

**Submission  
No 219**

**INQUIRY INTO THE PROTECTIONS WITHIN THE VICTORIAN  
PLANNING FRAMEWORK**

**Name:** Name withheld

**Date Received:** 8 February 2022

Name  
withheld

8<sup>th</sup> February, 2022.

To Legislative Council's Environment and Planning Committee,

Due to actions taken by Australian Super, Frankston's Peninsula Country Golf Club and Dingley Village's 106-year-old Kingswood Golf Club – we stand to lose millions of dollars in collective property values and I personally expect losses between \$50,000 and \$100,000 off the value of our home.

In late 2005, my soon to be wife, [REDACTED] and I, decided that Dingley Village was the place for us to start out family. We fell in love with this small slice of heaven that most people in Melbourne haven't even heard of. The pace of life here in this community is somewhat slower, the neighbours are friendlier and when you go to the local shops they greet you with a smile and often know your name. Fresh air and the local parks, golf course and wildlife make for a spectacular environment to raise a family. [REDACTED]. In short, Dingley Village is a rarity, a family haven – quiet, safe and clean!

There is hardly a day that goes by where we don't feel blessed with our surroundings. The sounds of Kookaburra's in the morning and birds throughout the day, the ducks that visit us in our back yard, the rosella's visiting our apple tree, the pelican's flying overhead, the ibises in the park across our road and my kids even saw an echidna the other day. Can you imagine the sense of wonder and amazement this brings to our lives - all due to the fact that we live so close to Kingswood Golf Course. The area's history is all about nurseries, vegetables, flowers and seedlings – from Melbourne's earliest settlement, growers were drawn by the sandy soil. If the area was not previously zoned Special Use – Golf Course, it most certainly would have been zoned green. And how much wildlife and amenity will be wiped out if this isn't rectified?

Back in 2015 the Victorian Court of Appeal (Cit. 2015 VCSA 16) ruled unanimously and robustly that the sale of the Golf Club had seen the sellers act was: (a) acted for an improper purpose, and (b) had oppressed and mislead their own Kingswood Golf Club members.

The fallout of Kingswood's sale and redevelopment for housing would be catastrophic for our community. What will Dingley Village look and feel like if the plans for over 800 new houses actual goes ahead? There

will be an immediate loss of the peaceful Village environment that we cherish. The habitat and breeding ground for thousands of Flora and Fauna will be hugely affected, all but wiping out most bird families and threaten identified rare flora. Residents will suffer noise, distress, intense dust, and dangerous commercial trucks and other traffic - 6 days a week for up to 5 years. Air pollution will worsen as the "Kingswood Course" is the lungs for our Village to offset more than its fair share of fumes from existing and past tips and concrete crushers. Existing drainage already cannot cope with downpours now! If nearly 800 homes are added, Dingley Village's sewage and storm-water will actually exceed capacity. Our suburb is uniquely dependent on just a few secondary roads for access and cannot cope with more traffic. The schools and other Social facilities, plus Sporting Clubs are running at capacity. So we can basically envisage a future of increased air pollution, flooding, noise pollution, heavy road congestion, stress, reduced quality of life and the total destruction of local wildlife and fauna. Irreversibly changing Dingley for the worse, forever! There is No community benefit from rezoning. ***The frustrating thing is that the demolition is not even necessary as the Kingswood Club was not in dire financial straits and still has assets worth millions. How do two Golf Clubs and a Super Fund get to decide the future and direction of an entire community? The planned development is in my view an unconscionable act.***

And how do I discuss this matter with my kids? We live in a democracy where the will of the majority is supposed to mean something. Yet in Dingley Village a minority, focused on greed, can over-develop the heart of our community without regard to the loss of open space and amenity. Over 8000 Dingley residents lodged objections to re-zoning and the City of Kingston Councilors unanimously rejected this inappropriate development. Why would anyone bulldoze an existing beautiful golf course/park with decades of nurturing? Why was the 'Golf Course Redevelopment Standing Advisory Committee' even formed when the matter had been ruled on unanimously by the City of Kingston?

Please don't stand by and allow the gutting and ruining of our unique community where people live in harmony with nature. Isn't this how we combat climate change and 'Global Warming?' Therefore I request that you look at these circumstances and do whatever is in your power to assist Dingley Village residents and do the right thing for all communities.

The actions of Australian Super, Frankston's Peninsula and Kingswood's Golf Club have caused my family and community serious stress, on-going worry and upset about our future here in the Village. I do hope the issue can be rectified in a way that benefits the community and not the greedy minority. I believe, that either Kingswood Golf Course should (with minor business

adjustments) continue as a viable enterprise or for the land to be rezoned as green! So our community can get on with their lives without this potential nightmare situation hanging over us.

In fact, Australian Super should be made an example of - how not to approach developing a golf course! This Golf Course is still zoned special use golf course as it was when bought by these property developers. They should have never purchased the property without it having been re-zoned first! They have failed to adequately consult with the Dingley community and have totally ignored our suggestions of 'no three storey' housing and to reduce the number of housing so that the development can reflect Dingley Village. Not only has our reasonable requests been ignored but their most recent development proposal is even worse.

I hope that you set the highest of standards of behavior and community consultation for future developers, in general, and of golf courses, in particular. Most importantly, that you decide to support our community's needs and neighborhood character. Delivering much needed FAIRNESS and certainty in planning decisions for communities. Protect and grow the green wedge in south-eastern Melbourne. Actually protect the environment and vegetation and stop developers from over-development. By preserving the precious green, open space and habitat of the Kingswood Golf Course in Dingley Village.

Yours Sincerely,

