

SAVE KINGSWOOD FROM OVERDEVELOPMENT BEFORE 17 APRIL

WRITE A SUBMISSION NOW

Despite the rejection of 823 lots in 2021, the new developer Satterley Pty Ltd has put plans before State Government for 941 lots. This would increase the population of Dingley Village by a full 25.00%, squeezed into only 6.75% of Dingley Village's area. If approved, Kingwood will be 3.7 times more densely packed than the rest of the Village. Imagine the pressure that will put on traffic, infrastructure and services. Satterley have also planned for only 8.66 Ha of open space, when the Government's own panel report in 2021 called for 10.66 Ha.

<i>Item</i>	<i>Current Dingley (2021 Census)</i>	<i>Proposed Development</i>	<i>If approved, new Dingley Village</i>
Households	3,771	941	4,712 (24.95% increase)
Population	10,126	2,531 (est.)	12,657 (25.00% increase)
People per household	2.78	2.78 (est.)	
Average lot size	650m²	273m²	Under half size (42.00%)
Area	7.9 km ²	0.533 km ²	
Density	1,281.77 people/km ²	4,748.59 people/km ²	3.7 times the density of Dingley Village now

- at least **95.96%** of proposed lots are **below** the current average lot size of Dingley
- at least **59.3%** of proposed lots are **below half** the current average lot size of Dingley

This is simply FAR too densely packed.

The 2021 Standing Advisory Committee panel calling for a new plan. However, this "new plan" is largely the same rejected 2021 plan (even produced by the same landscape engineers Tract) but with *more* lots squeezed in.

Satterley will run an information session at Harold Box Hall on Thursday 3 April, 4-8.30pm. Other than that, the only opportunity for community consultation is to write submissions via the Engage Victoria website before it closes on 17 April.

Now is the only time to have our say.

Scan this QR code below to write your submission.

You could include your concerns about:

Inappropriate density	Open Space	Traffic	Tree and habitat loss
Demand on schooling	Road safety	Flood risk	Heat/cooling effect
Lack of net community benefits	Loss of neighbourhood character		

...whatever is important to you.



Dingley Village Community Association is not against all development, and we understand that housing on Kingswood is likely one day. But we oppose this plan as it does not provide net community benefit and is completely against Dingley Village's neighbourhood character.

We have done the maths:

A developer could build just 396 lots on the Kingswood site at 639m²+ and sell them for an estimated \$372,240,000.

This would generate a handsome return on their investment while creating a development that is suitable to Dingley Village. We believe that any number of lots above 396 constitutes trading neighbourhood character and net community benefit for profit.

The final decision will be made by Victorian Planning Minister, the Hon. Sonya Kilkenny.

She has made strong statements against overdevelopment recently, for example:

"We know we need more homes, but where those homes go matters - that's why we've been focused on getting more homes off the ground in areas close to train stations, trams, jobs and services". She also reiterated that *"our green, open space are what make Melbourne so liveable"*. – Sonya Kilkenny, February 2025 (referring to Keysborough Golf Club).

After 17 April, Minister Kilkenny will either:

- stand by these statements and represent our community against inappropriate overdevelopment, or,
- she will support the developer's profits ahead of her constituents.

Write a submission today, and encourage your family, friends, neighbours and children to do the same. Don't wait – you can add to your submission with more later, if you need to.

DO NOT ASSUME THIS IS A "DONE DEAL"!

Submissions by April 17 can push back against overdevelopment of Dingley Village.

Visit the www.savedingley.com website,
and read DVCA's full submission here ↓↓

Make your submission here

<https://engage.vic.gov.au/Kingswood> ↓↓

