

## **Take Action NOW to Save Kingswood Golf Course From Destruction**

**You Must Act NOW. You must voice your opinion NOW. You cannot wait til the bulldozers move in.**

We are advised by Kingston Council that the State Planning Minister Richard Wynne has authorised the exhibition of the developer's plans for the Kingswood golf course site. You now have a short window between the 19<sup>th</sup> July and the 30<sup>th</sup> August 2018 to lodge your objection submissions against the proposal. The Save Kingswood Group have collected many objections from Dingley Village residents and the public generally already, and continue to do so. Together we must send a message to Kingston Council that we disagree with any proposed rezoning of the land from its current zone of "Special Use" to "Residential Zone 2"

### **We Say the Site Should Remain as Public or Private Open Space for Public Recreational Use**

#### **Reject this Ecological and Environmental Disaster in Our Midst**

Dingley Village did not ask for this massive over-development and loss of open space. Its being forced on us because of failed business decisions by the then golf club board and the purchaser paying twice the valuation price of the land, meaning they have to cram as many units as possible onto the site to recoup their money. Why would Dingley Village vote for at least 760 lots down to 200 sqm, 2000+ Population increase, 2000+ more Motor Vehicles, 3 Storey Flats in stage 1 and who knows what in stage 2. Near total destruction of green open space, trees and vegetation, bird and animal habitat?

#### **Reject Developer Spin**

The developers in their June Dossier article told us of their altruism, "open space, flood retention works, financial contributions to Council, affordable housing for the young, elderly and essential service workers, housing 'only' three storeys high, 'possibility' of child care or aged care". **Does anyone believe any of this SPIN ?** Any developer anywhere is forced to make such concessions and/or make such payments to meet statutory requirements. There is no gift-giving to be seen here, just scrambling to avoid financial loss.

Based on 2016 Census comparisons we calculate that household and population density on the proposed site will be more than double that of Dingley Village today, massively changing the character of our Village. Council tell us that the site will generate another 6,800 vehicle movements a day with 680 per peak hour. How could that possibly work? Centre Dandenong Rd. Howard Rd. and Tootal Rd. are already choked over both extended peak times.

#### **Dingley Village Did Not Vote for this Proposal**

Why would Dingley Village vote to allow this massive over-development just to save the golf club and the purchaser from a financial loss?

#### **There is ZERO Net Community Benefit for Dingley Village in this Proposal.**

Dingley Village residents played no part in and have no responsibility for the financial decisions that have brought this matter to our door step. We should not be asked to give up the reason why many of us live here, the green open space in the centre of our village just to advantage others financially. Especially when those financially advantaged are in Frankston not Dingley Village. As you know proceeds of the sale of Kingswood Golf Club will go to the Peninsula Golf Club in Frankston to massively upgrade their facilities.

#### **Kingston Council Already has a Golf Course Policy**

You must tell Kingston Council that you support all of their public statements on the future of Golf Course Zoned land and that these principles should be applied when considering any application in respect of the Kingswood Golf Course in Dingley Village. Tell Kingston Council to reject current Amendment Proposal C151 accordingly.

**Its worth reading a few of Council's statements,** here are a few quotes from their submission to the Victorian Government "*Planning for Golf in Victoria discussion paper*" taken from the City of Kingston Ordinary Meeting of Council Minutes 28 August 2017 :-

"Council does not support any proposal, for redevelopment of golf courses that is not for public / private open space"

"Council supports the use of 'net community benefit' as the primary objective underpinning the consideration of any golf course redevelopment proposal."

“The open space, amenity and landscape value provided by existing golf courses is significant, irreplaceable and should be pre-eminent in considering any proposals for golf course redevelopment.”

“In our view, golf courses are in themselves valuable community benefits and any loss of golf course land involves a loss of net community benefit.”

“It is also suggested that further consideration **not** be given to the extent to which other public policy objectives (social housing, education precincts etc) can be appropriately accommodated and/or integrated as these should be provided by means other than by depriving communities of the community benefit of golf courses and of public and private open space.”

“Unprecedented population growth is occurring in the inner and middle suburbs of Melbourne and is placing increasing pressure on community infrastructure, active and passive open space, affordable housing and the environment. Council considers that this does not constitute a net community benefit nor should it ever be considered sufficient reason or justification for allowing golf courses to be closed, particularly if they are then—even in part—sold off or rezoned for residential or other urban development.”

**You Must NOW tell Kingston Council that you agree with all of these principles and that you will not accept the current proposal under any circumstances**

### **Your Task NOW**

Your response has been fantastic to date. Now we want to recruit your help in achieving an exponential increase in the number of signed objection submissions we hold. If you have already signed an objection and lodged it with us you must understand the disaster this project will mean for Dingley Village.

So we now ask you to explain the matter to firstly your extended family, then your neighbours, then your work colleagues and friends and to get their signature on as many objection submissions that you can. **Please aim for a target of at least 10 new objection submissions each**, but don't stop there if you can get more. Each member of a family can sign their own form. **Its numbers that count.**

Tell people they can hand write their own personal comment at the bottom of the form if they wish. Remember there is no age restriction and you don't have to be a Dingley Village resident or land owner to sign an objection.

### **Where Do You Get Blank Objection Forms ?**

You can access the form and print it at [www.aaa1.biz/save.html](http://www.aaa1.biz/save.html) using the “CLICK HERE” button on that page. Print as many as you like, or you could collect blank forms from either of the delivery addresses in point 1) below.

### **Where To Send Your Signed Objection Forms ?**

- 1 ) Post or Hand Deliver the signed objection submission forms to :-  
(a) Michael Benjamin and Associates at 117 Centre Dandenong Road (next to the Dingley Primary) or (b) The Dingley Village Neighbourhood Centre (DVNC) 31B Marcus Rd, Dingley Village.
- 2 ) Scan your signed form(s) then email to the Save Kingswood Group at [savedingley@gmail.com](mailto:savedingley@gmail.com)
- 3 ) See us at the Dingley Village Farmers Market and deliver your form(s) or sign a form on the spot.
- 4 ) You can also post your objection form directly to Kingston Council, PO Box 1000 Mentone 3194.

### **When to Act ?**

Please concentrate your efforts from today, start gathering more objection submissions now and deliver them as described above. Please make it an ongoing until the exhibition period expires.

### **What's Our Aim ?**

Our aim is to put a stop to this disastrous proposal and, in agreement with Kingston Council's Golf Course policy request the site remains as public or private open space for recreational use.

Thank you again for your support to date. **Lets make this an all out effort NOW** so that when the exhibition period expires your voices will evidence a massive **NO vote from Dingley Village.**

Facebook - Save Kingswood Golf Course (Dingley) Web Site: [www.savedingley.com](http://www.savedingley.com)

**Save Kingswood Group Inc**