. The M.C.G. doesn't seem to encroach on any of these issues.
17	I do not believe this site is large enough for a stadium to enable future expansion and to also provide for the parking that would be needed. There is no

	detail provided about car parking? How many car spaces are included in this proposal?
18	I objecting to this proposal as being a resident directly across the road, this impacts me and my family significantly especially with the additional noise pollution and parking issue which is already a problem within the area. We brought in the area due to the quietness and with the view that residential houses would be built across the road (where the proposed stadium is going to be).
19	I strongly feel that Dandenong does NOT need a Stadium. It will dramatically change the landscape and feel of the area. It will also displace many residents in the Dandenong area. Considering that Melbourne has a housing shortage, I don't feel that a Stadium of that magnitude in Dandenong is a solution. I am also concerned over the congestion that it will create in the area.
20	Dandenong has the basketball stadium. I disagree with spending millions on a proposed A-League stadium. Too big. Too much traffic congestion already in that area. Could attract drugs, drunks also. More illegal parking, not enough parking officers already. Spend more money on footpaths and fine people for parking on nature strips - a State law! Sport is well catered for in all CGD. Spend more money on cleaning up dumped rubbish instead of CGD looking like a third world city.
21	I agree with the addition of any structure that encourages the community to come together, and any project that cultivates social and especially sporty recreational activities. However, as this is planned to be built across the road from my apartment in an already over crowded neighbourhood that does not have enough street parking to accommodate the residents of the area, let alone visitors or customers of the local businesses, I have to object to its completion. Not only is this going to disrupt travel along the road I live on for what is likely to be upwards of 12 months, limiting not only driving traffic but residents walking access to public transport. This will also cause even more difficulty for residents of apartments, houses and town houses that have nowhere else to park but the street due to the lack of available parking in the apartment block and the obvious over crowding due to the low socioeconomic status of the area. If it could be guaranteed that this would not negatively impact on my life I would be all for it but unfortunately there is no possible way that this could happen.
22	Who is funding this? We have bigger issues in the area than catering to a new soccer team for 2,000 people. There's enough money going to sports as it is.
23	Parking is already at its limits on this area. Noise levels and traffic would increase further impacting the appeal of this side of Dandenong which is a quiet area. Crime and disorderly behaviour could increase. This would negatively impact the property value and appeal.
24	The proposal lacks detail with respect to the direct cost and benefits to ratepayers. How much will the stadium cost and what will this include? If the State Government is expected to provide funding, what will it be given in return? How will the building of the stadium be funded? The site is a valuable asset for the municipality. What will be the direct inflow of revenue toward the Council budget on an annual basis? In addition the proposal does not provide any detail regarding car parking that will be available/provided with the proposed stadium. Parking is critical and the site does not appear to be large enough for the proposed capacity, adequate car parking and to also have room for future expansion. As a resident I would have expected much greater consultation by now and greater transparency given bids were submitted in August 2018 according to The City Magazine.
25	Not ideal place. Agree a stadium would be great but many would drive there causing traffic headaches. I understand it is next to the station but didn't mean people will really use it.
26	It's way too close to families & homes. Traffic will be horrendous- why not build further out so homes won't be affected by noise & traffic!!
27	A better location would be the old general motors site

28	Other issues should be fixed in our area before a soccer stadium is built
29	Building a stadium in the proposed location will only add to the already existing problems of the area. As a resident of Metro Village, we already suffer from the way the area was developed, most residents have more than one car and most houses have one or no car space to park in, this means the streets in Metro Village are constantly crowded, with residents parking in no standing zones, parking cars so close to other cars that you cannot move your car, so close that people cause damage to your car, park in a way that the street becomes a one way street and in some cases park in a way that blocks the road. Dandenong train station is already under serviced for car parking and commuters already use Metro Village to park and walk to the train station. I have had days where I have moved my car from where it is parked on the road and someone has been waiting to park in my place. I have returned home on days, not being able to park my car near my own home. With the construction of new homes and a new apartment building as well as the surrounding business using the streets to park scrap cars and cars waiting to be serviced at the mechanics, there is not enough car parking on the streets let alone parking to accommodate visitors to the proposed centre. When the centre was first proposed, my partner contacted Dandenong council to ask if parking in the area would be restricted to residents and we were told no such restriction would be applied. I am not sure where else I am expected to park to be in my own home considering other parts of Dandenong have heavy parking restrictions or are paid parking. How am I supposed to bring my shopping home, and what should I do late at night if I have to walk a long way from where I can park to my home? Not only do I have concerns for parking but there are also concerns for noise. The estate is already built in a way that I can hear everything my neighbours do, I have concerns that concerts and large crowds could cause significant noise late at night including when people are returning to their parked cars in the surrounding streets causing serious disruption to my ability to have peaceful enjoyment and rest in my own home. I also have concerns that a stadium would place a strain on existing infrastructure such as internet and mobile services, which in Metro Village are so degraded that they are almost unusable. If you cannot provide residents and ratepayer's reasonable services in the area, then the government and councils focus should be on resolving such issues before they bring in new problems.
30	Concerns regarding traffic and parking. Particularly with the 3175 metro village across the road. Some will take public transport, however the train line is only conveniently accessible to a small minority of the South East as residential developments expand well beyond the line.
31	The location is ridiculous. I have a disability and already have to walk blocks to my apartment because the council believes that it's more important to cater to businesses than people who can barely afford housing. Putting a stadium here would make my housing unliveable. Any time there is an event I will not be able to park within kilometres if my building. The close proximity to the residential area would also make sleeping impossible in a location already plagued by noise complaints.
32	Where is the designated parking? Too far to walk, not safe at night, not family friendly esp in winter
33	Parking in metro Village is already atrocious. There is not enough parking for residents and zero parking for patrons of the two restaurants here. Our streets are effectively one way streets due to the number of cars and there are often times where I can't get a park in front of my own house. Council has done nothing to ease this problem and its only getting worse with more apartments being built. The stadium would need to provide parking for a capacity crowd to avoid further inconvenience to residents.
34	Current road infrastructure cannot manage increase in traffic. Despite rail station being near, many people in SE will still need to drive. The result will be very bad traffic congestion, and if there is not parking at the site, there will be big problems with parking in residential areas.
35	As a prominent member of the community, I will actively campaign against this development as a severe waste of taxpayers' money

36	<p>I feel that the location suggested is not suitable at all. For years the advertisement has always been that the area will be a mixed retail/residential area. Never anything about a stadium. Building a new stadium in high density residential area will not work. Exhibit A is the docklands and the Telstra dome that is there. The docklands did not and has not met any of the goals the developers initially set up. You could call it a failed suburb. There are a number of reasons the stadium is not a good idea. Firstly, even though there is a train station close by, many south eastern suburbs are not linked to it. Anyone living on the frankston line, living in Mulgrave, Keysborough, Dingley, Rowville, Dandenong North, Wheelers Hill, Extensive suburbs like Berwick and Cranbourne would not catch a train to the stadium. They would drive their car. Parking is a nightmare as it is. Metro village - many residents have 2-3 per household and only 1 car space. Street parking is already difficult as it is. Add a stadium with expensive parking and people will be blocking up the residential streets even more than they already are. Secondly is the noise. Many residents of Dandenong are early risers and shift workers. Constant noise from a venue will affect people's ability to sleep well and to work well. Thirdly is the increased risk of crime and unsocial behaviour. Rivalries amongst different nationalities and cultures and clubs would create an environment where police and law enforcement would be a constant presence. And an increased chance of unsocial behaviour at the stadium during evening/night hours. Having a large stadium would mean an large, massive increase in vermin of mice, rats and seagulls. As dandenong is a high density suburb already there are already big issues with mice, rats infestation. Add a new stadium and it would be a full blow plague and disaster. People homes and people's lives would be put at risk. Further more it would further tarnish Dandenong's reputation which it has for years been working on to improve when we get labelled the Mice Capital of Melbourne. I am surprised that the government and council have not presented us with a short list of possible locations. Surely this location was not the only one. there already is the Dandenong thunder soccer arena. Could that be extended? How about looking at re opening general motors train station and building out in dandenong south. If they only keep Waverley Park as it was, we would have built the Rowville link by now and we would not be needing to have this discussion. Other options could include Ross reserve in noble park. It is next to a train station. Also looking a sandown greyhounds and sandown park. Also has a train station. ALso review Keysborough and the area around the indoor sports stadium there with existing soccer fields. Traffic congestion is also a concern. Considering only Cheltenham road is the only main road. Which can be very busy at peak times already. I am a big supporter of Dandenong and I have lived there for a number of years. I am not against a sports stadium, I am against the proposed location of the sports stadium. Dandenong has been working so hard to change its reputation and perception of being basically a 'slum' and building a sports stadium in high density area will make it a mice/rat and vermin infected melting pot and we will become the laughing stock of Melbourne and Victoria. \</p>
37	<p>It would cause a mice and rat plaque a dot would ruin properties and house prices and we would become like England in the Victorian times. It would b terrible for people living around. People wouldn't catch the train to the stadium. If you live in keysborough, Dandenong north, Rowville, doveton, wheelers hill, dingley, Frankston train line, extensive suburbs like Berwick and Cranbourne were people live far from the suburbs train station would still drive. There is no parking in metro village now as it is</p>
38	<p>Worst location ever. It's already hectic at peak hours driving around that area and very limited parking for nearby important businesses eg centrelink. Why couldnt a proposal been done like what springers lesure centre did?. They built outdoor soccer fields etc onto their existing land. I propose the site should be either not go ahead or moved further out of the congested area of dandenong and onto the land of the existing dandenong stadium and build a soccer stadium out there as theres parking and near the m1 freeway. Theres a bus up that way and theres available land. Dandenong station has minimal parking already and its unfair to locals to who want to travel into the city with no parking at dandenong station.. Imagine a friday night... you try and park at dandenong station, wait ages for train to head into the city to richmond station to the mcg.. crowded peak hour service of people heading to the mcg to watch afl games and people returning from work. But then you get to the platform and find its super over crowded with people</p>

	heading to the mcg and people arriving to dandenong for soccer Will thr government put on more carriages or more trains? Or will people have to drive to nearby other train lines to get in and out of the city? Will there be an increase in dandenong station parking? Extra busses running around? My bus line is once an hour for a 5 min trip up to dandenong station. No late night services and no other option than to get order an uber. How will local business owners feel with reduced customer parking? Will they have to open longer hours and more staff? Or will they suffer and leave? Road congestion will triple at peak times for those heading into and out of dandenong. More chance of traffic accidents and pedestrain injuries. Will an overhead walkway like princess highway be added? What about noise for nearby residents? Will the roof be closed?
39	Waste.
40	Concern for parking and east of entry / exit
41	1. Privatising public space is always a bad idea. The money that will need to be spent on the stadium would be better applied to building public sports fields and grass-roots sports programs. A stadium should go to an area that has main-road access and existing sports infrastructure, such as the Stud road stadium. 2. The stadium would present a major noise problem, from events, and from arriving/departing crowds. Traffic and parking would present serious problems: Cheltenham road is very constricted at the proposed site, and there are no significant pubic parking options available. This would significantly impact quality of life for local residents in the Red Gum ward. 3. There is no benefit for the local community. (see point above about grass-roots sports) While Councillors may enjoy private corporate boxes, most residents will receive no benefit, and will have to pay for access. Retail food businesses in the immediate vicinity of the stadium may benefit from additional foot traffic, however they will likely face higher rental costs. Plus, the cultural character of Little India will be destroyed, as garment and specialist stores are pushed out in favour of further food retail. 4. Public order will suffer. Dandenong city does not have sufficient police resources to manage the size of crowds proposed. Given the nature of crowds attending sporting events, the proximity of the stadium to residential frontages will result in property damage; either from direct actions, or indirectly through foot-traffic, congested parking, and littering.
42	Stadium in the middle of residential area? Noise, crime, traffic = lower house prices. Better get a rate cut. Have a look at how much work and moment they had to spend on Olympic park roads, trams, and trains. Dandenong station can't even handle a couple of hundred people, and you expect 15,000 people to fit? Bad idea, you lot haven't thought it through at all.
43	No information has been provided about car parking. Why has no consultation occurred to date? Why is Council seeking feedback AFTER submitting the bid in August and not BEFORE?
44	Dandenong is having highest crime rate. This Stadium near by station will increase crime rate. If you want to do something to people, please increase police force at night time. Because I saw one car stealing by robbers. Police came after 20mins. Did nothing.
45	This whole proposal has to be a joke right? Surely the council didn't fund the Team 11 bid for the first 6-8 months of its existence. Is that what my council rates are going towards?
46	Waste of tax payers' money.
47	Not needed
48	Money could be well spent on upgrading the Station which has been promised for years. It is so difficult to get to the trains if you are disabled. I am against the proposed stadium because of the traffic jams it will cause and pedestrians trying to get home from the events. Also the noise from concerts will upset the local dogs. People will park in the side streets to avoid fees so our streets that already are hard enough to travel down will be clogged.

49	The apartments across the street are going to lose so much value once the stadium is built. Also what's being done to keep Metro Village 3175 safe and quiet after the stadium is built?
50	Other more important projects for our community
51	I don't want it!
52	Large parking area will be needed. No parking fee.
53	The council should have asked residents who live nearby what their opinions were. It would be a different senario if the stadium was there first and then residents complained. A stadium close to a high density residential living will not be great.
54	This is a bad location. Low socio economic classes and very few people would catch the train. Would also encourage people to set off flares in a suburban environment.
55	Where is the parking? Would there be shops and other things to attract people or to keep them around after games, etc?

General comments

Comments in support of proposed stadium (and associated considerations)

1	1) Should be aesthetically designed; 2) Environmentally sustainable features to be considered; 3) Should not become an eyesore rather add value.
2	1. I think it is a fabulous idea and would love to see it go ahead soon. 2. I feel it would significantly enrich the quality of life of people in Greater Dandenong.
3	After the AFL lost Waverley Park it's about time something like this happens in the south east of Melbourne.
4	As a local business and resident, I am willing to sponsor and be a full member.
5	As our Club, The Endeavour Hills Sports & Social Club is a Mauritian base club, we will be delighted to have our yearly Mauritian Festival, called "LA FAYA" at the Stadium.
6	Bring it on!
7	Build it! And you will put Dandenong on the national map and give the local community something to be proud of.
8	Can't wait
9	Close to the train station seems quite sensible.
10	Consider how it was be illuminated at night from all angles. Ensure pedestrian areas around the stadium are wide enough to deal with excess pedestrian traffic and avoids unsafe pedestrian movement during peak periods. Future proof the design to accommodate future expansions.
11	Critical infrastructure required in the SE suburbs
12	Dandenong is vibrant community which is continually expanding. New infrastructure is needed to meet the demands of a growing population and strengthen connections in our community.
13	Dandenong needs something like this. Hopefully it will be positive. Since AFL Park at Waverly has gone, there is nothing on this side of Melbourne.
14	DO IT!!!!
15	Don't make it too massive and shiny. Sometimes less is more. Start at 15-20 thousand and then get bigger over time. Don't want to be like Melbourne City only filling a bit of AAMI Park.
16	Encourage with METRO a deal where commuters wanting to access the stadium get an awesome deal.
17	Excited for the stadium to commence building!
18	Fantastic for the community
19	Fingers crossed you get Team 11 - this will be huge for locals and also real estate agents (that's our field)
20	Get it done yesterday!! We need this
21	Gonna be the best A-League team ever!
22	Good luck!

23	Good parking - free! Clean facilities. Good seating. Decent food. Excellent security (no cheap security like Dandenong Plaza has). Safety is my families no 1 priority. No groups / gangs.
24	Good.
25	Hello, my name is [REDACTED], I play at the Dandenong Thunder Soccer Club. I think this would be a brilliant addition to our community. Soccer is the most popular sport in this town. Just look at the Dandenong Market and all the people from all the different nationalities there - this is a place where a soccer club would be massive. So it only makes sense that there is a rectangular stadium here. It would make such a huge difference to our place. Everyone at Dandenong Thunder is massively supportive of this and I know from speaking to people at like Dandenong City and other clubs around that they're all right behind it too.
26	I am a member of Berwick City Soccer Club that this year had 837 players with almost 200 kids on a waiting list. Soccer in this area is huge, unfortunately so is crime. What I have seen soccer do for so many troubled kids is amazing. It gives them an outlet and a support base with people who care. The proposal that Team 11 offers the community football leagues gives all these kids hope. That Stadium will help them make the most of their future to hopefully one day be selected to play there. It is all good and well to populate these areas but if we don't make sure we can sustain peoples needs with positive activities like sport then it ultimately means they are likely to take the wrong path, not to mention the employment this stadium will create. I am definitely in favour of the Dandenong Stadium
27	I can't wait to its done. Can go with the wife and kids to see all. Thanks. Go ahead with it.
28	I hear this stadium will cater for a soccer club? That's fine, although I don't care too much for that sport. What I am interested in though is the economic impact this will have on Greater Dandenong. I read a story in the Dandenong Journal several months ago now and Councillor Memetti talking about the increase in jobs and dollars into the Dandenong community. This is wonderful. Everyone is aware of the less desirable aspects of our region, but what further development like this will do is clean up the streets even more. This can only be a good thing for everyone. Traffic may be an issue on days where there is events, but you could put car parking at the ground or just enforce restrictions around the area, it's not that hard. I commend Dandenong Council for their foresight in making this happen. I wish you good luck. [REDACTED]
29	I think it is a great initiative.
30	I think it's a wonderful idea; a good idea upon the councils in our sector to introduce such a diverse and entertaining piece of property for all to enjoy! Can't wait!!!
31	I truly hope that a stadium is built somewhere appropriate, that will only serve and not take away from the community. If the build does go ahead I'm sure I will take happily advantage of the ability to walk across the road to shows. Provided I am able to get to my apartment on those days.
32	I would love it
33	If the stadium capacity can be increased to at least 20,000 that would better.
34	It would be a much needed destination and reason to visit Dandenong
35	It would create jobs for the locals. It should be well designed and not by the company that did the main street which looks nice but seats right next to the main arterial road makes no sense. They obviously don't have any qualifications in dealing with the disabled and wheelchairs becuase putting in cobblestones in parking areas is crazy. And traffic flow from Walker St onto Princes Hwy is hopeless. Good design of facility is number one priority. Think about the growth in this corridor and plan accordingly.

36	Just that I thinks it's awesome!
37	Keep food & drink prices affordable to families.
38	Make effort to secure money from State Government (lobby)
39	Make it a proper football stadium. Do not have an extensively long field to cater for rugby. Seating should be about 5 metres max from the goal line.
40	Make it happen ASAP!
41	Multipurpose Stadium will be more beneficial
42	My name is [REDACTED] representing local club White Star Dandenong FC. All 180 members of the club are behind this bid and excited about the prospect of having a local A league club in the area - a true local club we can support. What is even more exciting is the idea of having a stadium only minutes away from our ground where we can all watch the professional football that our country has to offer and more so a local team that gives all players the dream that they could play professional football here in Dandenong.
43	I'm truly excited to see this project rise up
44	Offer stadium membership like MCC so we get access to all events
45	Overall happy that this land will be put into good use. Just worried about parking in neighboring areas. I am a resident in Metro Village
49	Overall I think it will be a good investment for three reasons. 1) The south east will have a team of its own to get behind; 2) There is a huge talent pool in the south-east. We could see some incredible talent rise; 3) It will bring the communities together through sporting and other events.
47	Perfect location easy transport
48	Plan for easy foot traffic access, especially to local cafe & restaurants to encourage a "day out" approach to events
49	Planners need to accommodate disabled people wanting to attend the venue. People with disabilities would want good and easy access to the Stadium. Toilets would need to be built with easy access for people in wheelchairs etc. State Government could pay a certain amount of cost with a seniors grant.
50	Please build it! I really want to get behind this community-focussed Team in my local area.
51	Provide standing room for football fans
52	Team 11 should really try and chip in for the new stadium so you have an upper hand on West Melbourne in the stadium category
53	The in goal area must not accommodate Rugby Unions huge in goal area
54	The lights look like deck lamps
55	The soccer is exciting (Go Team 11!) and I hope that happens, but I'd also love to see the Storm play there and also see concerts and other events. It would be great not to have to go into the City for all of these things.
56	This should have been done a long time ago.
57	This will change the face of our city forever. Well done
58	To support the community and local sporting clubs. eg FFA Cup games for local clubs
59	We are in desperate need of a stadium that is for all in our local area & has no ethnic ties.

60	We like this project but we don't want to pay more rates. At the moment most of Dandenong people struggling to pay rates. Please, please, please don't increase rates to cover this cost.
61	We own an investment property near the proposed site, and very much support this development.
62	We should all support this idea as it will be good for the community. Put Dandenong back where it should be. A great city with great people.
63	Would be fantastic for Dandenong and the region.
64	Would be good to have local public transport to and from the stadium for locals

Concerns and future considerations about proposed stadium.

1	46 ongoing jobs is vastly insufficient. You will need to invest more than that in security alone on event nights to ensure safe passage from the station and nearby car parking for your spectators. If you want this to succeed and not be a blight on the community, you need to make this a completely 100% safe and secure opportunity, with security both inside and outside the stadium, as well as extra security on and around the trains and platforms.
2	A stadium such as this should be located in a sporting precinct away from residential areas. You only need to look back at the problems associated with the location of Waverley Park and the residential streets with parking and traffic volume. It was a place to avoid when games were on. I believe that the local council should not be involved in making a bid for an A League soccer team. If the plan was to go wrong then the ratepayers will have to foot the bill. Dandenong ratepayers should not have to fund any ongoing costs.
3	Bad idea that hasn't been thought out properly
4	Big waste of money, how about getting some important infrastructure built
5	Dandenong has become overdeveloped already. We do not need more of this. This is a total waste of public money. Shame on you having greed as your guiding light.
6	Dandenong is a low socio-economic area. Will rate payers be able to afford such a site with ongoing costs? Believe this to be a major concern as is parking and crowd control and noise etc. Having such a stadium will / could possibly lead to programs to engage more of our troubled youth. Give meaningful / inspirational purpose in their lives. Positive interactions as opposed to disruptive behaviour. It may lead to breaking down of cultural barriers too.
7	Dandenong needs better schools, roads & hospitals. Not white elephant stadiums.
8	Don't build a thing
9	Don't build it!
10	Don't built stadium. Build dwellings for people.
11	Don't think it is an efficient use of ratepayers money
12	From the artistic impression of the stadium and surrounding area in the stakeholder letter the council sent out, there doesn't seem to be car parking facilities. While the land surrounding the stadium shouldn't be pavement for cars to park in (that would be an eyesore and would be empty most of the

	time) care has to be taken to ensure overflow parking doesn't affect the on-street parking in Metro Village, which is for the residents. Well done again on this exciting project.
13	Get your priorities right - a soccer stadium is not a priority!!!!
14	Hate the game hate the idea...Waste of ratepayers money
15	How much money has the bid already cost ratepayers? How much money will the stadium cost ratepayers? Will the community use be affordable to Dandenong residents?
16	I already don't think it's a good idea
17	I am concerned that you are displacing hundreds and hundreds of poorer people who will not get their full entitled amount of money in order to buy something else. Please find another suitable location. What about all the noise and traffic deterioration for all those new apartment blocks opposite the station. Do you think anybody will want to buy their properties now? Would you like to live near a 12,000 to 15,000 Sports stadium? Who wants more one eyed sports thugs walking the streets? Depressed and angry because their team hasn't won looking for someone to take it out on! Find another location please. I understand the thinking to put the Stadium near the station but perhaps put the parking close by somewhere (like near the Eastlink overpass empty land or vice versa). They could walk to the Stadium similar to what they do in Richmond. Please do not displace so many low social economic migrants who have made Dandenong home.
18	I am concerned with the minimal detail Council has provided, particularly given the bid was submitted in August. Why consult after the fact? Consultation should have occurred much earlier. What is the cost of the stadium? Who will pay for this? How much will be funded by us as ratepayers? What will the State Government receive in exchange for any funding it provides? Will this proposal generate positive net cashflow to the Council in order to reduce debt and to deliver the Community Hub that Dandenong has desperately been waiting for? (we have been waiting on funding allocation for this for over 10 years)
19	I object to this stadium being built. It will cause a massive disturbance to residents and their families across the road (i.e myself and my family as well as all our neighbors) as well as a great deal of noise pollution.
20	I oppose it!
21	I say no! Live within the means of the ratepayers, not get into ongoing debt. I would like to know how far the planning has gone and how much money spent so far.
22	I think opening Hammond road up 2 lanes each way to Webster Street and making Webster 2 lanes each way Make 2 lanes each way in Chandler Road Keysborough from Cheltenham road to Dandenong Bye pass as you will need to get coaches out going south bound
23	I think the flyer sent with this from the Dandenong Community Association implies Council are funding it. It is very negative. Are Council funding it? Parking is important. I was told it was intended near the Station. Is that true? Perhaps a story in the City Magazine would help answer some of their negative questions. I support Council getting behind the proposal. It would be fantastic for the region.
24	I'd like to see some serious discussion about funding and resources so I know how to make my complaints to.
25	Inadequate information on cost, parking and consultation with rate payers is appalling.
26	It is disappointing that more details have not been disclosed as alluded to in earlier comments. The last thing we want is for this to be a drain on our

	municipality and push up our rates.
27	My concern is youth violence, race that are constantly happening here. I would recommend and welcome any opportunity to have them engaged, bring them together around positive things. Dandenong is a city of opportunities, so diverse. They need to learn respect and mix with people / youth from other cultures. Its not just family, parents who have to teach them respect. It is also the duty of care of the municipality they live in.
28	Need one just away from houses and busy roads
29	Nice idea but not in the middle of Dandenong! Further out where there's plenty of land for stadium & parking. People & homes should not have to put up with all the rawdy spectators & noise
30	Not on Cheltenham road unless you are going to provide safe alternative accommodation for local residents
31	Not opposed to the stadium just the location and it's lack of infrastructure
32	Parking in metro Village is already atrocious. There is not enough parking for residents and zero parking for patrons of the two restaurants here. Our streets are effectively one way streets due to the number of cars and there are often times where I can't get a park in front of my own house. Council has done nothing to ease this problem and its only getting worse with more apartments being built. The stadium would need to provide parking for a capacity crowd to avoid further inconvenience to residents.
33	People will still drive. Dandenong station will need a big upgrade to handle all the people - who will pay for that?
34	I ask that the council and government please re consider the proposed location and have empathy for the current residents around the area and understand we moved and bought property in metro village to live in a balance on nature and modern living. Not to live in a mice and rat next and wake up every morning to a massive 10 story concrete building to look at
35	Pleasure consider the location.
36	Read the massive thing i already wrote. Too much to consider.
37	Ridiculous
38	Some security concerns given its proximity to Dandenong Station and nearby streets. A lot of people feel unsafe attending / visiting this area, especially at night time.
39	Stadium shouldn't have open-air car parking facilities adjacent to the stadium but rather underground or multi-story parking. Land adjacent to the stadium should be green and inviting instead of barely used car parking pavement.
40	Stadiums are bad business for cities. Unless you have a very good business plan, you are going to lose money and put the city into debt. Unless you are able to present a viable business model, with evidence of demand and clear indications of a supply of attendees, this stadium will be under-used. I suggest you read this article: https://www.heartland.org/publications-resources/publications/research--commentary-bad-stadium-deals-hurt-cities-large-and-small
41	Stop thinking about how great you'll look in the paper, and think about your constituents.
42	The transparency on this proposal has been poor. The detail provided is not sufficient. Council has failed to provide estimates on the cost of the stadium. It has also failed to disclose who will pay for it (in particular how much contribution will come from ratepayers). In terms of State Government funding, what will the State Government receive in return? Dandenong residents have been patiently waiting for a Community Hub for a very, very long

	time. Why prioritise this proposal over a Community Hub? If this proposal is expected to be a "cash cow" all net cash flow should be quarantined to fund the Dandenong Community Hub.
43	There must be permit parking for residents along Cheltenham road. Especially where our townhouses are. All townhouses have one garage spot so we rely on the road parking out the front of our houses on cheltenham road to park our cars.
44	This stadium will increase crime rate. First stop or reduce crime rate. Then think about this project. Police not doing their jobs. People fearing to walk on streets and fear to park car out on street at night time. Dandenong doesn't have a proper road dydtem to accomodate traffic. Also bus frequency is rubbish to industrial area (Dandenong South). In this 21st century, every 20 mins is bus running to Dandenong South industrial area if someone wants to travel on Saturday - forget it. They lose job. Please concentrate on this first, not Stadium.
45	This whole proposal has to be a joke right? Surely the council didn't fund the Team 11 bid for the first 6-8 months of its existence. Is that what my council rates are going towards?
46	Total waste of money and will cost a fortune in rates and taxes.
47	Waste of tax payers' money!
48	Waste of taxpayers money, spend it on education ,fighting crime, and housing for low income earners
49	We don't want it here
50	We live very close to the stadium site. We're moving.
51	We need to find projects that benefit the entire community not just a select few. The money & resources are best spent in many other areas in need of upgrades
52	Will the stadium provide off street parking for visitors or does council expect the local roads to accommodate the additional 5-8k spectator's worth of cars (a realistic estimate of 50% of patrons driving).

Appendix 3. Resident Feedback Form (unofficial resident flyer)

General comments – overall positive / supportive

1	Create employment for locals and give the local community some more activity to do at night.
2	Dandenong needs this. Makes young people interested in sport and brings more people to Dandenong. It's new step to make Dandenong busy.
3	Extension of railway car park will assist in parking.
4	Extremely happy. Please bring it ASAP
5	Good for business
6	Good for entertainment. Good for business. Good for Dandy. But, a big doubt about parking.
7	I am happy for the young generation
8	I am very happy for a Stadium. Also bring AFL footy club / stadium.
9	I can't wait for the Stadium to be built. Also an AFL club. Population 1,500,000 in Dandenong.
10	I hope the proposal will be successful and become a landmark that will help to create more opportunities for leisure activities close to home.
11	I strongly support a stadium next to Dandenong station, that creation will boost the value of the Dandenong suburb and surely that will be a big opportunity for south east Melbourne to enjoy the soccer and rugby watching live.
12	I think it is a great idea to build a stadium because it's really hard for me to go all the way to the city to watch the game. Its better to build one and I will be more happier.
13	I'm a passionate soccer fan. I'd love the new Stadium to be built.
14	Increases sales for City of Greater Dandenong. Businesses will grow more job opportunities. Value in property will rise. More attraction in the community. Economic growth - bringing growth and innovation to the community.
15	It is a good idea but you have to create a parking area. It was be a complete building for parking of cars only.
16	It's good for the community to have that stadium so young people can play sports there, i played there since I came in Australia in 2016 until 2017 but after that it was closed so we didn't play there any more It's very good for young people and for the community as well 😊
17	On the basis that the Stadium has parking provision for the attendees. If necessary, I would want permit parking set-up at residential areas around to prohibit attendees parking in my area.
18	That stadium next to station is really good. So easy to come in and no need car. That is very good in that location.
19	The best Dandenong.
20	Yes we support your idea. It's a good idea. We need a stadium like that in Dandenong for an A-League bid.
21	Yes! Great to see Dandenong improving.
22	Yes, I would love for the Stadium to be built.

23	Yes, yes, yes. Love this! Build as soon as you can! This will be a great opportunity for Dandenong to grow.
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General comments – Concerns and considerations

1	1) With no parking, means the residents will relocate. They will not be able to parking their cars along the road. 2) Railway parking area will always be filled with visitor's cars. No space for Dandenong passengers. 3) Provision for parking is very essential now.
2	Anti-social behaviour, fights. Lack of parking spaces, crammed area. Lots of noise, no peace around. It's a residential area. If we sell our houses, no-one will buy our houses.
3	Anti-social behaviour, noise, ratepayers money and street parking.
4	Building an enormous stadium in a heavily populated residential area is ridiculous. The noise pollution, environmental effects, drunks, crime rate will all have an impact. As an alternative, consider the reserve at Dandenong Showgrounds or build it in front of the person's house that came up with this plan. Who will monitor and enforce current law and legislation (reference to noise legislation, vehicle emissions regulations, alcohol management policy)
5	Extreme noise pollution will be caused. Parking issues and traffic congestion. Increased street violence and crime. Lack of police to deal with excited / violent crowds. Lack of public transport to deal with 10-15,000 people requiring transport before and after events.
6	Has to have parking for the stadium.
7	I am against because there will be noise pollution, crime, too much traffic in domestic area. Dandenong Showgrounds will be a better option.
8	I believe the stadium will cause traffic crime and pollution. Please reconsider as crime is at an all-time high.
9	I disagree that the stadium should be in Dandenong because of the negative impact it'll have on the community such as loud noises, not enough parking and higher crime rates that wouldn't be able to be controlled.
10	I don't like the stadium in Dandenong because too much traffic, very small community and lots of crime. Why Council make Dandenong Showground. Stadium - I don't agree with Dandenong Railway.
11	I have significant concerns re: car parking. I live directly opposite the proposed location and car parking is already at a premium and I want assurances that there is adequate planning in place so the issue doesn't get worse. The argument that the site is adjacent to public transport links doesn't allay my concerns.
12	I was first in favour of the new Stadium, but if no provision has been made for parking and it may also increase my Council rates then I have decided I would rather the Stadium be built somewhere else.
13	If to be built a massive sports stadium? I think don't have enough land to build car park. Should move to Dandenong Showground that has more land. No worry about noise. Land (here) just fit for modern swimming pool centre?
14	It will only increase traffic congestion and there is no where to park as it is.
15	Living close to where this venue is proposed will bring more cars and parking problems which exist due to Churches and Mosques and also the new bridge access across the Dandenong Creek which while it has merit has brought more cars and danderous driving condtions. Also feel too much money is

	spent on sporting areas. So no way.
16	Metro Village needs parkland and playgrounds not a Stadium.
17	No do not support the stadium
18	Parking congestion is already at its limit in this area. Noise levels would increase in an otherwise reasonably quiet area. Crime and bad behaviour could increase as a result. We are owner occupants not tenants so property appeal would be negatively impacted.
19	Really a Stadium. We live in Metro Village and cars have taken over the estate. No privacy. Convert this land into parking for train travellers who also use Metro Village to park their cars. The bridge built running into Metro Village is further causing congestion.
20	The area designated to Stadium by Dandenong rate payers is at the corner of Stud Rd and Monash Freeway (Melways 90G1). This area is away from the built up area with plenty of parking space.
21	The increase in traffic and noise. Morwell Avenue is already congested with traffic and parking near Russian church. The street is too narrow for the number of cars parked and the buses and garbage collecting trucks have difficulty negotiating the narrow space or are stopped altogether with the driver on a number occasions having to go to the Church to look for inconsiderate drivers to move their cars. A stadium will exponentially increase demand for car parking in nearby streets that were never made for such volumes. Dalgety St is another congested area.
22	The stadium should not be in Dandenong because of the negative impact it will have on the community. Too much noise, crime rates that would be able to be controlled. Risk - crime.
23	There is enough anti-social behaviours at the train station now. This will make it worse with rival gangs. Obviously you don't live near that area. Think of us for once.
24	There is not enough parking in this area. Noise will be terrible. Traffic will be too big for the roads in this area. Where I live is busy enough. Thank you very much. I do not want a Stadium near me.
25	There will be a lack of parking, as there is at all these types of structures. The narrow roads at the estate opposite will be clogged up with unwanted cars. Since the Council built the bridge over the creek, Moomba Parade and Dawn Avenue are now rat-runs and speedways. All the south side of the creek will be taken over by people wanting to park for free also. Then the disruption of people's lives with the noise and rowdy patrons that don't give a stuff about anyone else.
26	There will be no parking and too much noise. It will be uncomfortable for families living in Dandenong. Too much crime and pollution.
27	There will be too much traffic and noise. There would be too much risk to the families living there as well.
28	Too many cars and vans in Hammond now.
29	Too much noise and too much trouble and too much traffic. I don't want it.
30	Unfortunately I don't think you have thought about how unsuitable this site is most people will drive and will need parking. There is a perfect site on box Street Dandenong -Doveton where the old Doveton technical school was you can have a bus services from the train station and plus lots of parking. Good luck!
31	We already have trouble with the Church people taking over our car park on Friday. We don't need another group of people parking there, plus we already have trouble with people around the Station. Why do we need more trouble? I came off a train on Monday and went down the ramp. There's

	this young man sitting and smoking marajania in broad daylight.
32	We believe that there are other suitable places to build a stadium rather than next to the Dandenong Train Station. The proposed site is more suitable for a car parking site, because so many people experience difficulties in finding parking places in Dandenong central area. Hope the sensible people think of it!
33	We do not support the Stadium. We believe the traffic would increase significantly and there is already too much in the area with no parking. There is also the propensity for more street loitering and possible violence.
34	We need more car parks
35	We require better traffic flow, better footpaths, parking improvements and better return for our rate payer money than a useless sport ground with no training facilities. A big NO to this waste of money.
36	Where is 12,000-15,000 people going to be park? The noise and disruption so close to a residential area is unheard of. Have some consideration to the residential area.
37	Will be traffic. No place to park cars and noise. No stadium please.
38	Will draw hooligan behaviour into what is now a quiet neighbourhood, it should be located a fair distance away from suburban homes.