

1993

CITY OF KEW MUNICIPAL OFFICES, CHARLES STREET, KEW 3101. ☎ 853 2466

## *New Kellet Willsmere Community Complex*

The North Kew Tennis Club and 1st Kew Scouts both have a new address. The first Sunday in May saw the official opening of Council's new Tennis and Scout Facility, and the naming of the Jack O'Toole Reserve.

Situated on the corner of Kellet Grove and Willsmere Road, the new complex is an exiting development which gives the area a sporting focus by providing a large clubhouse and four modern tennis courts in close proximity to other recreation areas.

Council purchased the site in 1990, and the recent sale of land occupied by the old facilities has meant the new complex is totally self funded. The former sites in Grandview Terrace and Disraeli Street are to be used for residential development.

The new building features the original roof trusses from the Disraeli Street Scout Hall. Landscaping works have been carried out by Council's Parks and Gardens staff, with further planting being carried this month as part of the planting season.

The Hall will be available for some community use, with bookings being taken by the 1st Kew Scout Group.



*The new Tennis Club and Scout Hall Facilities.*

## Jack O'Toole Reserve

The open area to the south of the new complex has been officially named the Jack O'Toole Reserve. The late Jack O'Toole was a world champion wood chopper who won many wood cutting championship throughout the world. He was standing and underhand wood chop world champion for an unparalleled 24 years.

Jack used the site as his training ground, and it became known around Kew as 'O'Toole's Paddock'.

Jack O'Toole was also well known for his segment on the television program *World of Sport* for many years. Neighbours often saw Jack in the paddock, preparing for his television show and the world championships.

The O'Toole's moved next door to the site in 1949, and Mrs O'Toole still resides there.

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## **Why the Willsmere Development Raises No Extra Council Rates**

With the purchase of Willsmere by Central Equity Limited, for the development of that site into 250 housing units, a comment that has been regularly made to me is that Kew Council must be pleased at the extra rate revenue that will be received.

Unfortunately the fact is that no additional rate income will be received, because Council sets the actual amount it requires each year to provide its services and then determines the rates which are distributed amongst all ratepayers at varying contribution levels. Therefore the question that perhaps is more relevant, is why won't the rates for all other ratepayers of the City of Kew be decreased by the amount provided from the Willsmere Development. Council already collects rates from the Willsmere property based on Site Valuation. This valuation does not alter if buildings are subsequently erected on the property at a later stage. Therefore, unfortunately no distribution alteration will occur because Council rates are levied on the basis of site value and second, minimum rates on new properties are no longer applicable.

Under the Local Government Act, Councils have the ability to raise rates by either using site value, improved capital value or net annual value of property as the base.

In simple terms, site value is the value of a vacant block of land, improved capital value is the market value of the property with buildings (improvements) and net annual value is the annual rental or return which could be achieved from the property.

Historically the City of Kew has used site value as its base. If Council was to change the type of valuation base that it uses, it must publicly advise of that decision and if required, a poll of residents and ratepayers must be conducted. Therefore Council can only

change its rate base type if the residents agree to that change.

Prior to minimum rates being phased out, the effect of using improved capital value instead of site value was not great. This is best shown through a hypothetical example: If a vacant block of land has a value of \$300,000 its current rates would be \$1,347.30.

That same block of land is then developed into six housing units and each one sold for \$275,000.

The rates charged on each of those units using the site value approach, is calculated on a site value of \$300,000 divided by 6 being \$50,000 each with rates of \$224.55 each. Thus there are no additional rates received.

When minimum rates could still be applied, each of the six units would be required to pay rates of \$450.00. Therefore the amount of rates raised by Council through the development of that vacant block of land almost doubled.

Alternatively using the same example, if improved capital value was the base used for raising rates, the original rates required on the vacant block of land would have been \$687.30. This is a lesser amount than that raised under the Site Value because the rate in the dollar is much less when using improved capital value.

Once the land had been subdivided and six units built, each of the units would be required to pay \$802.56 in rates. As can be seen from this example this is a substantially greater amount than that originally received before the block was developed. As a consequence, other ratepayers would have a reduction in their amount of rates.

Because the Willsmere site is already rated by Council, when this same



**Chief Executive Malcolm Hutchinson**

exercise is applied to that site, the dimensions are quite different but the results are equally applicable.

Another interesting example is with multi level developments such as an office block. No matter how many stories high the building is, the rates using site value are only calculated on the size of land. Therefore within Kew, there are for example multi-storey office buildings which currently pay rates of \$12,400 using site value, but if the same property was rated using improved capital value, the amount would be approximately \$33,800.

Again this doesn't mean that Council raises additional rate revenue, it only means that the spread of the total amounts required from ratepayers is different. Therefore some properties would increase their contribution to the rate requirement whilst others would reduce their contribution.

The obvious question then is why was site value selected as the base in the first place?

At the time that site value was adopted as the valuation base for rating, there were no multi level buildings in Kew. In addition, there were very few medium density and high density residential developments. Most houses at that time were on relatively large allotments and there was still a considerable



**Mayor of Kew Cr Roger Streeton**

go to the Principal of Kew East Primary, Rex Wenn and Anne Dowling, for organising this successful visit.

You will remember that Hamer Court Hostel recently celebrated their 10th birthday. The residents have purchased a video cassette recorder from their own funds to mark the occasion. I would now like to appeal to any readers of *Kewriosity* that would like to donate appropriate commercially produced VHS video films so we can start a video library for the residents. Please contact Hamer Court direct, or the Community Services Department in Charles Street if you can help. I would be happy to call and collect any offerings personally.

owner of a traditional residence on a "quarter acre sized allotment" is being penalised by this system. The answer is, if not already yes, then most definitely yes within the next few years.

The rate in the dollar which would be applicable if Kew was to be rated on a capital improved valuation base today would be 0.29184 cents in the dollar to raise the amount of rate dollars which are currently required. Therefore, out of interest, you may wish to do a comparison for yourself. On your rate notice you will find each of the valuation types shown. Multiply your capital improved value (CIV) by .0029184 and compare the result with your current general rate amount.

The month of May has been active, both with Mayoral duties, and with Mother Nature. Kew is at its best in Autumn and the long spell of warm, dry weather has allowed our Parks and Gardens to show off their best face. This prolonged dry spell has also allowed the Council staff a chance to prepare the recreational facilities for the Winter season. In Kew we are fortunate to have staff that take such an interest and pride in these community facilities and I thank them for their efforts.

The month was also an important time for all Council Departments as they prepared capital and expenditure forecasts in preparation for the Council Budget Process. There was considerable activity at the Kew Community House as the Coordinator, John Julian and a dedicated Committee of Management and helpers, invited me to take part in their own budget strategy sessions. The format was similar to a typical corporate 'think tank' and the outcome was extremely productive.

Those not familiar with the Kew Community House are encouraged to call as the centre provides a wide range of programs with an emphasis on Community Networking and Outreach. The recent purchase of a computer will allow the upgrading of a number of information services. The Skill Share service will incorporate my own pet idea of developing a 'People Work Skills' register. Those interested in

registering their skills could be matched in the future for voluntary Community Committee and Project needs. Involvement in these Community Projects can be both rewarding and establish new network contacts. Congratulations to John Julian, and all the team at the Community House, for making it such a success.

I also had the pleasure of visiting the students at Kew East Primary. This followed on from the successful Junior Council held during the Kew Festival. It was a great opportunity to talk about the process of Local Government and the things that affect our daily lives. An important part of the Kew Waste Management Strategy is to ensure our younger generation is fully aware of the importance of waste minimisation and recycling. In this way it is hoped that they will influence the attitudes of their parents and relations in this important change in our social culture. My thanks

## **Chief Executive's Column Continued**

amount of vacant land in the City. The use of site value is and was seen as a Incentive for people to develop that vacant land because there would be no rate penalty for doing so. In addition, as mentioned earlier, as medium density and high density developments started to occur, minimum rates were introduced thus providing an equalisation factor.

The site value of an improved property is a difficult form of valuation to explain, because there are so few vacant allotments of land in Kew. It is very easy for all of us to understand that the improved capital value is approximately what we would receive if we sold our property. But it is quite difficult to

conceptualise that the improvement on our land is worth one amount and the land another, when there are ten examples of vacant land around to enable valid comparisons to be made.

Time has changed Melbourne in many ways, but many municipalities, including Kew, adopted a valuation base for its rate calculation when high rise buildings in the suburbs were unheard of, just as densely developed housing sites were relatively rare. These days, with dual occupancy residential development being an "as of right" choice for owners of normal housing allotments and land subdivision sizes being greatly decreased, it is a reality. It is a valid question to now ask if the

**15** Tuesday 2.00-5.00pm, the **Italian Senior Citizen's of Kew meet every Tuesday in Hall No. 3.** New members from any cultural background are always welcome. For more information contact the President, Mrs Cusmano on 819 5643 after 5.00pm.

**8.00pm Kew Group of the Nursing Mothers Association of Australia,** discussion on meeting with a guest speaker on child development. Call Monica on 859 3854.

**17** Thursday 8.00pm, the **Penguin Club of Australia** is a non profit group for women who wish to improve their proficiency in public speaking and meeting procedures. The Kew Group meets bimonthly on the first and third Thursdays on the month at the Kew Library Complex.

**19** Saturday 2.00pm, **Kew Amateur Football Club Seniors** will play Monash University Blues at the JJ Higgins Oval, Victoria Park. Reserves match at 11.45am. Help support your local sport. Enquires to John Brassil on 647 3597 (w) or 419 2047 (h).

**20** Sunday 2.00-4.00pm, **Parent For Music Association presents a creative dance afternoon** with Elizabeth Colgan and Anna Schlusser. 3-5 year olds at 2.00pm, 5-7 years old at 3.00pm. \$10 per family members, \$12 non members. Bookings Jacinta Kolomanski on 853 9050.

**7.00pm, the Spiritual Assembly of the Baha'is** has organised a special evening of musical entertainment and talks by refugees as part of National Refugee Week (20-26 June). Free admission and supper. The Peppercorn Club, 584 Glenferrie Rd, Hawthorn.

Contact Emilia Tabrizi on 822 6628 (AH).

**20** Sunday 2.00-5.00pm, Friends of Kew Library Book Sale is held in the lobby of the Library on the third Sunday of each month. Proceeds go to help the Library.

**21** Monday 10.00am **Kew Group of the Nursing Mothers Association of Australia,** coffee morning. For more information call Ruth on 859 6478.

**1.30pm, The Kew Auxiliary of the Royal Victorian Eye and Ear Hospital** meet on the third Monday of the month in Hall No.3, Kew Civic Centre. All welcome. Telephone 817 4671.

**23** Wednesday 3.30-6.30pm, **Kew High School presents Windows on Women at Work,** a careers exhibition for girls. Chat with people in the career that you are interested in, and be informed about a variety of career options, tertiary and training courses.

**24** Thursday 2.00pm, the **Kew Auxiliary of the Royal Women's Hospital annual general meeting** will be in the Kew Library Complex Hall. Mrs Elizabeth Chernov, President of the Central Council of Auxiliaries of the R.W.H. will be the guest speaker. New members always welcome.

**26** Saturday 10.00am-3.00pm, **St Hilary's Church fete, 12 John Street, Kew.** Auction sale held mid-morning, cake stall, books, white elephant market, plants, hot foods, drinks, ride, games and lots of fun for the whole family. Proceeds to support the sister community in El Salvador and the local community through High

School Chaplaincy at Kew and Footscray. Donated goods may be delivered to the Church from Monday 21st June.


**27** Sunday 2.00-5.00pm, **'Christmas in June' house party to assist the Arthritis Foundation.** \$20 includes lots of good company, food, drink and prizes. 77 Tram Road, Doncaster. RSVP 18th June to Margot Randall on 853 8331.

**28** Monday 1.30pm, **Kew Afternoon Garden Club** will meet in Hall No.3 for a 'show and tell' afternoon. Please bring along a plant to talk about. Enquires 859 2977.

## JULY

**4** Sunday 2.30pm, **Music at St Silas** featuring cellist Rohan de Korte and William Kimber on piano. The program includes music by Beethoven, Prokofief, Boccherini and Chopin. Ticket available at the door \$10 or \$5 concession, St Silas' Anglican Church, North Balwyn. Telephone 859 9974.

**14** Wednesday 8.00pm, **Kew Historical Society** meet in Hall No.3. Guest speaker Miss Betty Huston will talk about travel in a changing world. Telephone 853 8758.



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Gymbaroo also offers limited places in after school sessions. School age children to Grade 2. Perceptual motor programs.

# Shirley Says Good Bye

As my retirement approaches (1st July), after 14 years as the Maternal and Child Health Nurse at the Denmark Street Centre, there are many people I must farewell. Unfortunately it is not possible to contact everyone, so I take this opportunity of saying good bye to all those families with whom I have been involved over the years. It has been a rewarding time and a great privilege to share such an important family event as the growth of a new baby into early childhood.

I feel certain that the change to Denmark Street's hours to four days per week (Monday to Thursday), whilst retaining the current session mix and adding some evening sessions, will provide a stable and comprehensive service for the users of the Centre.

My warmest thanks for many happy memories and my very best wishes to all of you. I'll miss you.

Shirley Tinker



Sister Shirley Tinker performs a routine check-up at the Denmark Street Centre.

## Revised Immunisation Venues and Hours



From July all immunisations will be held in the Old Library area at the Municipal Offices.

Haemophilus Influenza B (HIB) vaccination may be obtained at any session. The cost is \$25.00 and must be paid in advance.

Daytime sessions are held on the first three Wednesdays of every month. Times are arranged alphabetically and depend on the type of vaccination your child requires.

### Measles Mumps Rubella

A-Z 9.00-10.00

### Other Vaccinations

A-I 9.00- 9.30

J-R 9.30-10.00

S-Z 10.00-10.30

Evening Sessions are held four times a year. Adults may receive vaccinations at these sessions. Remaining sessions this year are 7th September and 9th November. Again vaccination times are dependant on the type of vaccination.

### Measles Mumps Rubella

A-Z 6.30-7.00pm

### All Other Vaccinations

A-Z 6.30-7.30pm

If you have any queries on immunisation please call your local Maternal and Child Health Centre, or the Health Section on 854 5244.

## EVENING MATERNAL & CHILD HEALTH SERVICE

An evening Maternal and Child Health Service will commence in July. The service is open to all parents, and will operate on the second and fourth Wednesday of each month. Appointments are necessary.

For more information, or to make an appointment, contact your local Maternal and Child Health Nurse.

## Kew Festival Goes Historical

The planning for next year's Festival is well under way, with History being chosen as the theme for the 1994 celebrations.

It is anticipated that the Historical theme will flow through all events, starting with the Parade and carrying through the weeks' activities.

The committee is anxious to hear from any residents with ideas on displays, the gardens, buildings or other events, and would warmly welcome any new members.

If you would like to participate, please contact Mr Bruce Schroder on 854 5276.

The Kew Festival was first staged in 1974, and has grown to become one of the best local festivals staged in Victoria.

This success is largely due to the voluntary work of the committee and the support given by the Kew Council. The Festival is a truly local community effort for everyone to enjoy.

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## Council Elections

The annual Council elections will be held on Saturday 7th August 1993.

As a lead up to any election Council has prepared a voters list for each ward which will be open for inspection at the Municipal Offices, City Library and at most Post Offices in Kew, between 21st and 25th June 1993.

Nominations for the priorities of Councillors will be open from the 9th July to 4.00pm on the 14th July 1993. There are four positions to be filled, one for each ward. Retiring Councillors are eligible to re-nominate for Council.

For further information on voting and standing for Council telephone Alan Chung on 854 5202.

## Kew Childrens Holiday Program

The July Holiday Program will be operating from the 5th to 16th July at the Kew Primary School, Peel Street, Kew. Some of the activities to look forward to include mini-golf, ice skating, trips to Luna Park, a visit to a gold mine.

Booking nights will be held at the Kew Primary School on Tuesday 29 and Wednesday 30 June, from 6.00-7.30pm.

## Mayor's Winter Concert

The Mayor and Mayoress of Kew, Cr Roger Streeton and Ms Julie Dodds, invite all Kew residents to a free concert to be held in the Old Library on Sunday 11th July from 2.00-4.00pm.

Come along and enjoy a pleasant afternoon of musical entertainment, with special performances by the Kew Philharmonic Society Orchestra and the Kew Band.

Enquires can be directed to Kerry Woolard on 853 2466.

## Library Microfilm Printer

Kew Library is due to purchase a new Microfilm Reader Printer in the next few months. Local businesses who store plans or information on microfilm may be interested in utilising the printing service for a small charge.

Plans of Council's building records will also be able to be reproduced on the new equipment at competitive rates. Please contact Fiona Malcolm at the Library on 853 6745 for further details.

## Quit Smoking Video

Council's Health Office has several resources available which can help you to quit smoking. As well as a Quit booklet, residents may hire a self help video and relaxation tape free of charge. For more information contact the Health Office on 854 5244.

## ThreeYearOldKindergarten

All five kindergartens in Kew run a three year old group. Children are eligible if they turn three by the 30th April, and can only be enrolled one year in advance.

If you wish to enrol your child for 1994, you can do so by collecting a Central Enrolment form from any kindergarten. The closing date for 1994 is Friday 6th August 1993. Please contact your nearest kindergarten with any queries.

## Avoiding Dog Attacks

Recent media reports of dog's attacking people have highlighted important aspects of dog ownership. Dogs are generally social creatures, living in

harmony with strangers and family alike. However it is an owners responsibility to ensure dogs are properly socialised.

This is best achieved through interaction with other dogs and people during the first four months of life; obedience training between five and twelve months; and daily reinforcement of training. However remember it is never too late to begin training your dog.

The RSPCA recommends that children never be allowed to play with a dog unsupervised; adults educate children in the right way to approach dogs; children be discouraged from approaching dogs not known to them; families with young children be cautious in their selection of dogs; when a new child enters the family the attention, control and time given to an established dog must be maintained; and that dogs should not be taught to attack.

If you are ever threatened by a dog you should remain still. For further information please ring the Local Laws Department on 854 5213.



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## School Crossing Safety

Council's Local Laws Section has been working with students from Ruyton Girls Junior School to increase the safety of crossing the road.

Students were told that traffic accidents are the biggest killer of school aged children. Pedestrians account for 21% of people killed, and 12% of people seriously injured in Victoria. Most pedestrians killed or injured are hit by vehicles simply because the driver does not see them until it is too late.

Visibility is the key to pedestrian safety. Children are encouraged to use the designated school crossings and to follow the directions of their school crossing supervisor; parents are urged to observe parking restrictions around schools.

Please contact the Local Laws Section on 854 5213 with any queries.

## Kew Community House

Art and drawing classes for all ages help you learn how to draw or know more about colour through painting and coloured pencils.

The Chess Club meets on Fridays at 8.00pm, and juniors meet at 7.00pm. New members and beginners welcome. A craft group meets regularly on Thursday mornings, and Yoga classes are held every Tuesday morning. A range of other courses include sewing, microwave cooking, gardening, first aid caring for children and refresher solo.

A coffee morning is also held every Thursday morning at 10.00am, and new visitors are warmly welcomed. For more information please contact the Coordinator John Julian on 853 3126 or drop into 6 Derby Street, Kew.

## Council Receives Baby Change Room Award

The City of Kew was recently acknowledged for the high standard of its Baby Care Room in Walpole Street. The Mayor of Kew, Cr Roger Streeton, proudly accepted the award, which was presented by the Kew Branch of the Nursing Mothers' Association of Australia.

The Baby Care Room provides parents with a comfortable, quiet area to feed babies and a clean, safe place to change their nappies.

The Room will now be placed on a listing of approved Baby Care Rooms. This is a national service that helps parents know where to go when a baby needs feeding and changing.



*The Mayor of Kew, Cr Roger Streeton, with six month old Harrison Pepperell.*

## Can You Help?

Volunteers are need at the 'Overton' Special Care unit for people with Alzheimers disease. Gardeners are needed to maintain and extend the garden. Sewers are needed to assist with the preparation and finishing of craft work. Materials are supplied and the work can be done at home. Please contact Faye Retchford on 818 8931.

## Volunteers Needed

Volunteers are needed at Kew Cottages

to become special friends with adults with an intellectual disability. If you have a few spare hours on the weekend, please contact Julia Cole on 854 1301.

## Solace Helps

Solace is a voluntary self-help group that provides support for widows and widowers through the understanding of people who have been through the same experience. The group meets at Kew Community House, 6 Derby Street, on Thursdays at 7.30pm or ring 384 1722.

### Items For The July Edition Of *Kewriosity* Must Be Submitted Before 18 June

Write to the editor, Katina  
Brighton, Municipal Offices,  
Charles Street, Kew 3101.

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7.00pm & Tuesday 10.00am to 2.00pm

# CRAFTY IDEAS AT THE SENIOR CITIZENS CENTRE

There is always plenty to do at the Senior Citizens Centre. Why not join the Monday craft group and learning how to make bead necklaces, embroidery broaches, tissue boxes and photo frames or the art of flower arrangements. The craft group meets at 1.30pm every Monday, and new members are always made most welcome.

Some of the other activities offered at the Centre include a **daily lunch** at 12.15pm, **entertainment** on Tuesdays at 1.30pm, **choir practice** on Mondays at 10.30am, a **discussion group** every second Friday at 1.30pm, **cards** on Monday and Tuesday at 1.30pm, **indoor bowls** on Thursdays and Fridays at 1.30pm, **gentle exercises** on Tuesdays at 11.00am, **regular day trips and outings**, and an **old time dance** every fourth Saturday from 2.00-4.00pm.

Contact the Centre on 854 5262 between 8.30am and 4.30pm or call in at 533 High Street, Kew.



## COUNCIL MEETING DATES

**Tuesday 15 June 7.30pm**

**Tuesday 22 June 7.30pm**

**Tuesday 29 June 7.30pm**

General Purposes Committee

Review Committee / COUNCIL MEETING 8.15pm

Operations/Planning & Development Committees

Meetings are held in the Committee Rooms and Council Chambers at the Municipal Offices. Entrance is via the main portico off Cotham Road. All these meetings are open to the public. Copies of the agenda are available for inspection at the loans desk of the Kew Library.


## Track Players Tread The Boards

The Track Players first association with Kew was in 1981 when the children's group began to use the Renaissance Theatre at Kew High School. Since 1990, the adult group has also been using the theatre, and the group is now firmly based in Kew.

The Track Players are recognised as one of the top groups in the state. Their latest production is sure to leave you sitting on the edge of your seat.

*The Business of Murder* is a psychological thriller centring on the interlocking relationship between Dee, a successful TV playwright, Hallet, a detective-superintendent, and Stone, a humourless, rather prissy man. Dee arrives at Stone's flat, having accepted an invitation to discuss a script which Stone's wife has written. She is rather surprised when Hallet (with whom she is having an affair) also arrives, apparently to investigate a matter concerning Stone's son, and his involvement with a crime syndicate. But where are the wife and son? After many twists and turns, it seems that, in their own way, all three are concerned with the business of murder...

If you would like to know more about the group, telephone Ed or Maureen Bailey on 818 5612 (AH).



**TRACK PLAYERS  
PRESENT**

IN THE 30th ANNIVERSARY YEAR  
THE AUSTRALIAN AMATEUR  
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**The Business of  
MURDER**

by Richard Harris

Directed by  
**Steve Cummins**

By arrangement with  
Samuel French

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