

To: The Chairman, the Golf Course Redevelopment advisory Committee

Dear Sir,

You asked for examples of the proponent's deceptions. Here is a small sample.

I'm sure the Committee has seen the deceptions in the proponent's documents too.

A handwritten signature in black ink that reads "Kevin Poulter". The signature is written in a cursive style with a large, sweeping initial 'K'.

Kevin Poulter
President
The Save Kingswood Group inc

DINGLEY

Kingswood golf course plans open for viewing

Community can now have its say on plans for 53.4ha site

Lucy Callander

PLANS for the controversial redevelopment of Kingswood golf course are now open to public scrutiny.

Kingston Council has been given permission from Planning Minister Richard Wynne to seek submissions on the proposed rezoning and development of the Dingley Village site.

The old course would have 700 dwellings. Mayor Steve Staikos said.

Property fund giant ISPT bought the 53.4ha site in 2014 for \$12.5 million and since then there has been vociferous opposition to the



An artist's view of the plans

planned development by the Save Kingswood Group. It has raised concerns about a lack of schools, roads and sporting facilities, and the fact the site was flood-prone.

Developer ASRP1 has urged people to study the plans carefully and make individual submissions.

“The proposal is very detailed and meets all the performance requirements

sought by council officers.” project spokeswoman Anna Martiniello said.

She said **there were no apartments or multistorey buildings** and said it offered parks and recreation areas for the whole community.

After the feedback period the council will vote to decide if it is referred to an independent panel. That panel would hear submissions and make recommendations but the planning minister would have the final say.

The plans can be viewed at Dingley library and the Council customer service centre in Cheltenham or at yourkingstonyoursay.com.au.

Submissions can be made until August 30.

(August 8th, 2018. *Emphasis ours*)

Spokeswoman Anna Martiniello said “there were no apartments or multistorey buildings”

The Dictionary states: multistorey (of a building) having several storeys.

Also a senior Council Officer said “Multistorey is more than one storey”

Council arranged a display and discussion night, which included prominent displays by ISPT / Anna Martiniello. The Save Kingswood Group had to request to display, which Council then agreed to.

The display by ISPT had significant flaws and misinformation.

Considering many residents had not heard about the display, or could not attend, it seemed to be in both parties' interests to allow photographs to be taken.

Ms Martiniello refused, saying it would all be on the web, but it was not. Two weeks later she was again contacted, but their display was never added.

So Kevin Poulter wrote ...

Anna Martiniello
Senior Development Manager

Dear Anna

It is the view of the Save Kingswood Group (inc) that **it is misleading to claim that the recent display of plans was "public consultation"**, as:

1. Due to significant gaps in the flyer distribution, **many residents were not aware of the display**. In fact only for our organisation's social media did we cause 50% of the attendance to arrive without the notice. We acknowledge this is a fault of the Council's distributor and not ISPT
2. **There was an all-primary schools public meeting on the same night**
3. Visitors were **told not to photograph the plans as "they are on the website" - they are not**
4. You were approached on my behalf by Paul Marsden at the meeting for me to be forwarded hi-res copies of the plans. Your response "they are on the website" - again they are not
5. This (plans on website) is proven to be false as you had to be asked 13 days ago by Paul Marsden if you would upload hi-res of the displayed plans to your website or provide me with electronic versions. To date no response.

We can only be left with drawing a conclusion that the residents are not receiving honest, forthright and transparent information in respect to this major development.

As we represent a large majority of the residents who are concerned about the future of the Dingley Village we hereby formally seek that you provide to us or to Council for our collection, a high resolution copy of all plans that were displayed and in addition plans that show the lots sizes and numbers of all proposed residential lots within 7 days.

Yours faithfully
Kevin Poulter

- This request was never accommodated.

Some time later there was a display in the Golf Course Clubhouse. It was poorly attended, as it was during the day, until I pointed out many residents work. So they had one evening session. The total attendance over three days was only about 250.

The display was confusing to many, as it was not clear if they were asking for possible uses for the Clubhouse or the Golf Course.

Again, to inform residents, I asked if I could take photographs. After about five minutes of deliberation, Ms. Martiniello said "NO"

Again there were deceptions. I especially noted they stated that residents didn't like the shops. That must have been a survey of three, as most are quite satisfied with the shops.

Much to the host's angst, I talked to visitors in the room and they were 90 percent residents who are aghast at the possibility of overdevelopment.

Interestingly, their display included "98 percent of residents oppose the development".

The AustralianSuper web page is deceptive too.

They have taken many of our objections and tried to belittle them. Edited versions are below.

KEY >

“Q” is the proponent’s comments on the website. Our responses are prefixed with “A”

Q: I’ve heard this site is a park, is it? No, it is not a park and has never been a park.

A: The dictionary states: *a large public garden or area of land used for recreation.*
Dingley Village also benefits from the environment, cooling, wildlife and oxygen

Q: Didn't the first redevelopment proposal receive some 8000 objections from Dingley Village residents? Kingston Council received more than 8000 submissions to the first proposal, over 98% of which were objections. Kingston Council also received many submissions of support for that proposal from Dingley Village residents.

A: Apparently “many” submissions of support was the **2 percent**, most who comprised of Peninsula Golf Club members, who stand to gain another **\$25+ million** if the project proceeds. They also tried to under-rate the respondents, however a large percentage live in Dingley Village, or have a connection.

We have the actual breakdown as supplied by Council

Q: Will those trees removed from the site during development be replaced? There are 3,241 trees currently on the site, not 20,000 as some people have suggested. **Around 850 existing trees will be retained** and some 2,685 new trees will be planted. This will mean there will be 10% more trees on the site than when it was a golf course. The proposed street tree species will be similar to the surrounding area with a mix of native and non-native species.

A: They don’t seem to know how many trees will be saved. Their first plan showed 19 trees retained, then currently on their website they say 850, but I seem to recall one of their documents says 3,000+ trees retained. We are producing a map that shows the latter is extremely dubious.

It’s interesting that in one of their plans they said they would re-plant, including the following....

The River Red Gum is the most widespread species of Eucalypt in Australia, occurring in every mainland State, **especially along rivers and flood-plains**. It dominates, for example, the Murray-Darling **river system**. Known also as the Murray Red Gum, Red Gum, and River Gum, it grows to 40 metres with a large spreading crown.

Swamp Gum, a fast-growing upright Eucalypt, the Swamp Gum is a small to medium-sized tree found commonly across south-east Australia. **This species can tolerate sites that are inundated for long periods. !!!**

They don’t say what the birds are going to do for years, until the saplings grow to a significant height. Also its unlikely ANY trees of significance will be planted down the many streets, as they will uplift the roads and paths.

“Q” is the proponent’s comments on the website. Our responses are prefixed with “A”

Q: Won’t development mean the loss of birds and wildlife?

The environmental landscape design of the new development provides for (a) increased wetlands, (b) creation of biodiversity corridors, and (c) thousands of new trees and shrubs to support existing and future wildlife.

A: (a) Increased wetlands? That warm and fuzzy description only applies when there is not considerable rise and fall. Birds are not going to nest, then find it flooded over
 (b) Creation of biodiversity corridors? Who swallowed a dictionary? Nonsense words for doing nothing for wildlife
 (c) Thousands of new trees and shrubs to support existing and future wildlife? So hundreds thousands of trees and shrubs will be bulldozed and the fauna have to wait years before some trees approach habitat status. I asked AustralianSuper during their propaganda zoom “how many birds and animals will be killed?” The reply from a consultant was close to this:
 Err, they are common birds, we are not required to state numbers”.
 They are not common birds! Nearly every one of the hundreds of thousands are protected! The Gang Gang Cockatoo is scheduled to be on the endangered list and the **grey head flying fox is endangered**. They did not know about the Echidnas.
 No plan was given to save any protected wildlife.

Q: Have local residents been consulted?

The new proposal has been prepared with feedback received from key stakeholders, including consideration of some 8000 formal submissions received by Council to the earlier application.

... deliver an inclusive, attractive, high-quality residential development that will enhance the area for everyone who calls Dingley Village home.

A: (a) Tell ‘em they are dream’in. Dingley Village residents have never been consulted, rather shown obscene plans on a “take it or leave it basis”.
 (b) The 160 page document by Hugh Jones saying they consulted, is a deception in itself.
 (c) Any input we have supplied has been ignored, and used against us, such as on the developer’s website.
 (d) On July 15th Fiona Dunster - AustralianSuper’s Senior Investment Director Development said "**We made a decision not to consult**" admitting they deliberately avoided talking with the Community Groups. Probably because of disasters caused by prior deceptive PR put out by four previous Spin Doctors.
 (e) I wrote a number of times to AustralianSuper’s CEO, offering talks and only received a PR propaganda with **no** being the meaning.

Q: Will the range of housing types change the current character of Dingley Village?

The new proposal supports a range of housing that will appeal to a diverse range of the community including families, downsizers, first-home buyers and those on lower incomes. Importantly it will help younger Dingley people stay in the area where they grew up, and older people to stay near friends and family as their needs change.

A: It shows how far they are willing to distort the truth. I’m not going to waste everyone’s time on this. Suffice to say their plans are TOTALLY out of Village Character and the rest is just twisting their mess to what they think will impress. For example older people cannot live in their 700 three storey units.

“Q” is the proponent’s comments on the website. Our responses are prefixed with “A”

Q: What benefit will this bring to locals?

The entire community of Dingley Village, will benefit from this development by:

- (a) Having access to areas that were previously inaccessible.
- (b) 14ha of open space
- (c) Extensive wetlands and lakes providing wildlife habitat
- (d) as well as reducing the catchment’s downstream flooding problems.
- (e) 6km of green linear reserves
- (f) 10% more trees than now growing on the property.
- (d) Creation of diversity in housing options within the suburb to better meet the needs of people at all stages of life.
- (e) Jobs – during construction and after.
- (f) Positive impact for local businesses

A: (a) There are very little areas left that residents would go out of their way to visit

(b) “14ha of open space” Not only is that mandatory, we also have doubts that it’s all unencumbered and water areas are not in their calculation. Even an emergency spillway should be considered encumbered.

(c) Wetlands? We have demolished that exaggeration earlier.

(d) Reducing downstream flooding? We have a 40 page document that shows they “forgot” 100 million litres!

(e) Work on site? No matter where AustralianSuper builds, imported workers from around Melbourne will have work. So that’s not valid. How can they claim jobs after? There would be a very short list.

(f) With all the deceptions they deliver, we concede some local business will grow. However we also point out the shopping car park is full twice a day and the landlord’s high rentals are to blame for nearly all closures. The lady who ran the two dollar shop until a few weeks ago had to close because her rent alone was \$83,000 pa!!

Q: (a) Independent traffic engineers have concluded that increased traffic volumes will be negligible.

(b) The impact to Centre Dandenong Rd is largely offset by the improvement and expansion of surrounding arterial road networks already completed or underway.

(c) To encourage greater connectivity and all modes of transport, the new plan has enlarged the existing pocket parks around the property boundary and knitted these into the new neighbourhood. This will make it easy to walk and cycle through the whole community, safely linking pockets of Dingley Village with local schools, shops and businesses without the need to drive.

A: (a) they obviously don’t know Dingley Village.

(b) When the Dingley Village bypass was finished, Tootal road handled more traffic. Soon it will also have Hawthorn Football Club HQ traffic. Now the new Link is installed, traffic is about the same, with jams as cars wait to join the road. When an accident closed Lower Dandenong road **it took an hour for motorists to travel through Dingley Village.**

Dingley Village is uniquely car-dependent and only has very few exits.

(c) Esoteric nonsense. Bike riders will have to brave roads like Spring Road and Centre Dandenong road. As the Chairman noted, there is a lack of easy, safe, comparatively short links to the shops.

A resident says it currently takes 18 minutes to leave Spring road to enter the Dingley/Westall extension - yet Spring road is a major exit on the proponent’s plans!!!!

“Q” is the proponent’s comments on the website. Our responses are prefixed with “A”

Q: I’ve heard child care and kindergartens in Dingley Village will struggle to service the new residents, is this right?

The development has the potential to include construction of a 120-place childcare centre or kindergarten depending on need. This would be privately developed and owned.

A: Not in their plans!!

Q: Won’t a big development like this bring years of building activity that will impact the health of neighbouring residents?

All construction will be managed in accordance with strict permit conditions requiring dust, noise, construction vehicle movements and environmental impact to be controlled and managed within Council’s standards.

A: Rubbish! A similar development a few kilometres away poured dust over the region for a long time. Plus they want to demolish the trees that filter dust and particles - and produce oxygen.

A few are grouped here:

Q: (a) Won’t more houses put more strain on the existing NBN services?

(b) I’ve heard suggestions the sewerage systems might get overloaded?

(c) Won’t additional power demands put stress on power, leading to lower voltage and power outages?

(d) Will our mains water pressure drop?

A: Only time will tell with the above, however as a technician, I hope I am not proven right. Certainly the NBN pipes are full, with older Foxtel cables used.

Q: Parts of Dingley Village have been historically flood-prone and the existing water catchments on the golf course have proved inadequate to absorb this. Won’t more roads and more houses make this a bigger problem?

The development proposes a series of water bodies and wetlands to be integrated with Melbourne Water’s stormwater infrastructure that services the site and surrounding area. These will be large enough to manage almost all expected flooding events. This new infrastructure will contribute significantly to solving historic flooding in the area.

A: **Proven immensely WRONG, WRONG, WRONG. See Floods file.**

Q: Is the site the ‘lungs of Dingley’?

There has never been any indication that the former golf course was vital to provide oxygen to Dingley Village.

A: WHAT RUBBISH - the benefits of an Urban Forest are thoroughly documented by respected scientists around the world.

“Q” is the proponent’s comments on the website. Our responses are prefixed with “A”

Q: (a) How are you maintaining the site?

We keep neighbours informed and the local community and other interested parties can find regular updates on this website.

(b) How are you managing the trees?

Qualified, independent arborists assess which trees are at risk of dropping limbs over the next 12 months. This assessment is important for the safety of neighbours and their properties as well as for staff and any contractors who are maintaining the site.

(c) Are you removing trees? Sometimes we have to remove trees for safety reasons.

A: (a) Maintaining the site is: plundering the greens for profit and a relentless programme to remove as many trees as they can, so far **over 100 applied for**.

(b) The trees they constantly ask to destroy include some with their own arborist’s rating at 1:30,000 risk of causing harm, and other incredibly low risk numbers of a similar nature. Conversely, neighbours have waited six years for branches to be removed from a danger to their property. Makes a mockery of the proponent’s claims and PROVES they are just clearing - **an old developer’s TRICK**. Most trees respond well to trimming.

(c) We believe ISPT is furious that they did not get a permit approval and much of the removal is vengeance and for scorched earth. The person in charge of this environmental disaster knows who she is.

Q: What are you doing to manage grasses, shrubs and weeds?

A: Until recently they sprayed all the underbrush and boundary with Glyphosate (the industrial-concentrated “Roundup”) Subject to billions of dollars in class actions around the world, for causing cancers, including some successful claims. It also kills the environment and flora and fauna. You would not want to be an Echidna or one of the many lizards or even snakes in their spray zones. Of course a rare orchid found by Monash University was wiped out, either by spraying or neglect.

Q: Is there any ‘unique’ or protected fauna on the site?

Ecological assessments of the property’s fauna identified only one migratory fauna species of national significance that may occasionally forage in and around the property.

Despite this we know that the trees on the site provide habitat for local birds and animals and we’ll continue to manage and maintain them (CUT THEM DOWN), so the site is safe for neighbours and staff whilst decisions regarding the site’s future are being considered.

A: Kingswood is nearly entirely habited by protected wildlife including one of Australia's iconic birds, the **Gang-Gang cockatoo** has been seen on the park by our Avian Vet. The iconic bird has suffered a **69 per cent population decline** in the past decades.

Ms Courtney Fink Downes said the Threatened Species Scientific Committee had **recommended the gang-gang be listed as endangered**.

"Most of the decline can be attributed to the **loss of habitat**, and obviously the **hollow trees** are very important for their breeding."

Dr Rhind agrees - saying the rapid decline had researchers worried. "We didn't realise exactly how much trouble gang-gangs are in. They're likely to be nationally listed as endangered when reassessed next year," she said.

There are many more deceptions, like:

1/ during their recent propaganda zoom meeting, I queried the nearly 700 three storey units in the plans, as not being in Village Character. Especially as there is no three storey residences from Springvale Road to Nepean Highway, Kilometres away.

The reply...

“There will only be pockets of three storey buildings”

What a load of deceptive nonsense!

He was trying to tell me if they got approval for 700, 3-storey units, they would ignore profits and only build a few pockets of them!?!?

Words fail me, one of the biggest nonsenses in their fantasyland.



Eastern Brown snake

2/ I'm advised that the proponent's spokesperson said there is very little Cyclone (open weave) fences. Most likely in response to my comment that "terrified deadly snakes and wildlife will charge into the existing resident's yards".

I'm only aware of about 2 paling fences, out of 135 residences and open areas. So the person making the claim should shut up until they know the site.

Already a past Captain had **three** deadly snakes in his pool and **one** up the side of his house.

These snakes are in the world's deadliest category and protected. AustralianSuper has no programme to safely move them. The law says they can only be moved a short distance, but IF it was possible to round them up and place them nearby, in no time at all they would return.

I'm sure the Committee has seen the deceptions in the proponent's documents too.