



# Why AustralianSuper cannot build on Kingswood

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## UPDATE

Kevin Poulter  
Save Kingswood Group inc

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***They took paradise and  
made it 823 boxes***

**AustralianSuper had no right to buy a  
Golf Course Park and then expect it to be  
re-zoned. That's not how planning works.**

## **Kingswood Golf Course is NOT a guide for future Golf Course repurposing.**

Rather awarded the **Gold Medal for what not to do** and should be investigated for gambling with member's money.

The sell-out of the Golf Course began with illegal activity, proven in the High Court. Members had their Golf Course taken from them by mismanagement, misinformation, accepting a lower vote than allowed in the constitution and the admitting of 1,000 Frankston members for \$2 each for the purpose of stacking the vote.

**Kingswood Golf Course was valued at \$72 million, if rezoned.** Then along came AustralianSuper. A \$225 Billion company, flush with other people's money, ready to purchase at any cost. Their first Golf Course purchase resulted in a jaw-dropping contract, paying **\$53 million above valuation.**

### **The Real Estate mistake of the century,**

– there was grossly inadequate due diligence.

- **No consultation with residents and council to discuss what would be suited to the site.**
- **No Subject to Rezoning in the contract!**
- No research into the history of problems,
- No evaluation to determine suitability
- No realisation that a **flood plain cannot be built on** and that it floods beyond Kingswood's boundaries
- No consideration of **Government and Council initiatives to establish cooling through urban forests and global warming initiatives**
- No consideration of the **wildlife sanctuary**
- No **consideration of the infrastructure**, like traffic, schools and everything needed in a safe, liveable community
- **NO NET BENEFIT to Dingley Village**



## The planning Guidelines for the Conversion of Golf Course Land to Other Purposes

### Step 5: Engage the community

#### Instead AustralianSuper has engaged continuous DECEPTION

If their proposal had any merit at all, AustralianSuper would have long ago approached the two premier organisations in Dingley Village, discussed their ideas and jointly presented them to Dingley Village residents.

But no, their profiteering is so obscene and without reason, they have constantly deceived residents as their major tool.

We have many, many examples, however for brevity, here is one.... **Anna Martiniello, Senior Development Manager, ISPT, stated in media “there will be no multi-storey buildings on Kingswood”.**

After choking on our breakfast coffee, we thought “WHAT?”

**There are hundreds of three storey buildings in their plans!”**

I asked a senior Council Officer what is multi-storey?

The reply “More than one”.

Another said “I am sick of being misled”.

#### **AustralianSuper has plotted to punish and stomp on Dingley Village using expensive consultants and spin doctors.**

Their propaganda states they have consulted residents. Any reasonable person would say that’s incredibly untrue. But deception has been in their modus operandi since day one.

They **assumed**, without referring to us, that we would only accept open space.

We promoted that, but also discussed with residents what would be acceptable alternatives. Even a few months ago I wrote to Ian Silk saying that our door is always open for discussions, but he slammed that door shut with the usual propaganda that they had consulted residents.

**Compare to Hawthorn Football Club** and the proposed Aqua park. Even though there will be increased traffic, the two peak representative groups in Dingley Village have not objected to either. Hawthorn Football Club came to our meetings, presented, and discussed our comments, then included our minor suggestions, like traffic management. They also offer benefits, of net value to Dingley Village.



## The planning Guidelines for the Conversion of Golf Course Land to Other Purposes

### Step 5: Engage the community

#### AustralianSuper “consultation”

What was the claimed consultation?

1. Two displays, where it was ‘take it or leave it’ and **photographs were not allowed.**
2. In fact at one display a senior council officer asked on my behalf if I could take photographs and Anna Martiniello of ISPT said “the display is on the website, so NO”. I said “No it is not”, to which she replied “oh they will be on Monday”. Weeks later when the council officer wrote again asking for the presentation, Ms Martiniello’s reply was a long, rambling disjointed essay that simply meant **NO**. So much for consulting residents
3. In a more recent display at the Kingswood Club House, I asked again if I could take photos. Ms Martiniello thought about it for what seemed like 5 minutes, then said NO. So much for consulting residents.
4. Residents were encouraged by AustralianSuper to write to them with their concerns, but **all too often we then found they used those ideas against us.**
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## The planning Guidelines for the Conversion of Golf Course Land to Other Purposes

### Step 5: Engage the community

**Fiona Dunster, AustralianSuper's Senior Investment Director Development,**  
**confirmed on July 15<sup>th</sup> that they did not consult residents.**

*“On the basis of the processes that have happened before, there obviously are a couple of groups in the community who are against anything happening at the Golf course, we are very much aware of that.*

***We didn't feel it was appropriate to, or to be helpful, to be honest with you, to try and engage in a whole lot of dialogue, with those parties”***

At least not through the two community groups ten thousand residents rely on for support and information.

“Rather what we wanted to do, is just make as much information available to the

community at the time we were allowed to within the process, and allow the community to draw their own conclusions.

Obviously we've got the website, now with an enormous amount of information on it, but also there's an ability through that website for anyone to contact AustralianSuper and the team direct and we will get back to you.

So that is the approach we have taken, **I know there is some criticism, as I'm reading now about perhaps not doing enough**, but I think that for us it was all about making sure that the way we provide information and the way we communicated out is done in an appropriate manner.

So that is the way we are managing it and as I said before, at the end of the day we are hoping that everyone who is interested will take the time to go to our website where everything is factual about what we are trying to do is contained.”





## The planning Guidelines for the Conversion of Golf Course Land to Other Purposes

### Step 5: Engage the community

**Deception is also covered in another document,  
however here is their latest anti-environment antics ..**

After the moonscaping of Kingswood vegetation and majestic trees, Cr. George Hua moved – and the motion was adopted – to ensure any application to remove more than 10 trees will come to the Council.

So what did AustralianSuper's contractor do?

Acting like immature spoilt children who love destroying the environment, and “getting back” at Dingley Village residents, they recently made 21 separate applications to remove trees. With around 600 pages of supporting documents!

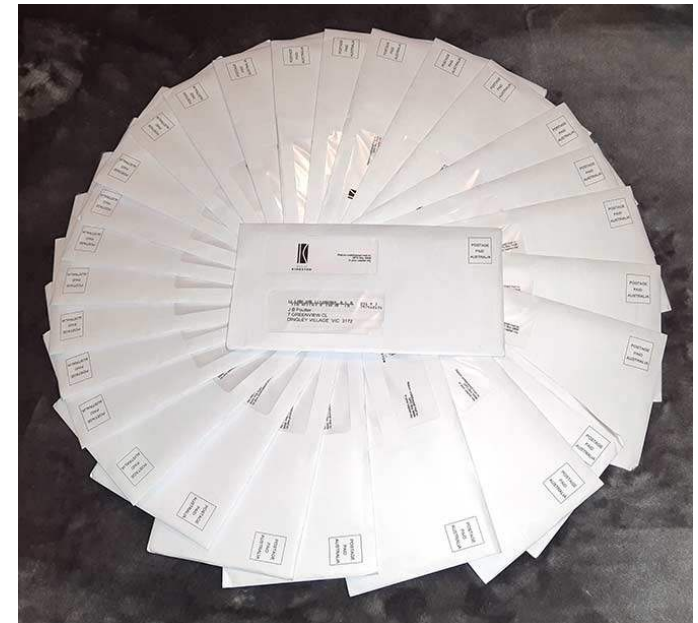
They apparently believed the applications would not be noticed and a bonus – Dingley Village Residents would not take the time to lodge 21 objections!

They were wrong!

There were objections and nearly all applications were rejected.

The **vengeful** antics by the developer **with the aim of scorched earth**, cost ratepayers thousands of dollars, especially in postage, as Council had to send 21 replies to each objector, with Council's much increased time wasted.

The AustralianSuper's consultant – the vengeful person in charge of removing trees in Kingswood, should be re-assigned immediately!

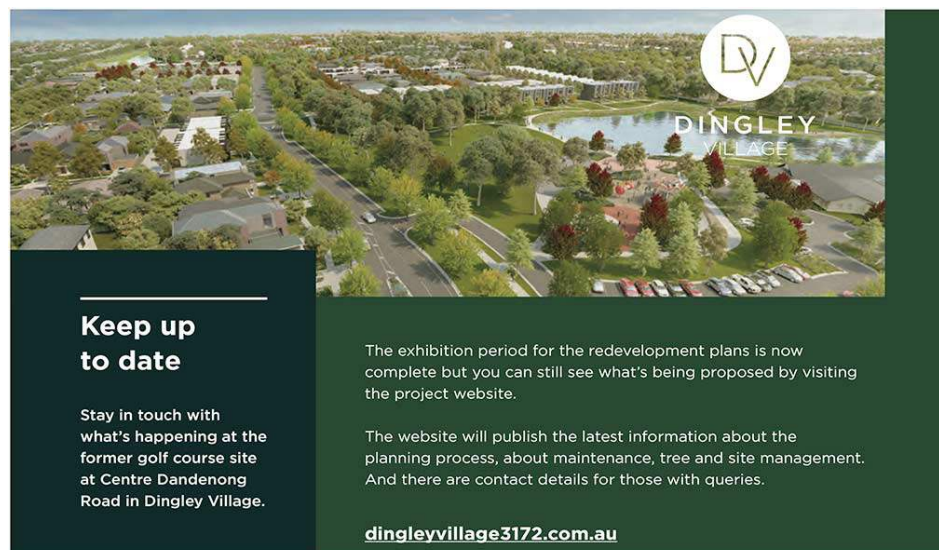




## The planning Guidelines for the Conversion of Golf Course Land to Other Purposes

They also used deception in their propaganda, like

- calling their website “DingleyVillage3172”,
- displaying a Dingley Village logo on all their materials and
- stating “for the truth on Kingswood go to their website”.
- I’m pleased to say after each audacious method like this, the result was a spike of residents joining our FaceBook site.





13-12-2021



## Super funds shirking social issues are breaking law: AusSuper chief

AustralianSuper chief Ian Silk, who is also president of the Australian Council of Superannuation Investors (ACSI), says posting strong financial returns is no longer enough. He warns millions of Australians will lose out if companies and investors do not take into account sustainability and responsibility concerns linked to climate change, **the roles companies play in communities**, Mr Silk, in a speech to be delivered at ACSI's annual conference on Wednesday, says the law is "unequivocal" that superannuation funds had to act in the best interests of their members.

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## Greenwashing

Greenwashing is the process of conveying a false impression or providing misleading information about how a company's products are more environmentally sound. Greenwashing is considered an unsubstantiated claim to deceive consumers into believing that a company's products are environmentally friendly.

The AGE May 8, 2019

**Super funds shirking social issues are breaking law:  
AusSuper chief**

*“ Failure to properly manage ESG risks  
can lead to “reputation damage,  
regulatory scrutiny, civil and  
criminal litigation ”*

... and profit downgrades", Mr Silk says.

“Clearly, then, taking steps to improve companies' ESG performance is in members' best interests.

"I'd go one step further and say that any superannuation fund that doesn't consider ESG factors is breaching their best-interests duty.”

## Greenwashing

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The New Daily. Aug 16, 2021

### **Greenwashing in the spotlight as super funds fail to live up to 'ethical' label**

Evergreen Consultants have run the ruler over the Australian investment cohort of funds claiming to deliver ethical or environmentally sound investing criteria and they found all is not as it seems.

**ASIC commissioner Cathie Armour** said in July that greenwashing is now in the regulatory gun as “**86 per cent of Australians expect their superannuation or other investments to be invested responsibly and ethically**”.

*“Boards should be mindful that prohibitions on misleading and deceptive conduct and false and misleading statements apply in relation to financial products”*



# DECEPTION

**Let's buy a Golf Course.**

**How hard could that be?**

**Kingswood is the Gold Standard example of how amateurs flush with other people's money try to become developers. And FAIL badly.**

We ask the Golf Course Advisory Committee not to use Kingswood as the model for deciding the future of Golf Courses, as it was so abhorrent, and deception was used, so members raised hundreds of thousands of dollars to take the fiasco to the Supreme Court.

The President of the Kingswood Club decided they were becoming insolvent, so he cooked up a plan to convince members.

Independent experts disagreed and it also was clear the Club have never been marketed properly. Was it ego-driven, to make a larger international course at Frankston? It certainly appears so.

- The Frankston club was in debt, so it was a sell-out.
- There was no benefit for the Dingley Village golfers.
- Illegal methods were used to *bulldoze* over members, like passing the “merger” with significantly less than the required vote in their constitution and inviting Frankston members to join for less than \$2, to stack the vote.
- His Honour Robson in the Supreme Court agreed there were illegal practices, but failed to provide a remedy, as he said too much time had elapsed (“latches”) and commercial damage would result.
- More [HERE](#)

## Deception



## DECEPTION

Then along came AustralianSuper

Kingswood was valued at \$71 million if re-zoned residential.

Armed with almost unlimited member's money, AustralianSuper was determined to purchase.

Of course the seller said there was a queue of potential buyers, even though some were backing out, due to the price and terms.

*AustralianSuper signed for \$54 million more than the valuation, without a "subject to re-zoning" clause.*

In fact quite the opposite – \$25 million of the above figure is to be paid if they achieve rezoning to a certain density by September 2022

A senior member of ISPT – their contractor, read the contract and asked "So there is no subject to rezoning clause?"

The reply: "There was a lot of testosterone in the room that day".

**During and after the first application, Dingley Village residents have been forced to endure regular deception, rather than the proponent coming and talking with us.**

**PROOF** we are open to negotiation can be seen by how the Hawthorn Football Club development is progressing with NO objection from us. Why? Because they talked to us, showed plans and accepted minor adjustments!

## Deception



## DECEPTION

In order to cover their mistake, AustralianSuper has fought Dingley Village and residents, since AustralianSuper first suspected there would be opposition to their staggering overfill plans.

Those plans have no place in a civilised Australia, where Victorian Government housing requirements will be met within Kingston.

They have gone through various Spin doctors and the latest strategy was to have **no engagement** and an “all spin” website.

Our Consulting architect said:

*“ Dingley Village residents should not have to suffer due to an inappropriate purchase by AustralianSuper ”*



# COULD YOU KILL THESE ?



GREY HEADED FLYING FOX

GANG GANG

Photos: Chris Grey, Heather Markland and others

## COMMON !

During AustralianSuper's recent propaganda Zoom meeting, Arron was asked:

Q Thousands of birds and wildlife will be lost through destruction of habitat. What impact will this project have on native flora and fauna? He included dismissive statements like "habitat for a range of locally **common** mainly birds". It gets worse:

Q How many birds, Echidna or other wildlife habitats will be destroyed? How many animals will be **killed**?

A **I don't know the exact numbers ...** In terms of the numbers, that's not necessarily a requirement to go through and make an assessment of the total number of species or animals that may be impacted.

# Endangered, Vulnerable, Rare and Protected

Proof you cannot believe anything on AustralianSuper's webpage for Kingswood

From their website 19/8/2021

*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.*

**The TRUTH – they contracted and received a report that says: One species of national significance (Grey-headed Flying-fox) was recorded.**

*“Nearly ALL the fauna on the site is protected!  
Endangered, Vulnerable, Rare & Aussie Icons  
abound on the Kingswood Golf Park.”*

**Like the Grey-Headed Flying Fox.**



Seen as recently as August 31<sup>st</sup> 2021.

One of two flying fox species listed as threatened under the Described as Endangered, threatened, or Vulnerable, – according to the date information originated on the web and the area.

The Kingswood Grey-headed flying fox colony lives in the Golfwood close region. Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

**The Grey-Headed Flying Fox is considered 'Vulnerable' due to a significant decline in numbers as a result of loss of their prime feeding habitat and disruptions to their camp sites.**

## Endangered, Vulnerable, Rare and Protected

There is potential risk of extinction due to:

- a slow reproductive rate (one young per year)
- the relatively long time for males to become sexually mature (in the wild the average age for sexual maturity is 30 months and the average life span is over ten years)
- high rates of infant mortality.

The Grey-headed flying fox is also listed as a threatened species under the Victorian Flora and Fauna Guarantee Act 1988.  
<https://www.wildlife.vic.gov.au/our-wildlife/flying-foxes>

### Moving Flying Foxes

Dispersals risk stressing the already disturbed animals, and causing injuries and even abortions and other fatalities. They also risk shifting the issues to other parts of our human communities, as the bats tend to end up **settling in an unanticipated location after having been shuffled around town like a game of musical chairs.** (Source: [phys.org](http://phys.org))

### Penalties

Harassing or causing injury to this nationally threatened species carries a maximum penalty of \$3,109.

Under the Wildlife Act, causing the death of a flying fox can result in a fine of up to \$37,310 and/or 24 months' imprisonment.

Further penalties under the Prevention of Cruelty to Animals Act 1986 may also apply.

Our Veterinarian with Avian speciality confirms the existence of the Grey-Headed Flying Fox on Kingswood and recalls saving one from the barb wire topping all the Golf Course fencing. The Flying Fox was treated and released.

Residents also confirm the colony.





# Endangered, Vulnerable, Rare and Protected

## Gang-gang cockatoos set to be listed as endangered.

Research shows numbers have declined by nearly 70 per cent in the past few decades.

Sadly, the iconic bird could be in trouble after the Threatened Species Scientific Committee recommended it be listed as endangered.

ABC News By Keira Proust and Simon Lauder, Sat 14 Aug 2021

Our Avian Vet confirms sighting the Gang Gang Cockatoo on Kingswood





## **An Owl was seen after cutting trees**


### **Habitat**

The Owl inhabits forests, woodlands, timbered waterways and open country on the fringe of these areas.

**The main requirements are tall trees with suitable hollows for nesting and roosting and adjacent areas for foraging.**

We are checking the species, however it appears not to be the Masked Owl. Possibly Australische Kerkuil



Three Kingfishers are perched on a dark, gnarled branch against a clear blue sky. The bird on the left is facing left, the middle one is facing forward, and the one on the right is facing right. They have brown and white plumage with a distinctive crest of spiky feathers on their heads.

**Developers have  
no plan to “migrate”  
birds and animals**

**Nor could there be.**

Birds and animals cannot be shuffled around like a game of musical chairs. Developers cannot just address the birds “excuse me, will you go away until some roadside trees grow enough to be your new habitat, in a few years” A resident reported when demolition of habitat took place beside their place, the birds flew around aimlessly for weeks. How many babies will die as well?

Photo: Heather Markland





**Here are the victims of the insatiable greed of the seller and buyer.**

**Would you buy a park and expect Council and Government to re-zone the Park for you?**

**- Of course not!**







Photo: Heather Markland



Chris Gray

Chris Gray Photography





Dianne Parslow





## Resident's SAFETY not considered.

IF development commenced, there's no plan to keep Children, pets and residents safe.

The Golf Course fence is "Cyclone" open weave, very easy for terrified snakes and lizards to escape into backyards.

**Deadly snakes reside in Kingswood, peacefully left alone. Red-bellied Black (pictured), Tiger, and Copperheads.**

**There is a reason why the Golf Club put up the sign in the above photograph.**



## Addressing Planning Guidelines for conversion of Golf Course land

### Guideline

Proposals seeking to rezone golf course land should be consistent with state and local policy objectives for particular locations.

**FAIL**

### Response

Kingston Council rejected the first application and also a second south-west section application. The latter had nasties like undefined “Superlots”, which had no specifications, but the proponent wanted them approved regardless! **No Net Benefit – massive detriment**

Appropriate land use and development planning policies and practices that integrate relevant **environmental, social** and economic factors **in the interests of net community benefit** and sustainable development’.

**FAIL**

**The plan destroys the environment, the lungs of Dingley Village and the urban forrest Governments and Councils are earnestly trying to extend.** Appalling Social impact. **No Net Benefit – massive detriment**

Seeks to deliver networks of high-quality integrated settlements that have a **strong identity and sense of place** and are sustainable by responding to population growth and changing environments, **support resilient communities.**

**FAIL**

The plan overruns the existing high-quality Village settlement with grossly out of character ultra-modern trash designs. Dumping hugely profiteering mass-produced high-density chaos, **destined to become a ghetto and slums in a very short time.** Clusters with shockingly low Covid resistance. **Kingston is already set to meet Government population projections.**

Balance strategic objectives to achieve improved land use and development outcomes, preserve and **protect features** of rural land and **natural resources**, provide appropriately located supplies of residential, commercial and industrial land and improve transport network connections.

**FAIL**

Destroying an **urban forrest and sanctuary for wildlife** is not “achieving improved land use” and “preserve .. natural resources”. Dingley Village is an “island” with just a few exits and a **single-lane** main road. Cheltenham train station can take up to an hour to reach in peak hour. **97 percent** of respondents to both council and resident’s surveys voted no to bus lanes as Centre Dandenong Road is single lane.





# Addressing Planning Guidelines for conversion of Golf Course land

## Guideline

Achieve improved land use and development outcomes, preserve and protect features of rural land and natural resources,

**FAIL**

## Response

Destroying a Golf Course Park that is at the heart and centre, plus the lungs of Dingley Village, just because a developer made a shocking amateur mistake is no grounds for bulldozing.

**The total opposite to “preserve and protect features of rural land and natural resources.”**

Provide appropriately located supplies of residential, commercial and industrial land and **improve transport network connections.**

**FAIL**

1. Kingston is already meeting the increased population numbers in Plan Melbourne 2017–2050.
2. Both through an ever-increasing rise in dual occupancy, growth and through **large developments** like the Gasworks at Highett where **1,290 new dwellings** are expected. Plus more than **10,000 places** are planned nearby.
3. **Nothing could destroy the transport more than building on Kingswood!** Hawthorn Football Club and the Aqua Centre will **bring much extra traffic to our single lane main road.** A number of times, after traffic problems in Lower Dandenong road, **it took an hour to get through Dingley Village.**

Proposals seeking to rezone golf course land should be consistent with state and local policy objectives for particular locations.

**FAIL**

**Kingston Council correctly abandoned two previous attempts to overdevelop on Kingswood.** (One was the south west corner as a “starter”.)

Not only is a 20 percent increase in population in Dingley Village unachievable, there is no provision for schools, ovals, services, and flood mitigation on the scale needed.



## Addressing Planning Guidelines for conversion of Golf Course land

### Guideline

integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development’.

**FAIL**

### Response

Not one environmental, social or economic benefit!  
**No Net Benefit – massive detriment**



# CFA caught in roads' crossfire

By Cam Lucadou-Wells

Fire trucks are being stopped in their tracks by roads blocked with parked cars in Keysborough South's estates.

Racing to a call-out, Keysborough CFA fire trucks are at times unable to squeeze through the narrow gap between cars on narrow streets such as Tyers Lane, Jakes Road and Grevillea Road.

In the middle of the night, fireys have reported blared their trucks' horns to stir sleeping residents to move their cars.

Keysborough CFA was unable to comment. But in a Star Journal story in 2018, a brigade spokesperson said he feared crews could be stopped reaching a house fire in good time.

"The issue doesn't seem to be getting much traction. I hope it won't take a major issue like us not being able to get to a fire."

According to Greater Dandenong Council, the onus is on motorists to leave at least three metres' of clear roadway width.

That's just 10 centimetres' leeway for the CFA's 2.9 metre wide trucks.

Resident Dom Boccari says the council and State Government should take responsibility for the estates' urban design flaws – the too-narrow streets and the lack of on-site parking at homes.

As a solution, the council could install indented parking bays within nature strips, he said.

In nearby Chi Avenue, the council has instead roped off nature strips on both sides to deter residents parking their cars on the street.

By doing so, the council "admits there's a problem", Mr Boccari said.

"So where are the people going to park their cars? You can't expect them to park around the corner."

Mr Boccari said stricter planning rules should apply to future residential estates, such as the mooted 15,000-resident estate at Sandown Racecourse.

"We need to expose these problems to avoid Sandown being built like Keysborough South."

Greater Dandenong engineering director Paul Kearsley said the Victorian Government "sets the requirements within the planning scheme".

"It should be noted that private roads can be narrower, however there are still requirements to provide sufficient width for emergency vehicle access."

"Council has no current plans to revisit the requirements set out in the planning scheme, as they are designed with emergency vehicle use in mind."



A CFA truck runs the gauntlet in Tyers Lane, Keysborough South in 2018. 184487 Picture: STEWART CHAMBERS



Nature strips are roped off to deter drivers parking on either side of Chi Avenue.

He said the fire-truck access issues were "generally the result of motorists not adhering to the road rules when parking, such as not leaving at least three metres of clear road space when they park".

"When specific locations are identified, Council's parking enforcement officers monitor the area to ensure drivers are parking in accordance with this and other relevant road rules."

Meanwhile the State Government says access to new subdivisions is regulated by "council planning schemes".

Local roads were required to "allow the safe passage of emergency vehicles including fire trucks", a Government spokesperson said.

"Where street widths do not comply with the requirements of the planning scheme, the requirements of the relevant fire authority and roads authority must be met."

## Tiny roads - will they ever learn?

Racing to a call-out, Keysborough CFA fire trucks are at times unable to squeeze through the narrow gap between cars on narrow streets. In the middle of the night, fireys have reported blared their trucks' horns to stir sleeping residents to move their cars.

According to Greater Dandenong Council, the onus is on motorists to leave at least three metres' of clear roadway width. That's just 10 centimetres' leeway for the CFA's 2.9 metre wide trucks.

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"So where are the people going to park their cars?"

Mr Boccari said stricter planning rules should apply to future residential estates.

Council said the Victorian Government "sets the requirements within the planning scheme".

But the State Government says access to new subdivisions is regulated by "council planning schemes".

Comment on the above: Is that why streets are so inadequate, neither authority can agree on who sets the requirements?!

Dandenong Star Journal  
17th August 2021





A CFA truck runs the gauntlet in Tyers Lane, Keysborough South

Picture: STEWART CHAMBERS

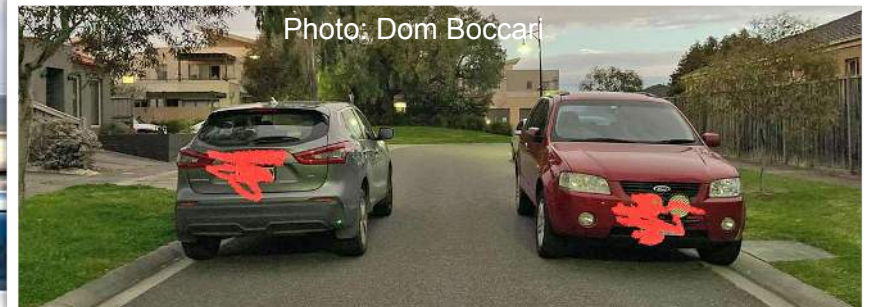


Photo: Dom Boccardi

The proponent has not indicated if the narrowest street widths include nature-strips. So there is a real danger of these recent scenes being repeated.



Dandenong Star Journal 17th August 2021

Nature strips are roped off to deter drivers parking on either side of Chi Avenue.

## Tiny roads, micro lots - when will they ever learn?

1/ Assuming the Kingswood proponent's plan is close to scale, the **Battleaxe driveways** shown are about **1.6 metres wide**. Smaller than the width of even a compact car, plus additional leeway must be added each side.

**CFA trucks are 2.9 metres wide**, plus leeway must be added. The battleaxe lanes should be 3.6 metres, **NOT 1.6 metres.**

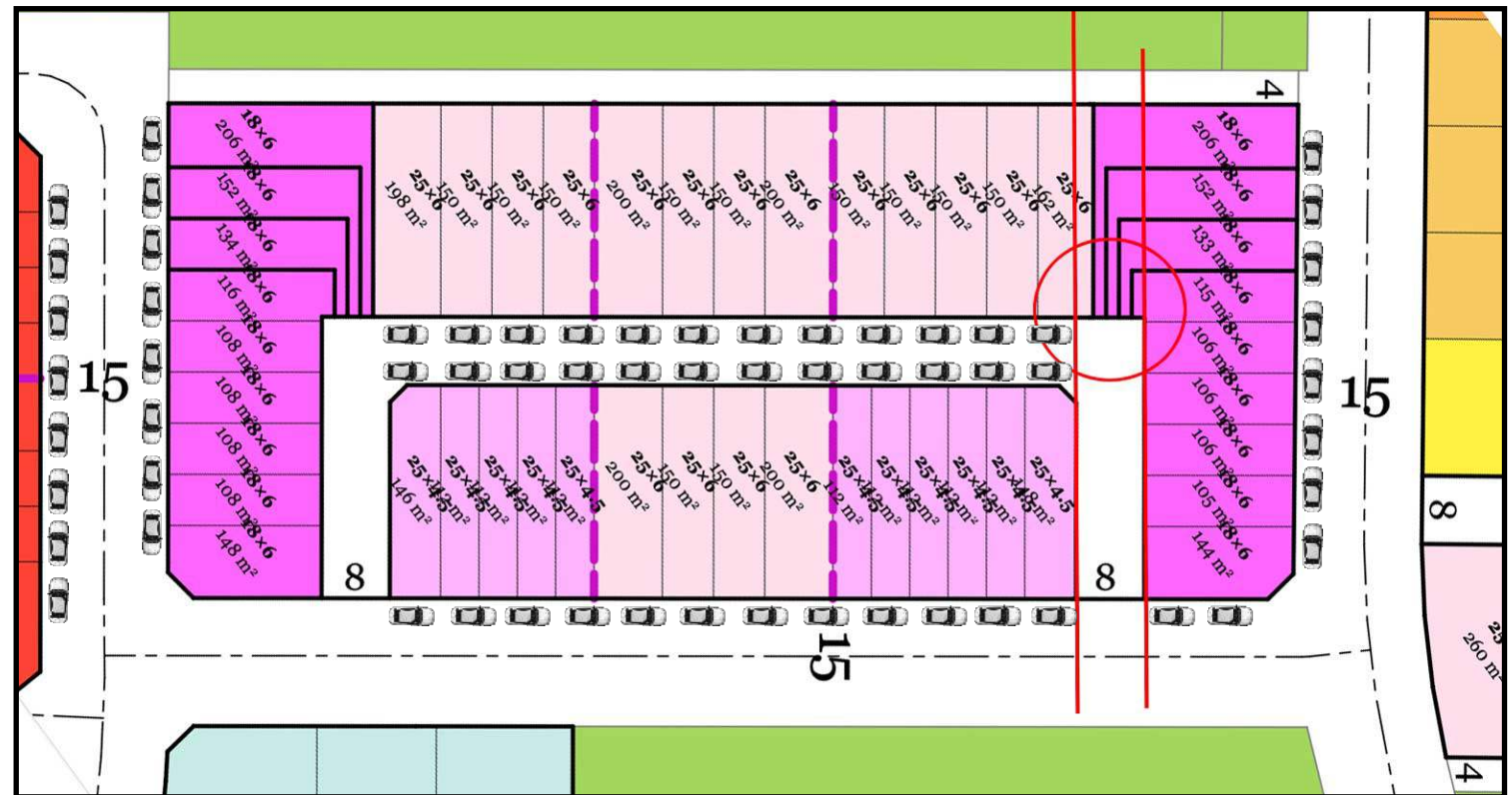
2/ ALL owners cars or visitors needing to park in the street, must **park across driveways**, causing angst and a **\$120 fine** each time they are discovered by Council Parking officers.

2/ In this area and many others on the plans, **there is an insane lack of: Parking space for owners with multiple cars, Emergency vehicles, trades, visitors, delivery vans, Postal Vans, letter boxes & rubbish bins for more than 50 units!**

3/ Will there be any nature-strip for NBN, Electricity etc? Is 8m including nature strip?

If there is a fire, multiple buildings will be destroyed before any chance of extinguishing.

The plan appears to have been designed by a computer with no sense of practical requirements.



Vehicles based  
on typical  
mid-size SUVs  
4.6m L x 2m W





## Boundary Buffer?

The proponent brags about a buffer around the boundary. All the existing homes along the red lines **do not have a buffer**.

The home shown by the arrow will have **four** neighbours imposed on him, instead of golf course views.

## Inhumane

One of the largest companies in Australia – a \$225 BILLION company – wants to destroy Dingley Village, with all the misery they cause, to cover up their staggering purchase mistake.

Residents cry themselves to sleep at night or stay awake all night, in terror of this shocking plan.

At least ten residents were so fearful, they have sold up and left Dingley Village! (We can name them)

What will investors and shareholders think if they find out AustralianSuper's business is ruining lives and the environment? A hugely undesirable practice that Ian Silk, CEO of Australian Super said is illegal and not the way for long term profit.



## INSANE lot sizes in the range of 105 to 117 M<sup>2</sup>

### Australian Super's overfill plan for Kingswood Golf Course Park

## Eighty Eight lot sizes in the range of 105 to 117 M<sup>2</sup>

Lot size in M <sup>2</sup>	Quanty	Total M <sup>2</sup>
105	4	420 M <sup>2</sup>
108	43	4644 M <sup>2</sup>
112	30	3360 M <sup>2</sup>
114	5	570 M <sup>2</sup>
116	6	696 M <sup>2</sup>
<b>TOTALS</b>	<b>88 lots</b>	<b>9690 M<sup>2</sup></b>

According to Australian Super: the average **existing** resident's block sizes **outside** the boundary are 650 M<sup>2</sup>.

Therefore 9,690 M<sup>2</sup> divided by 650 M<sup>2</sup> =

15 existing blocks of the same area as they propose to force in 88 lots

Graphic on next page





# **TREES** **and Vegetation**





## **AustralianSuper has engaged in a relentless plan to strip Kingswood of trees.**

All trees – large and small – healthy or dead – are home to thousands of Wildlife.

Their previous plan had just **19 trees** retained.

Now they claim hundreds of trees will survive!

It's beyond belief and appears they are suddenly recognising bushes they previously dismissed of no importance.

**Tell the truth AustralianSuper!**



**AustralianSuper incessantly cuts down Kingswood's trees under the guise of "safety".**

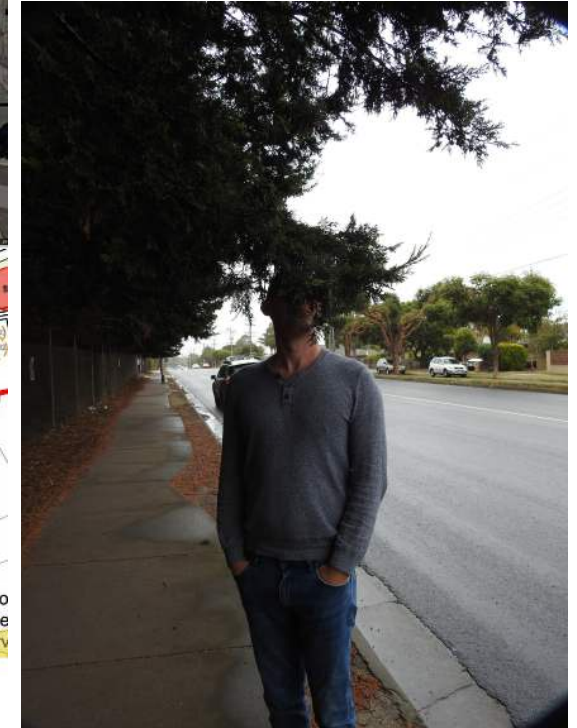
**There's only one or two grounds people on the site for heaven's sake!**

**But they have ignored scores of branches overhanging neighbours' properties.**

**They even applied to remove trees rated by their own arborist as a 1 in 300,000 risk.**

**An old Developer's trick. Denude the park, so there is nothing left to save!**





**This tree had the centre cut out of it this week, deemed so “urgent” they took the risk of working under spotlights!**

**Then on Friday Sept. 3<sup>rd</sup> they rushed to cut more trees, despite an approaching storm.**

**The resident believes the tree above was one listed to be retained.**

**Above:**  
**While the proponent strips the Golf Course Park of trees, they ignore their responsibilities and scores of branches over footpaths and resident’s homes and fences – are ignored.**





**Trees overhanging streets  
and properties ignored.**





# AustralianSuperDestroysTheEnvironment



# Pillaging and neglect



**Above: Prior to ISPT destroying the greens**



**Above: Oct. 1, 2019, after ISPT pillaged the greens and poisoned**

**AustralianSuper has constantly pillaged the Golf Course Park for years.**

**This should not be allowed, until a decision on Zoning is made.**

## **Executive Summary - Trees**

The residents and the City of Kingston have made trees a priority for the environmental and quality of life benefits they provide. In response to the growing public appreciation of trees and to respond to the increasing challenge of managing trees in an urban environment, Council has developed a Tree Management Policy. The document outlines Council's policies and strategic direction in regard to the management of the public component of the Urban Forest.

Protecting and enhancing Kingston's urban forest through proper

management is vital to sustaining a healthy, vibrant community. The urban forest provides a multitude of benefits from an ecological, climatic, architectural, psychological and economic point of view. The urban forest provides habitat and food sources for wildlife, provides efficient use of storm water





## Moorabbin Airport is just one minute away by air.

Rated is the second **busiest Airport in Australia.**

Intensive **flight training** takes place. Not only is this good for the

nation, but it's a considerable benefit for the local economy.

**"The 2021 draft Master Plan has forecast aircraft movements to increase from the current 268,000 to 375,000 as a strategic aim."**

For Kingswood, although the safety point is very relevant the main point that could stifle the whole

development is, they are building directly under the flight path in an area that **greatly exceeds the number of flights and allowable decibel levels of the NASF guidelines.**

There is also the precedent where Minister Wynne rejected a rezone of land to residential in Southern Road as it was too close to the airport.

### VOLUME

500 to 1,000 direct flyovers per day (EVERY DAY and EVENING).

A circuit takes 4 minutes for one plane. When the circuit is full (up to 6 planes), they are flying over in 10–20 second intervals.

This is at the current levels of 268,000 movements.

What can be expected at 375,000 movements?



## DINGLEY VILLAGE NEEDS THE SAFETY BUFFER FOR CRASH LANDINGS

Moorabbin Airport is just one minute away by air.



The proposed Kingswood development is directly under the circuit training flight paths (C111 development while closer to the airport was not) so will have a much greater noise impact to future residents than the Parkdale development.

This can be verified by the noise monitoring report details and summary of aircraft movements attributed to Dingley Village **that are well in excess of the National Airports Safeguarding Framework A Guidelines**

**NO MONITORING OF PLANES**  
planes constantly fly below their threshold of 1,000ft (300 metres). 300

metres is not high anyway, especially when it directly over your home one plane after the other. In particular on cloudy days, planes fly under the 300 metre restriction to get below the cloud level increasing the noise levels on these days.

### SAFETY

Several near misses in Dingley Village to date. Crashes in nearby towns and Golf Course, fatalities. Where open space is available, this helps to greatly reduce the risk.



**Moorabbin Airport is just one minute away by air.**

#### **NOISE IS CONSTANT**

– continuous noise. Circuit training is conducted from 8am to 9pm (10pm daylight savings) so there is no respite.

And on WEEKENDS also, although to 6pm on weekends. If you are under the flight path of circuit training activities there is nothing you can do to escape the non-stop noise.

As soon as one plane flies over, the noise of the next approaching plane can be heard. THIS IS 10-14 HOURS PER DAY, EVERY DAY OF THE WEEK. Also note that this is at 1,000 feet or approximately 300 metres, directly above a person's house.

There's both **safety and noise impacts**. Basically they are looking to build a residential development directly under the flight path of **the busiest circuit training airport in Australia** where there are 600-1000 direct flyovers a day.

Minister refused to rezone Southern Road Mentone land from industrial to residential because of noise concerns to do with being too close to Moorabbin airport. **That land is not even beneath the flight path** so the Kingswood development is far more exposed to aircraft **noise/safety issues** and should be rejected on this argument and precedent alone.



## DINGLEY VILLAGE NEEDS THE SAFETY BUFFER FOR CRASH LANDINGS

### SOME EARLIER CRASHES

#### March 2000

Pilot dies after Cessna loses power and crashes into a Heatherton quarry.

#### July 2002

Pilot dies and passenger is injured in fiery crash after a Cessna lands on top of another on a Moorabbin runway.



#### August 2008

Trainee pilot on his first solo flight dies when the plane crashes 60m from a schoolyard at Cheltenham East Primary School.



#### August 2010

Cessna loses power and crashes into home in nearby Lower

Dandenong Rd. Pilot and passenger unharmed.

#### February 11, 2014

A 69-year-old pilot suffers leg injuries after his plane bunny hops on the runway, causing one wing to touch the ground and veer on to the neighbouring runway.

#### February 18, 2014

Two people avoid injury when their single-engine aircraft crash lands at the airport.

#### May 18, 2014

A pilot escapes injury after his plane makes a nose-first landing at Moorabbin Airport.

## Crash raises airport safety fears.

**Date:** June 23, 2021

**From:** [The Age \(Melbourne, Australia\)](#)

**Publisher:** Fairfax Media Publications Pty Limited

**Document Type:** Article   **Length:** 423 words

Byline: David Estcourt and Cassandra Morgan

The mayor of Kingston says locals are concerned about safety at Moorabbin Airport after a light plane crashed near the airstrip. Police believe the aircraft hit trees after taking off from the training facility and airport in Melbourne's south-eastern suburbs just after midday yesterday.

Moorabbin Airport is one of Australia's busiest, according to Air Services Australia. Predominantly a training airport, student and amateur pilots frequently take off and land on one of five intersecting runways.

In recent years there have been a number of light aircraft crashes in suburbs near the airport and Kingston mayor Steve Staikos said [aviation](#) safety had become an issue as surrounding areas become built up.

"Of course locals are concerned, he said. "Our local community is concerned about airport safety.

"There have been instances in the past where there have been near misses, and where both the pilot and members of the community have been injured."

In April the Moorabbin Airport Corporation released a draft proposal to expand operations at the facility, including plans to establish new buildings on the site and increase the number of aviation movements from 268,000 a year to 375,000 by 2041.



The report says movements at the airport, which is about 20 kilometres south-east of Melbourne's CBD, have increased by 10 per cent over the past five years and flight training operations account for 90 per cent of movements.

Mr Staikos said council and residents in the area were worried about the expansion of non-aviation warehouse infrastructure that could form part of plans to further develop the airport.

"What we don't want to see is more big-box developments surrounding the runways and aviation areas," he said. "We want to make sure that the airport is as open as possible so that the green space is preserved in case a pilot does need to ditch ... we don't see big-box commercial development as enhancing the safety of the airport.

"It's a training airport; accidents, unfortunately, might and do happen."

A Fire Rescue Victoria spokesman said yesterday's crash happened near the intersection of Old Dandenong Road and Clarinda Road at Heatherton.

The pilot, aged in his 50s, was the sole occupant of the aircraft, and he was taken to The Alfred hospital in a stable condition with what appeared to be minor upper- and lower-body injuries.

"The exact cause is yet to be determined and the investigation is ongoing," a police spokeswoman said.

Moorabbin Airport's 294-hectare site hosts several flight schools.

The Moorabbin Airport Corporation was contacted for comment.

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# Two survive crash landing

**Date:** June 17, 2019

**From:** [The Age \(Melbourne, Australia\)](#)

**Publisher:** Fairfax Media Publications Pty Limited

**Document Type:** Brief article    **Length:** 148 words

Byline: Matilda Boseley

Two men have walked away with only minor injuries after their plane crashed on a [golf](#) course in Melbourne's south.

Moorabbin Airport received a call just after 3pm yesterday that a light aircraft had been forced to land in the Capital Golf Course, which sits alongside the airport.

The plane can be seen caught in shrubbery and trees which line a small hill separating the golf course from Centre Dandenong Road.

Emergency services had to attend the scene using golf buggies, but both men walked away from the plane without serious injuries.

The pilot, a 55-year-old Moorabbin man, and passenger, a 47-year-old man from Tarneit, were assessed by paramedics at the scene.

Police said the cause of the crash has yet to be established and an investigation will be referred to the Australian Transport Safety Bureau.

The Civil [Aviation](#) Safety Authority has also been informed.



## WHAT DOES IT TAKE TO GIVE RESIDENTS A SAY IN THEIR FUTURE?



Thousands have objected and hundreds attended our meetings. The folly has been on the covers of newspapers and on A Current Affair twice.

**In a Democracy, how many residents need to object, before they are heard?**

The previous application, which is not unlike this one, resulted in 8,000 responses. Of those, **98 percent were against the development.**

Of the 2% in favour, they were almost entirely in the Peninsula Golf Club whose members are desperately wanting the **\$25 million bonus**, and those looking for profiteering at Dingley Village's expense.

## Yet still AustralianSuper would not engage in talks.

**Still we are obliged to object.**



# WHAT DOES IT TAKE TO GIVE RESIDENTS A SAY IN THEIR FUTURE?

## Previous objections

Council received 8055 submissions in total.

98 percent were objections.

**7,082 were from individuals.**

6,625 of the submissions received were on forms.

**3,469 submissions were made by individual residents  
using a Dingley Village addresses.**

**98%**

**AGAINST**



AustralianSuper says:

Kingston Council also received **many** submissions of support for that proposal from Dingley Village residents. SPIN DOCTORS AT WORK!!

**Our comment:** Apparently “many” is the **2 percent**, or 142 in favour out of 7,082 against. Most of those would be the Frankston Club members.

AustralianSuper also says

“The 2021 proposal has been informed by community feedback to the first proposal.”

**Our comment:** So the proponent “made a conscious decision not to consult the Save Kingswood Group and the DVCA”. Resident’s objections were ignored.

It should be noted zero objection points were acted on, rather they drew up a more horrific plan.



## **We say Peninsula Staff and Club Member's submissions are invalid, as they are tainted by the \$25 Million bonus**

This time there was again a campaign to get Peninsula Golfers to support the proposal and its even rumoured it was made mandatory for staff to do the same.

### **Our legal adviser stated**

The members of Peninsula Kingswood have been encouraged to state their support and thus receive a benefit (\$25 million). Therefore they are in a huge conflict and very little – if any – weight should be given to their submissions

## ***Communications Plan***

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The development and execution of a comprehensive and professional communications plan is essential. Depending on the type of major initiative the plan should focus on engaging and communicating with the following potentially relevant audiences:

- Club members
- Club staff
- Local council (officers and councillors)
- Local residents
- Media

Ultimately it will be the club members who decide on whether to support a proposed major initiative or not; and an engaged, informed and trusting membership is more likely than not to vote in support of a club's committee or board recommendation.

Simon Brookhouse, CEO of Golf Victoria published a detailed plan on how to repurpose Golf Courses.

The seller and the buyer both ignored major points like on the left.



From Michael Buxton

There are many options for the future of the site which are consistent with primacy given to open space values. The Victorian government has announced an open space purpose program and is spending \$50 million – but predominantly on new regional parkland to service new growth corridors.

Virtually nothing is committed to areas such as Dingley which were developed without proper provision for public open space. Other areas such as the middle ring eastern suburbs also have very low open space provision. Surely it is reasonable that open space purchases also provide for established suburbs.

The policy context for open space is almost non-existent. Golf courses offer a future Melbourne a world class opportunity to expand open space into a metropolitan wide network of open space catering for a wide variety of active and passive recreational, health, environmental and tourism uses.

A hint of what can be achieved can be gained from the government in the 1980s developing a metropolitan walking and bike trail network mainly along creek valleys and from the 1970s, a massive open space buy-back of land in the Dandenongs, the creation of regional open space along the Yarra river, and in the 1980s adding \$80 million worth of open space purchases mainly to outer Melbourne.

Since then, Melbourne's population in established areas has increased enormously and will go on increasing, placing pressure on already grossly inadequate open space. As golf courses become available, they should be added to such a network adding a major plank to the city's liveability. The health benefits from such a system have been proven internationally.

Residential golf course estates classically are residential development in another guise, often linked to private open space excluding the public. There would need to be a strict building envelope, legal guarantees that the golf course couldn't be further developed, and a major public open space allocation.

The problem with the current process is that the minister has placed on exhibition a plan that suits the developer. As a result, the government has allowed the developer to set the agenda and the community now has to react to this agenda. This process increases the likelihood that any panel will approve the proposal or a slightly modified version.

Mark Dreyfus in his 2018 position outlined what should be the proper process. The government, local council, community and developer should all be consulted on a proposal which the government is prepared to accept in the public interest. You are miles away from this.

Regards

Michael Buxton.

## Resident's Objections include

1. **No Net benefit for Dingley Village**
2. **A twenty percent increase in our Village population**
3. **Not in Village Character.** Dingley Village currently is overwhelmingly one or two storey individual homes, an estimated 80% of large family lots being 550 - 650sq metres. **The developer wants 823 lots, with many less than 300 sq metres.**
4. **No Community facilities like sporting ovals.**
5. Gross under-provision of **parking** for residents, coupled with anticipated narrow streets. **They have even applied to reduce their parking obligations! So each tiny apartment will have up to four cars in tiny streets and nature-strips.** (Parking on Nature strips in Dingley Village is a \$120 fine.)
6. No consideration of Amenity.
7. The Kingswood Board, nor the developer **have ever consulted residents in a manner that resulted in our ideas being properly adopted.** Despite Simon Brookhouse - the Chief Executive Officer of Golf Victoria publishing guidelines for Golf Club mergers, stating that clubs should engage residents first.
8. Displays, invitations to comment and surveys by the developer have always been "this is what's happening - like it or not". They then use any resident's feedback against us. **Not one of the resident's comments have been adopted in a satisfactory manner. The DVCA and Save Kingswood have not heard from the Developer for years.**
9. The developer has multiple responses on their website, **belittling the value of wildlife and the park in general**, in direct response to our objections (see examples further on)
10. No preservation of the thousands of trees, estimated at 20,000 native Dingley Village trees, as that's the number of indigenous trees planted.
11. One of their plans showed **a single tree preserved.**
12. Loss of the only significant treed open space in Dingley Village.
13. The "lungs" cooling, filter and oxygen production for Dingley Village. As advocated by all councils.



14. Unimaginable **thousands of Birds and wildlife lost**. How many will be killed or have their homes demolished by developers? The developers will be required to re-locate wildlife. They absolutely will not do that properly and is a hideous imposition for the wildlife currently living in comparative peace. How many thousands will they miss?
15. Increased traffic - their own data suggests up to **6800 vehicle movements per day and 680 vehicle movements per peak hour, on a single lane road**, plus soon (a) the Hawthorn Football Club traffic and (b) the Aqua Park traffic.
16. Up to **one hour to travel through Dingley Village** when traffic increases - proven, as it's already happened multiple times!
17. Not enough Maternal Health places - waiting lists
18. Child Care waiting lists
19. Kinders already full
20. Primary Schools full - portables installed on Dingley Primary preps front lawn playing area. In a recent year, Kingswood Primary turned away 75 applications.
21. **NO Secondary Schools** - those in other distant towns full - portables installed and Parkdale Secondary has said "enough! we cannot have more portables".
22. **Loss of an aircraft safety and noise buffer** for thousands of circuits, take-offs and landings, including passenger Jets and Helicopters. Moorabbin Airport is just seconds flight time away and is one of Australia's busiest Airports. The Golf Course is also the flight path and **health plus noise issues** are of concern. They already exceed limits
23. Health services overloaded now, regularly wait up to 2-3 weeks for the Doctor of your choice.
24. Lack of sporting facilities now, before 2,200+ extra residents
25. **The developer had the incredible audacity to show the flood lakes (retarding basins) plus overflow areas in their open space!** *Those flood areas will not be owned by them.*
26. Now they admit that **the roads will become rivers** when needed.

27. Dingley Village already **floods**, before they cover over the Golf Course and **Aquifer**. Melbourne water has almost **no idea** of flood incidents, that still occur after they tried to clear 1.4 kilometres of the main drain for a month! Their plans are based on Melbourne Water's inadequate and flawed input. One map was from 1966 ! The Save Kingswood Group has photographic proof that the Kingswood flood plain affects the entire Village hugely more than indicated on Melbourne Water's plans. **The existing Retarding Basin already overflows and mainly soaks into the Golf Course.** The Golf course presently has an aquifer, established with State Government assistance, a \$100,000 grant. **Developers want to remove that immense flood safety-net by covering it all over.** We will have flood events of biblical magnitude. They want to cover the site with paving, roads and buildings and fantasise that a new retarding basin will hold back the tsunami of waters from upstream Springvale and remain on the site.
28. A homeowner close to the golf course park has been flooded for years. Hundreds of thousands of dollars in damage has resulted. The resident has lobbied Melbourne Water for many years for a remedy, with no result. It's even possible the house will be condemned. **Kingston Council and Government - don't allow this to become widespread!**
29. Given Council and Government are now on notice of the flood problem, if a development proceeded, **who can residents sue for flood damage?**
30. **Shopping** more difficult - the carpark is already regularly full, often twice a day - will residents again shop out of town to avoid the chaos?
31. No developer will provide the \$20 - \$40 million needed to address the essential needs of Dingley Village.
32. The Community Centre overloaded - already needs more space, not provided by the current re-modelling.
33. A 20 percent increase in Village population - new town in the centre of town
34. Overloading a Village that is up to an hour away in peak traffic from Cheltenham railway station and the **genuine** Activity Centre.



35. **Years of Chaos, noise and Dust** - a strain on medical facilities for asthma and other lung complaints. Proven in a nearby destruction!
36. We are already meeting the State Government's burden of over-population and providing enough housing.
37. Expect more buses in your area, even though many run nearly empty now. Plus an attempt to re-introduce Bus Lanes on Centre Dandenong road, which was previously **voted against by 96% of Dingley Village residents in two polls, including a Council poll**. Bus lanes would create some of the narrowest road lanes in Melbourne, as Centre Dandenong road is a single lane
38. NBN and other services clogged, so everyone endures a much slower connection than copper - proven in other areas.
39. Sewer overloaded?
40. **Electricity** huge demands will put stress on power, with potentially lower voltage and longer power outages
41. Reduced mains water pressure
42. We object to a massive roundabout at the intersection of Spring road/McClure roads, plus a second road into Spring road (near where it floods), and roads into Wolbers road and Toorak roads. Both the latter quiet back roads that will become "rat races" / speedways.
43. We object to the main "**speedway**" between Spring road and Centre Dandenong roads.
44. Expect scorched earth of biblical proportions, killing or displacing thousands of wildlife and nearly every tree destroyed. One plan showed 19 trees preserved, another showed just one tree preserved.
45. Where will the snakes and blue-tongue lizards go? Yes! Into some of the 140 backyards, through the open weave cyclone fence. Both Species are protected.
46. How many Birds, Echidnas and other wildlife will have their habitat destroyed? How many will be killed by greedy developers?
47. No consideration for the 140 neighbours on the boundary. They were told when purchasing in a premium area that they had "views forever". Instead they will have years of dust, plus overshadowing, loss of privacy and noise forever.

48. Do residents know that loss of home values or views are not acceptable objections? But the 140 boundary residents and the close neighbours will lose thousands of dollars in their home value. **The developer had the gall to say home values in Dingley Village would go up!! The home value losses to the nearby community could easily exceed \$40 million.** It's reasonable to expect homes on the boundary would each lose at least \$100,000 each - and their views.
49. Little consideration for infrastructure
50. No consideration for current services needs, nor those they will impose.
51. **They will BUILD AND BOLT**, fleecing Dingley Village, leaving misery and existing homes under threat and quickly forget us.

We repeat:

# **No Net benefit for Dingley Village**

Our consulting Architect said ...

***Dingley Village Residents should not have to suffer,  
due to an inappropriate purchase by AustralianSuper***



We were **shocked** to see Dandenong Council's area mentioned in the same ilk as Dingley Village.

Even if there is no consideration of the uniqueness of Dingley Village, developments in Dandenong are the last any reasonable town planner would compare to Dingley Village. The City of Dandenong has a horrific reputation for housing mistakes and overfill universally deplored by their residents.

Housing in Dandenong City has also hit the headlines for all the wrong reasons - nasty, overfill, poor quality and inept design. A new development beside the corner of Springvale and Cheltenham roads never went before council for approval nor residents for comment, due to the **overlay**. I have seen an external brick wall that appears to be not tied in or supported by pillars, so any person could push it over.

After looking at the stunning overfill on this project, flaws were found after construction, like **no footpath along the side of the units**. See the Media report. So all foot traffic young, old, or mothers with prams, have to walk down a road used by delivery trucks, to visit Doctors, Supermarkets and the like.

It's the supreme example of what not to do!

Rather an example of how to produce obscene profits, to the detriment of hundreds, or thousands of residents, with poor building practices whilst establishing soon to be **crime-ridden slums**. Totally out of character and has no place in glorious Melbourne, which is still a long way from land shortages.

Further - **there is no connection with Dingley Village. There is nothing to compare ...**

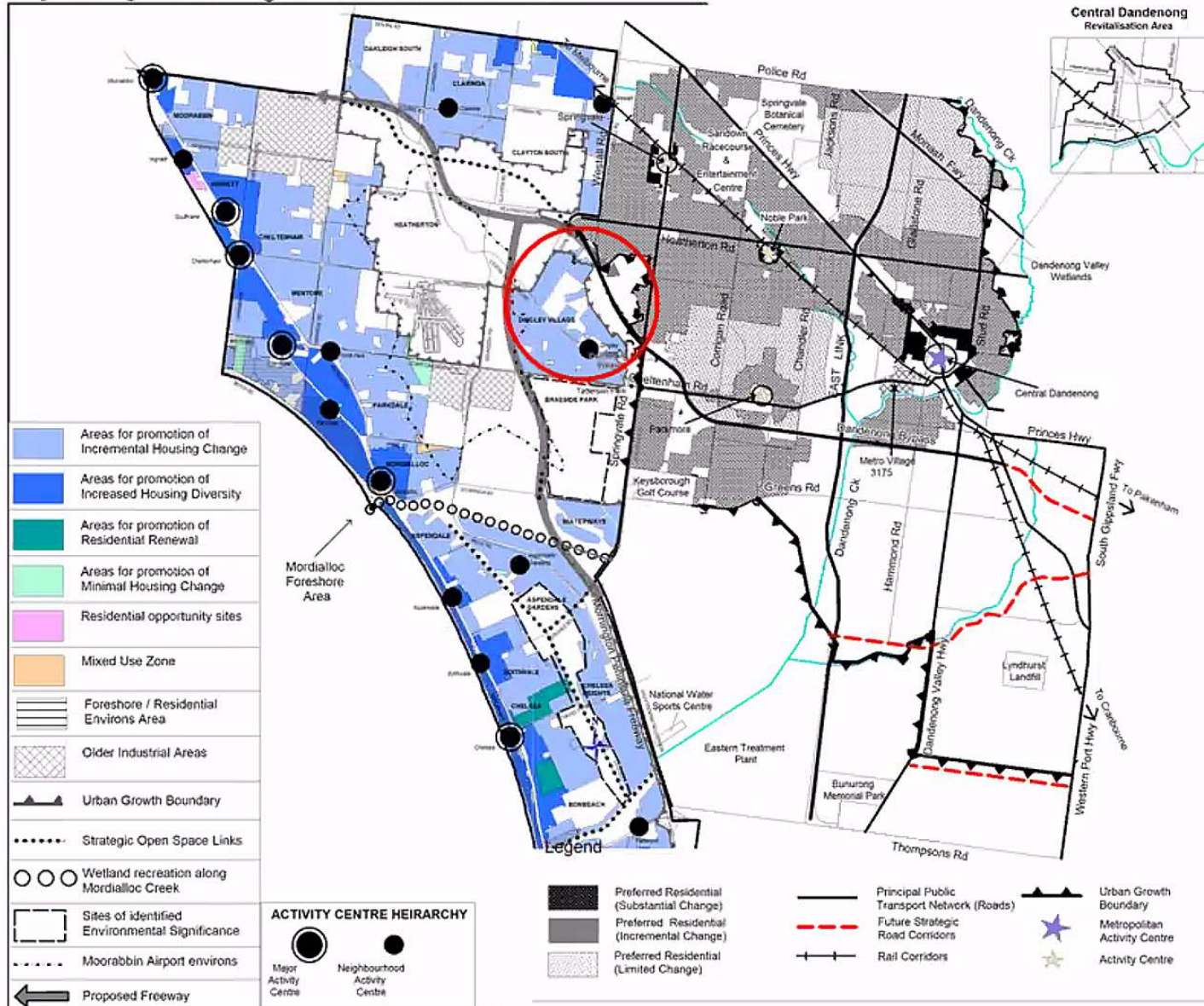
- There are significant social, economic and ethnic profile differences between the areas.
- We have little identification with areas in the City of Dandenong, with minimum shopping, workplaces and friends in those regions.
- The only suppliers regularly visited by Dingley Village residents are just one road width outside the Dingley Village boundary, like Bunnings, and the Shopping area opposite
- In the meantime, Dingley Village thrives as unique in Victoria and indeed Australia, with its rare Village life, reasonable size dwellings and blocks, and a great diversity of people from many nations, living in harmony.
- Dingley Village is a friendly place, where people get to know each other and say hi.
- This is a fight for what made Australia great. A great effort to maintain living conditions that won Melbourne awards, but now unlikely to repeated, as Melbourne compresses and is likened to a sardine can.
- Dingley Village residents avoid the secondary school in Keysborough and attend Parkdale Secondary School.
- When we do shop out of town, we choose DFO Moorabbin or Southland in Cheltenham above other options.
- The City of Dandenong is not in the revised State political boundaries for our area
- Due to the uniqueness of Dingley Village, there is nothing to compare, but if there is any reason to, then the fit is much better with the detached housing on 650+sqm blocks in Waterways, Moorabbin, Parkdale and the like.
- Dingley Village does not have a major activity centre
- To call the only thoroughfare through Dingley Village, - the single lane Centre Dandenong road - an “arterial” is an extraordinary misuse of the term

However we see no reason to compare our unique amazing Village with any other area.

See next pages



## City of Kingston Strategic Land Use Framework Plan

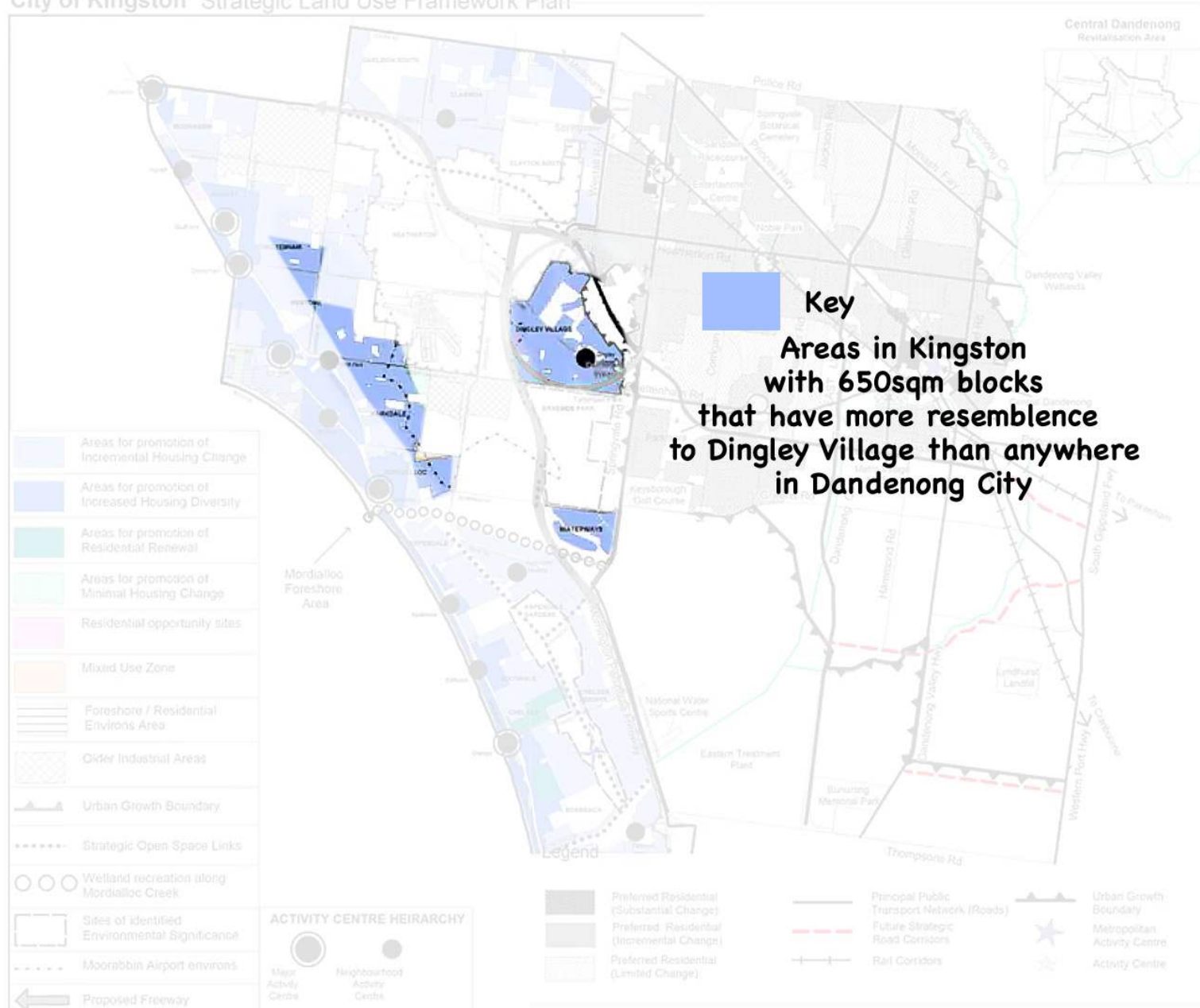


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We were mortified to see this map appear in the DELWP presentation - comparing Dingley Village to the City of Greater Dandenong! Apparently solely because we are geographically close.

Or has AustralianSuper influenced this input?

There is NO comparison to Dingley Village, but if there MUST be reference, it should be like shown in the next page.







Save Kingswood Group incorporated

# No Net benefit for Dingley Village

Prepared for the Save Kingswood Group inc  
By Kevin Poulter and the team, September 3<sup>rd</sup>, 2021

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