

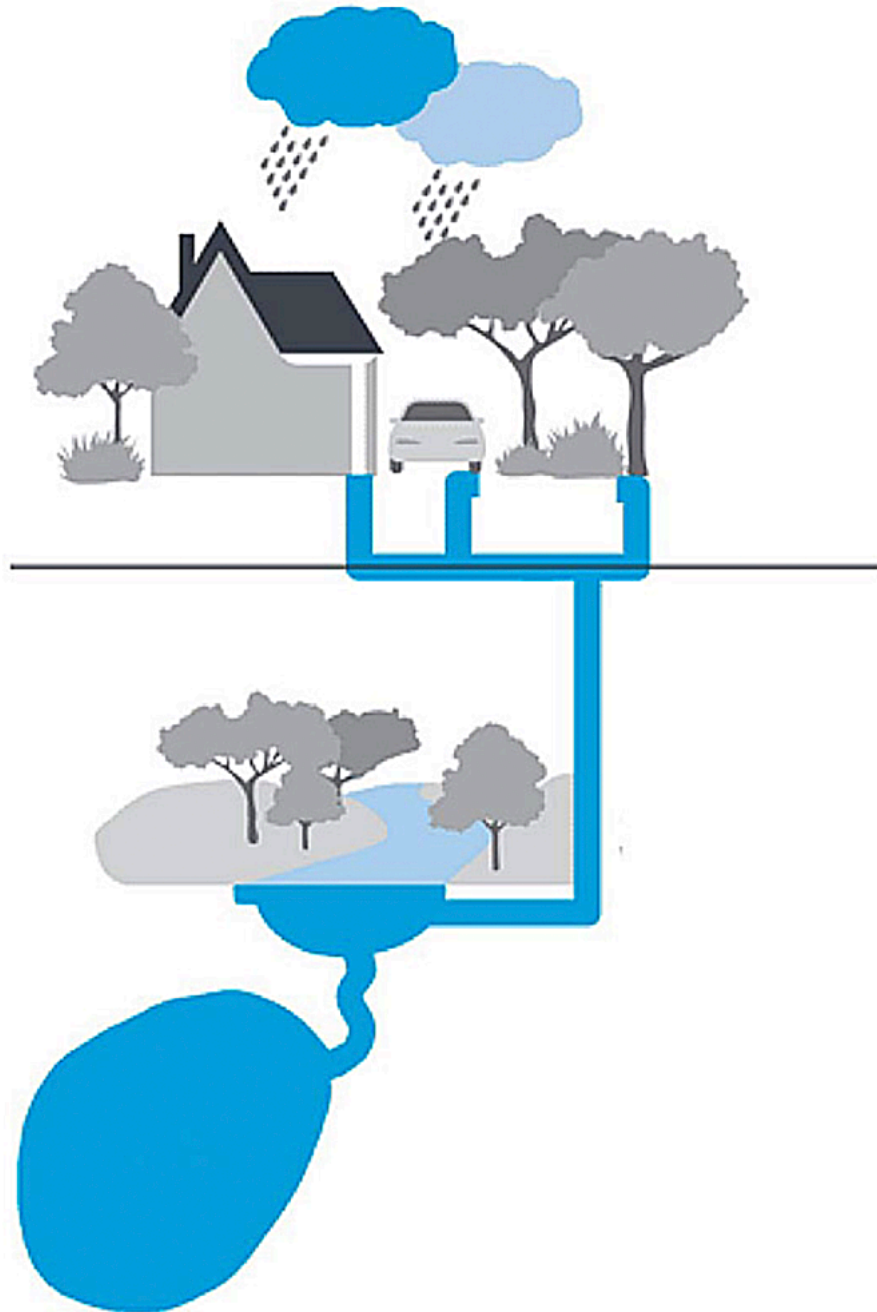
# **KINGSWOOD WILL FLOOD MUCH MORE, DESTROYING DINGLEY VILLAGE**

## **Revised with new data**

By Kevin Poulter, President of Save Kingswood Group inc.

December 1, 2024    Revision 12 – 19-5-2025





Save Kingswood attended a meeting with Melbourne Water years ago.

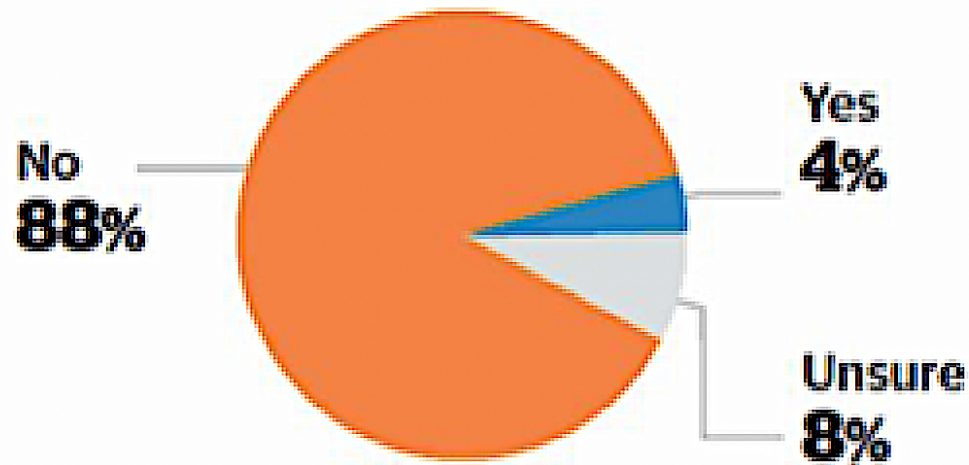
They said that new developments which don't adequately provide for drainage, cause Melbourne Water problems all the way downstream to the sea.

**Melbourne Water declared they will not allow developments That did not control outflows.**



The AGE survey

## Should new buildings be permitted in areas that are known Flood Plains?



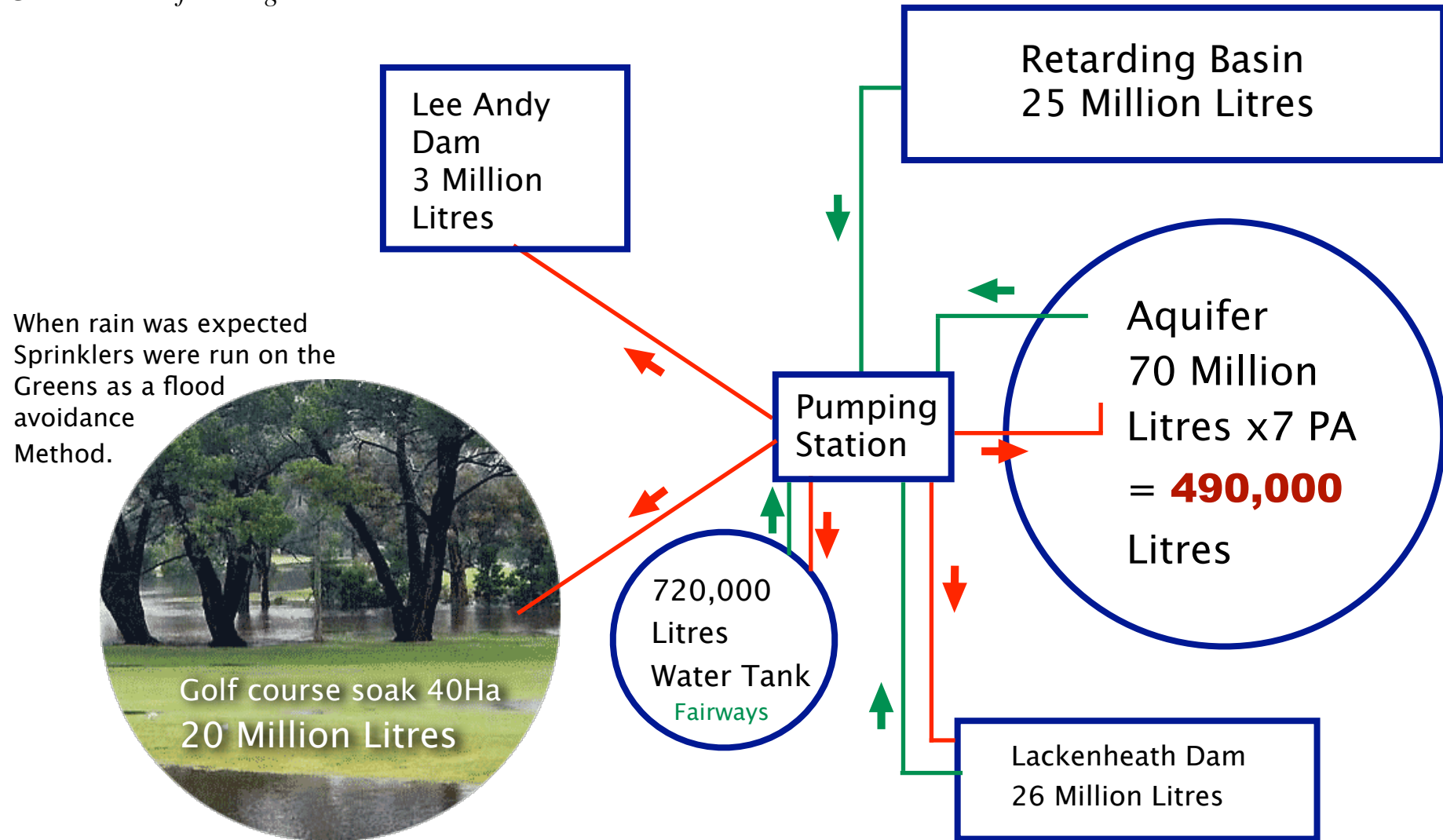
**8,000  
Objections**

**96%  
Against**

Council received 8,000 objections to building on Kingswood and AustralianSuper said that was **96 percent** of Dingley Village residents against it.

*Installed with \$114,000  
of Government funding*

## How the irrigation and flood control measures work



Including direct precipitation onto the greens



# How is the developer **HALF A BILLION LITRES INNACURATE?**

**70 Million litres was pumped into the Aquifer, seven times a year in 2017 and 2018.**

**70 x 7 = 490 million litres in the Aquifer alone!**

**Plus add floods from other sources.**

Kevin Poulter, President, Save Kingswood Group in



Centre Dandenong road

# This what they plan to remove from the FLOOD PLAIN

**1/ FILL over 40ha+  
of greens soak with  
roads, Units and  
footpaths**





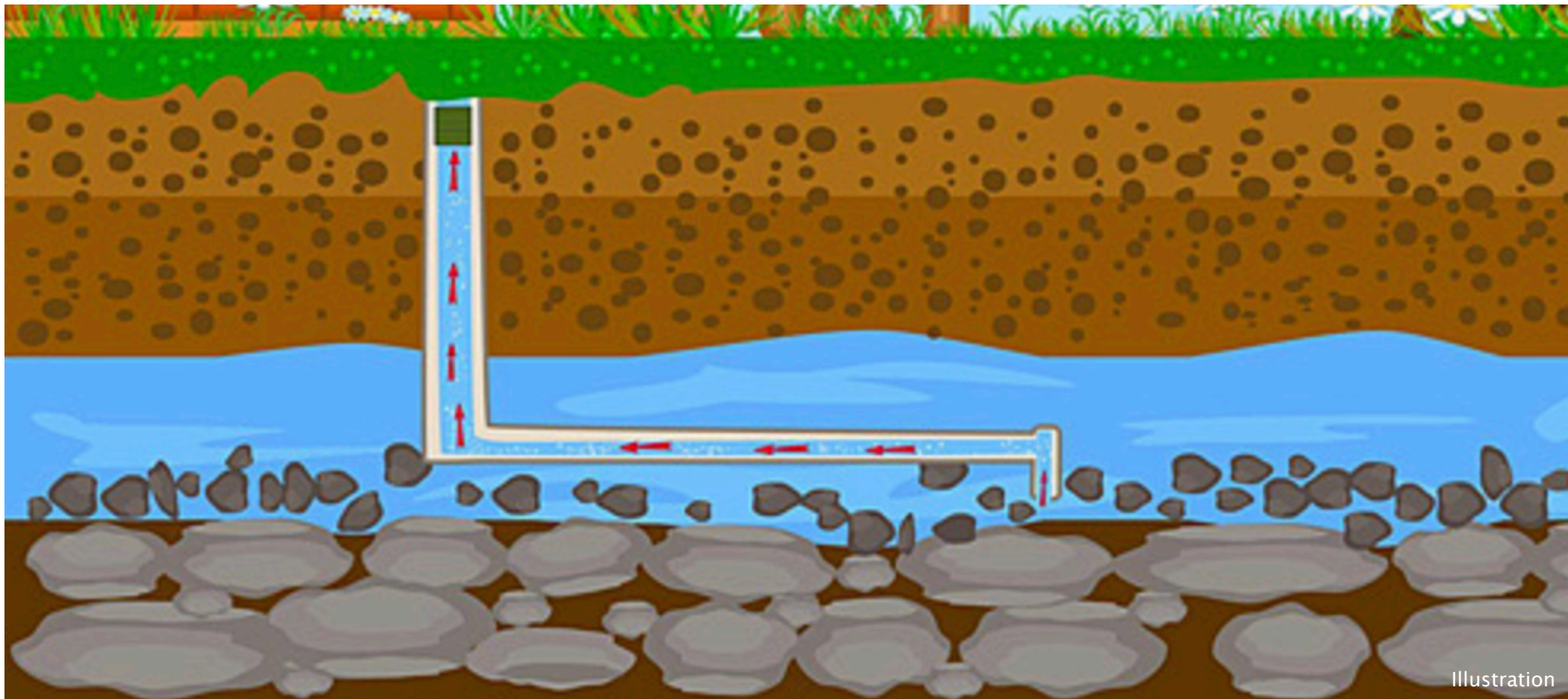
## 2/ Discard **hundreds of kilometres** of drains.

(Quote) “Given that Kingswood is on a free draining soil, **hundreds of kilometres of subterranean drainage was installed**”.





### 3/ Discard the Aquifer. (Quote) “The most successful Aquifer in Victoria”, Installed with State Government funding assistance.





# 4/ Discard Sprinklers

When rains were expected, water was pumped from the Retarding Basin, to sprinklers on the greens. This provided more room for floods in the retarding dam.

A huge bonus was protecting Dingley Village.

Illustration







## 5/ Fill in dams

Including destroying the Flora and Fauna Ecology

Build units on the filled in dams!

Lackenheath Dam shown – planned for destruction



**Save Kingswood Group incorporated**



## 6/ Demolish pumping stations



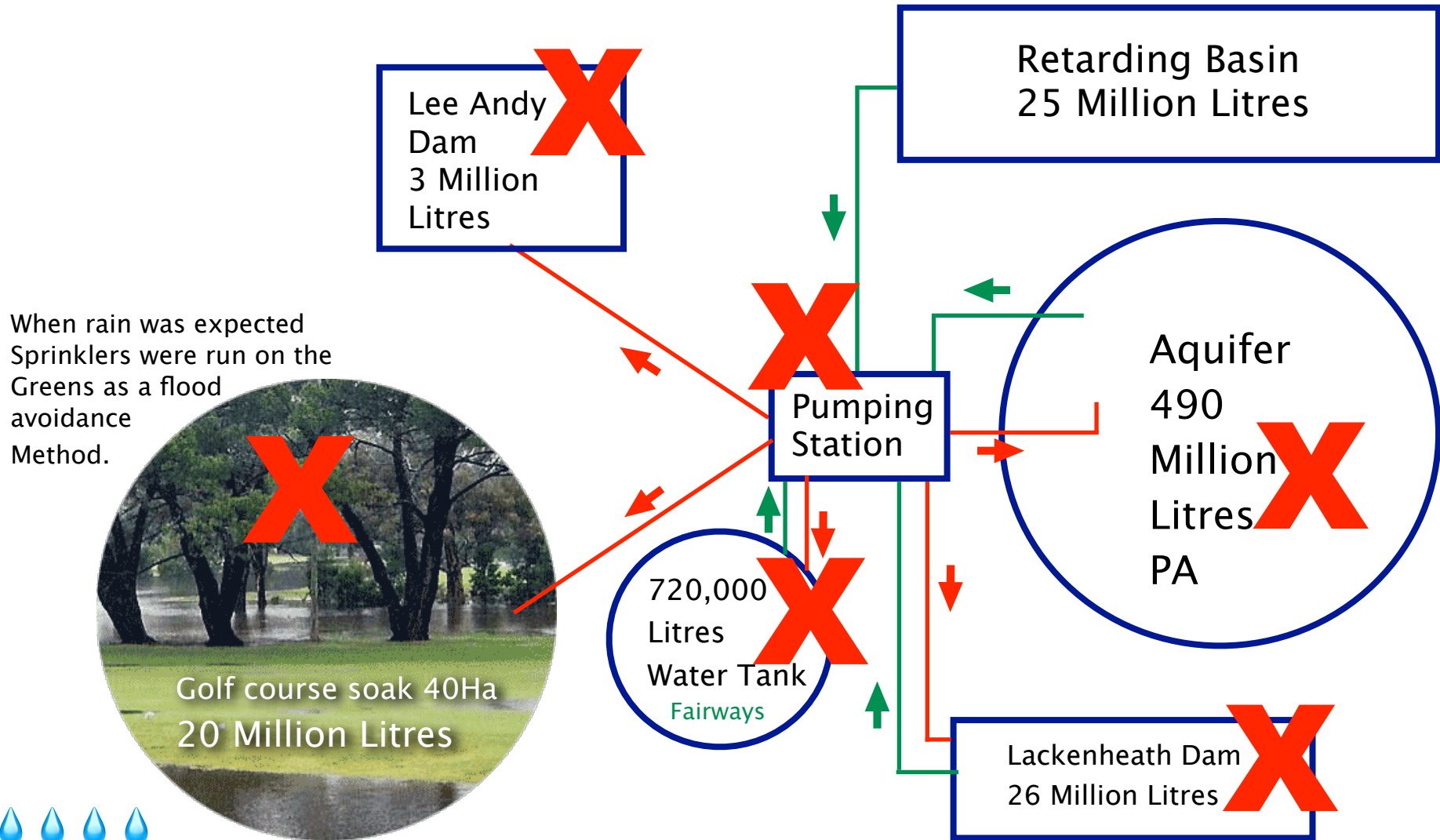
Illustrations only



**Save Kingswood Group incorporated**

## The Aquifer and Flood control

### The proponent plans to eliminate as shown



Including direct precipitation onto the greens

❖ **LOSS OF STORAGE, DIVERSION AND PERMEATE SOAK**

Calculation of precipitation inundation when 25mm of rain falls directly onto 40Ha of the Kingswood course, but has nowhere to go.

40Ha area is nominated, as that will be covered with dwellings, footpaths, roads and more.

**Rainfall Millimetres per Hectare**

Millimetre per Hectare	<input type="text" value="25"/>	mm/ha
Decimal Rounding	<input type="text" value="2"/>	#
<input type="button" value="Calculate"/> <input type="button" value="Reset"/>		
<b>Results:</b>		
Cubic Inches	<input type="text" value="15255850.00"/>	in <sup>3</sup>
Cubic Feet	<input type="text" value="8828.62"/>	ft <sup>3</sup>
Cubic Metres	<input type="text" value="250.00"/>	m <sup>3</sup>
Litres	<input type="text" value="249998.59"/>	L

➡ 249,998.59 L - rounded to 250,000 Litres

Therefore 25mm rainfall results in 250,000 litres per ha x 40ha = 10 million Litres

Calculated with <https://www.spikevm.com/calculators/irrigation/rainfall-mm-hectare.php>



**THEN REPLACE FLOOD CONTROL MEASURES WITH  
FLOOD COLLECTORS -**

- 941 ROOFS,**
- ROADS AND**
- FOOTPATHS**

**AND IMPORT MORE WATER THROUGH THE PURPLE PIPE**

**“Remember: the curator ALSO drew down water by running  
sprinklers on the greens**

**Purely as flood prevention,  
when he knew rains were predicted.**

**This was employed six or seven times a year.”**

# Cannot Build on a FLOOD PLAIN

## 350 Photographs

See separate file of images

Hydrologists and computers are only as good as the input information in their calculations. The Proponent and Melbourne Water have not included this information

Flood protection for Dingley Village was not the first intent, but it was a brilliant bonus. That's how Kingswood tried to stop the flooding problems and guard against droughts. S.E. Water requires the developer to keep all water on the site and only release at a slow (specified) rate. *(Sources: Robert Strain, Captain at Kingswood for four years and ISPT)*

Nature, including Climate Change has other ideas, which ignore formulas and computers. Ask the people of **Maribyrnong**, Lismore, Forbes, Brisbane, Gippsland and many other areas.



**From this**

**To this**



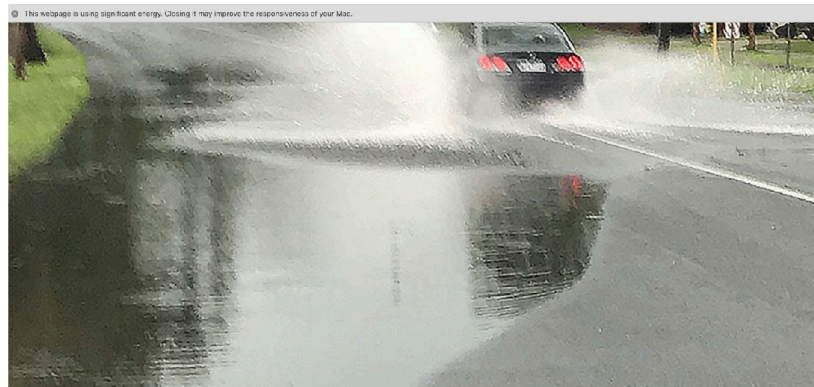
The Retarding Dam only works until its full.  
Which happens regularly.

Oh, we will dig deeper and longer and add a  
new southern dam.  
Rubbish! When dam fills – and it will – we are  
back to flood overflows.

Another smaller Retarding Dam to the south is  
useless, as it too will flood Dingley Village







Above:  
Centre Dandenong road Arterial

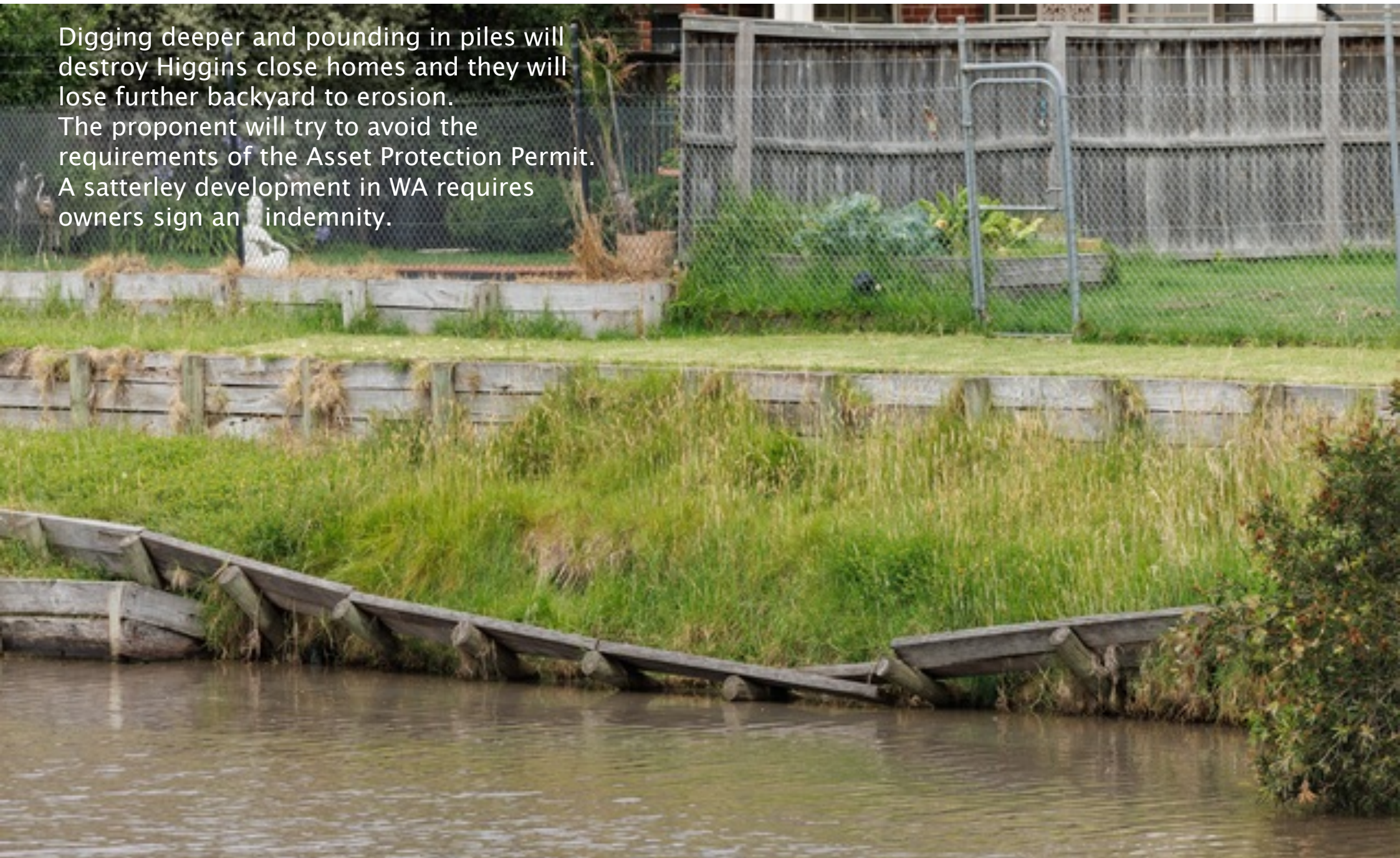


Much of Dingley Village depends on  
no floods on Kingswood

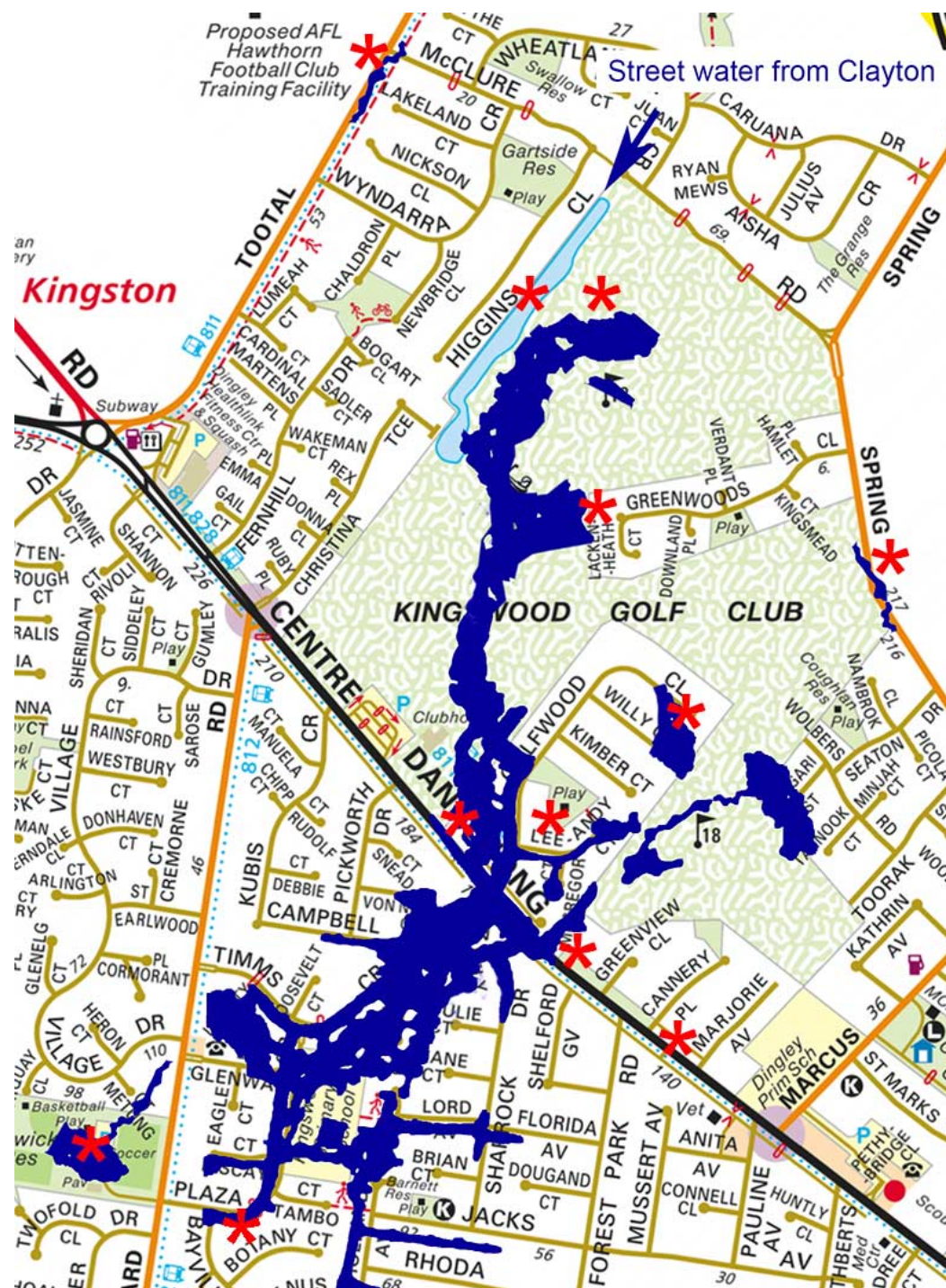
Left: Lackenheath Court



Digging deeper and pounding in piles will destroy Higgins close homes and they will lose further backyard to erosion. The proponent will try to avoid the requirements of the Asset Protection Permit. A satterley development in WA requires owners sign an indemnity.







Floods on Kingswood has, and will flood all through Dingley Village to Lower Dandenong road.

Another flood source, run-off from the Hawthorn Football Grounds is an added problem. (See Tootal road)

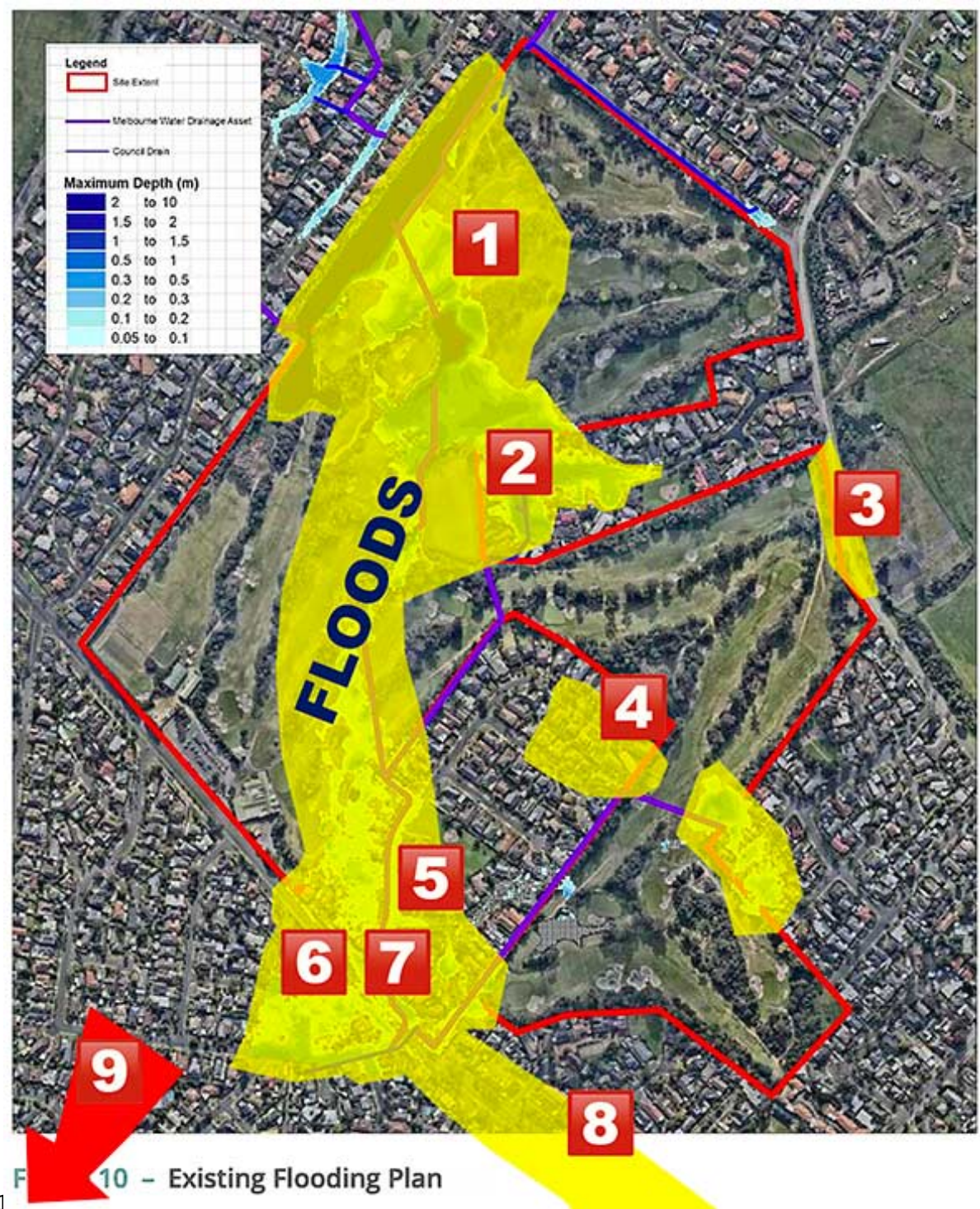


Save Kingswood has added more accurate yellow highlight to the 1966 Melbourne Water map

Note there is also downstream flooding outside the lower left of this map, in homes and the Chadwick reserve.

*The yellow overlay and numbers are by Save Kingswood*

To Chadwick Reserve











## Step 1: Consider whether the land should be redeveloped

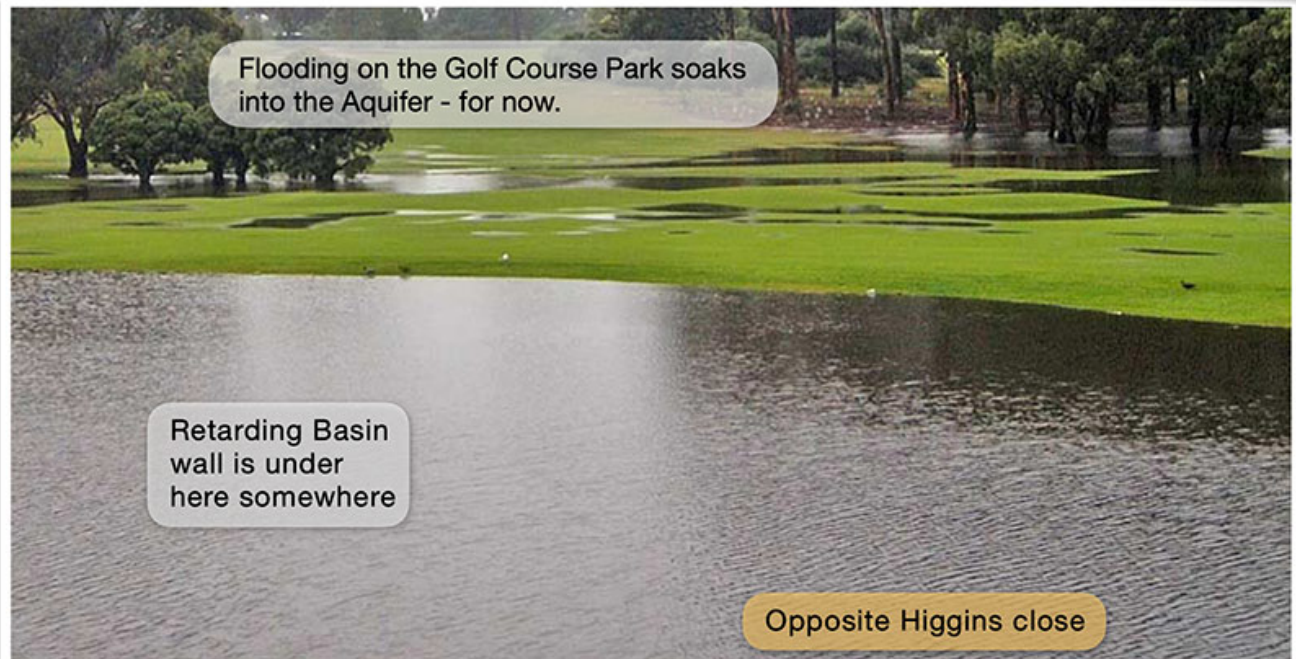


1

Above and Left: looking east from Higgins close



Higgins close, previous flood level





# 1 Floods inundate Dingley Village Main Retarding Dam- Higgins close



**In just one year the total stormwater water diverted into the Aquifer was 490 Million Litres!**  
Yet Dingley Village still floods.  
**The immense flood swing of millions of litres can be seen in these photographs.**



The retaining wall disappears.



Opposite Higgins close. Note the table floating off the deck and compare to the low intrusion photograph (left)



Right:  
Higgins close.  
Note the deck  
under water



1

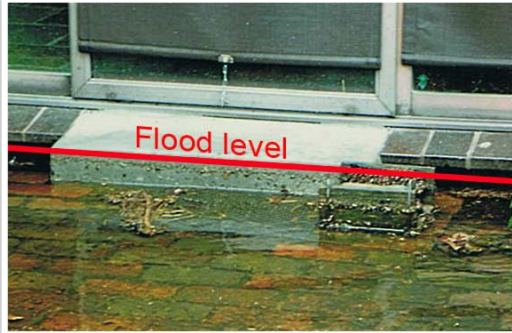
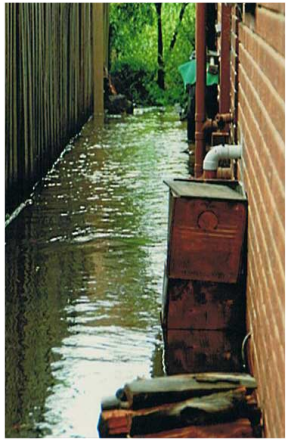
Flooding on the Golf Course Park soaks into the Aquifer - for now.

Retarding Basin wall is under here somewhere

Opposite Higgins close



## 2 Lackenheath court



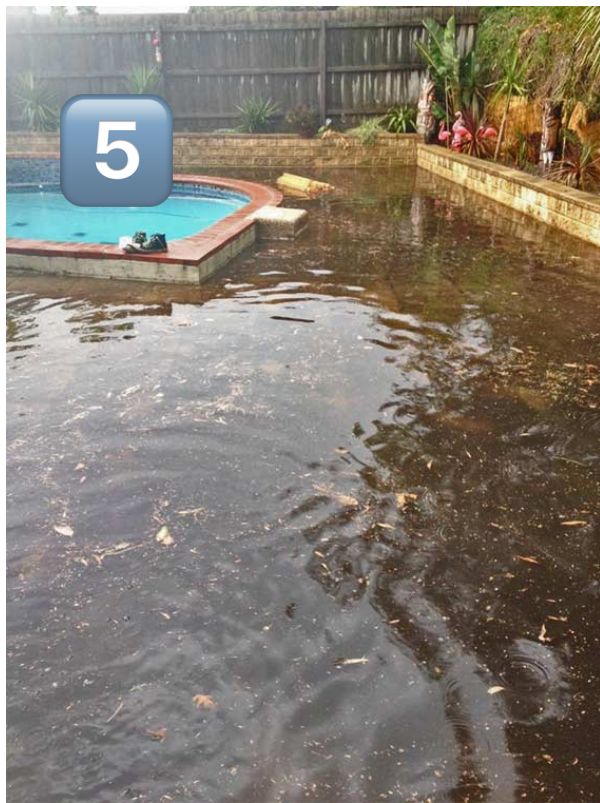




Near Lackenheath



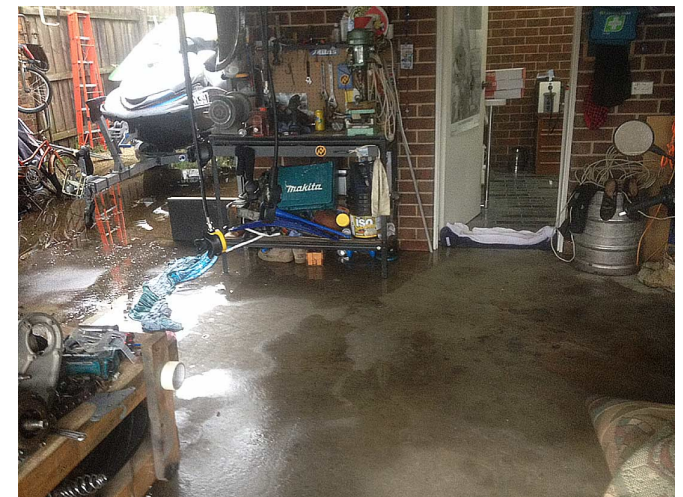




## House ruined in LeeAndy

Melbourne Water said the developer will need to make a better drain.

Is that in the plans and where will the water go, given down south already floods?



Right:  
undermining  
the house  
foundations





### 3 Spring Road



Dingley Village Resident Steve Allan, also reports “the Flooding is a really bad issue. The end of Hobsons Place and Bayville Drive cop it every time there's a heavy rainfall.. This whole proposal is a joke.”



6

**Centre Dandenong road, November 2021, AFTER the main drain under Kingswood was cleared twice.**  
The process took nearly a month.





6

Centre Dandenong road, November 2021, after the main drain under Kingswood was cleared twice. The process took about a month.



*“Planning policy states that flood risk must be considered in the preparation of planning schemes and in land use decisions, so as to avoid intensifying the impact of flooding through inappropriately located uses and developments”*





4

Golfwood close and Willy court, knee deep. Photos available

7

See the photographs on these pages, including #8





## Step 1: Consider whether the land should be redeveloped

8

Centre Dandenong road near Dingley Primary School





9

## Chadwick Reserve.

A long way downstream  
Clear evidence of nearly waist high floods  
from Kingswood

### Floodways

The level of planning control in each provision is commensurate with the potential flood risk. For example, the UFZ is a restrictive provision that prohibits most uses and development. It is designed to be applied to urban environments where there is a high potential flood risk and only low intensity uses and development (such as recreation) are suitable.

Save Kingswood:

*We request UFZ zoning.*

### Stormwater flooding

During severe storms in urban areas, land can be affected by overland flows. These occur when the rainfall run-off exceeds the capacity of the piped drainage system and no provision has been made for overland flows.

This is called stormwater flooding and often occurs in areas where there is a high density of existing development and a high flood damage potential.

*Source: Applying Flood Provisions in Planning Schemes*

Kevin Poulter, President, Save Kingswood Group inc, 1-12-2024

for private study only. Note some illustrations refer to AustralianSuper, but will still apply







Photo: Kevin Poulter

## Main drain inadequate already

The main drain under the Golf Course becomes clogged by roots and debris. Recently machines worked intensely for a month to clear it out with a truck-size Drain Auger and multiple water trucks.

*“ The main drain should be replaced with a much larger one by the proponent - regardless of cost - but where will the floodwater go? ”*

## Urban Floodway Zone

The UFZ applies to mainstream flooding in urban areas where the primary function of the land is to convey active flood flows.

It applies to urban floodway areas where the potential flood risk is high due to the presence of existing development or to pressures for new or more intensive development.

The UFZ restricts the use of such land, as **the risk associated with flooding renders it unsuitable for any further intensification of use or development.** The land use is therefore restricted to activities such as apiculture, animal husbandry and recreational activities. Most other uses are prohibited



## **Applying the Flood Provisions in Planning Schemes**

**Land use planning is recognised as being the best means of avoiding future flooding problems.** Through careful planning, flood risks to life, property and community infrastructure can be minimised and the environmental significance of our floodplains protected.

**Section 62(e) of the Planning and Environment Act 1987 enables planning schemes to ‘regulate or prohibit any use or development in hazardous areas, or areas likely to become hazardous’.** As a result, planning schemes contain State planning policy for floodplain management requiring, among other things, that flood risk be considered in the preparation of planning schemes and in land use decisions.



# Is Dingley Village ready for half a Billion more Litres of floods?

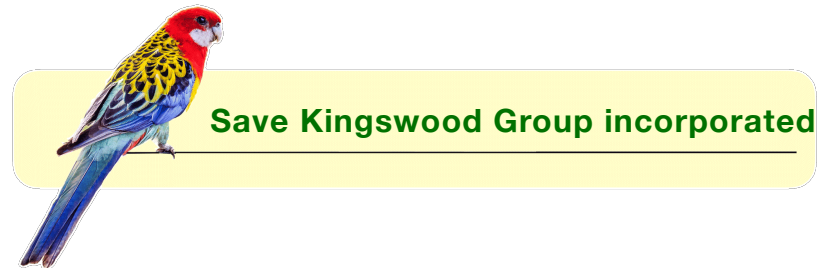
The developers hydrologist and their peers are starting with highly flawed input. No matter how many credentials they and their peers have their reports are very inaccurate because flawed input equals dangerously wrong..

## **But wait, there's more....**

Over 40 reasons why the development is of no net value to Dingley Village.

See [www.savedingley.com](http://www.savedingley.com)

– quite the opposite – it will destroy the Village and make life impossible for residents.





## **Future Media reports: FLOODS CAUSED BY AUSTRALIAN SUPER'S OVERDEVELOPMENT DESTROYS DINGLEY**

*“ Expect a class action from Dingley Village Residents  
when proposed flood management is proven wrong! ”*

When reading AustralianSuper's contractor reports, we implore you to ignore the name and reputation of the consultants, rather look closely at the content and what it is based on.

Be especially wary of comments like “it is estimated” or “approximately”. Deception, estimates and twisting of facts is the modus operandi we have encountered with Proponents and their contractors.

If the “experts” are later proven wrong, they will just duck for cover and Dingley Village will suffer the catastrophe and have to deal with the physical angst and financial losses incurred.

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At the downstream end of the Site and external to the Site, **significant property flooding is experienced along Golfwood Close, Lee Andy Court, Campbell Grove and Timms Crescent.**

In the 1% AEP event a peak flow of 5.43 m<sup>3</sup>/s is recorded as discharging off the Site with Melbourne Water flood mapping showing that **this affects approximately 70 properties downstream of the Site.**

Source: Cardno Victoria Pty Ltd

# Tap Water

**A Satterley development in West Australia has such poor water pressure, it takes 40 minutes to fill a home bath.**

**Satterley thinks it will be fixed next year!**

**With so much water above and below the site, why bring in more water via a purple pipe to Kingswood? The aquifer should be operated.**





The THREE Storey little boxes with short driveways will not allow a medium to large car to fit in the driveways without being **prosecuted** for intrusion onto the footpath.

Only one medium to large size SUV will fit in front, and **the owners will be fined anyway,** due to the three metre rule.

At the time of writing, a number of Dingley Village residents had already received the abovementioned fine.

# Centre Dandenong road when it clogs. It took drivers **an hour** to drive through Dingley Village.

They forced two lanes even though there was not enough space.







A development in Cheltenham resulted in birds flying around aimlessly for weeks. I've written to the department of conservation about this and the snakes that will threaten residents. Left hand below: a fox on a roof in Dingley Village.



## Wildlife destroyed or kicked out

**Including grey-haired flying fox, snakes and more**



**Many trees killed, including those council requested to be planted. Some are dead already.**

**What happens to protected and endangered Wildlife like Echidnas and the Grey Haired Flying Fox colonies?**



Grey-headed  
flying-fox

**How will children, pets and adults in the 130+ homes around the boundary avoid the snakes known to frequent the golf course?**



## Questions sent to the developer - NEVER ANSWERED

1/ Do you know Melbourne Water said “the developer will need to build a new larger drain in the Lee–Andy court area”?

This is because a house on the corner of Leigh and and McGregor Court (East corner) has been ruined by floods from Kingswood. After passing the buck to Kingston Council, Melbourne water finally admitted it was their business. But the only remedy they offered was "the developer will have to build a new bigger drain past the house".

2/ what protections do you offer the endangered grey haired flying fox colony? The main colony is near the bend in Golfwood Close.

3/ what care do you plan for protected birds and other species on Kingswood? A similar development in Cheltenham resulted in birds flying around aimlessly for weeks as their habitat was destroyed.

4/ how do you stop a mass of snakes blue tongues, and other critters like Echidnas from entering the homes on the boundary and beyond. A resident on the boundary has already had three snakes in his property, including one in the pool. My daughter chose to build a paling fence with a mesh below it, to protect her dogs from snakes and the like.

5/ do you plan on having a paling fence around all the resident's rear on the perimeter?

6/ Do you have any traffic management ideas to avoid it taking an hour to get through Dingley Village like it has before?

7/ will there be traffic lights on Spring Road exit as it already takes up to 40 minutes for residents to get to the Westall bypass?

8/ How are you going to address the already overloaded services including the supermarket car park being full twice a day?

9/ How are you going to address schools for the children considering Dingley primary has portables and especially Parkdale secondary whose committee said they do not want any more portables?

10/ do you intend to advocate a dedicated bus lane through Dingley village even though this was previously rejected by 96% of respondents to council? Especially as Dingley Village is essentially one lane all the way through and buses often run nearly empty because of the unique destination requirements of Dingley Village residents.

11/ do you know that residents are currently being prosecuted in their streets under the three meter rule and that many of the Kingswood streets would have the same problem if not all of them?

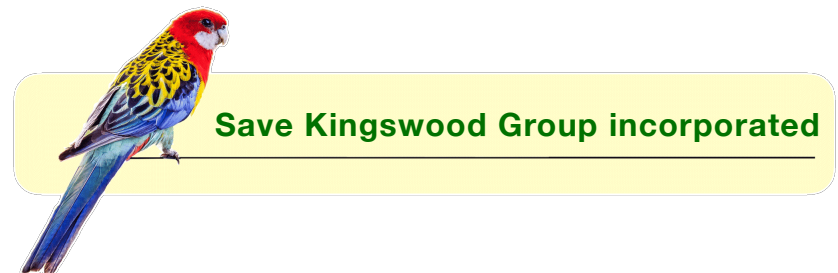
12/ do you know the last plans for 800 lots had flaws in them? Including apparently no room to park a vehicle in front of each block? Also, if they park in their driveway, they would get prosecuted too because the car would cover part or all of the footpath?

It's common practice in Dingley village for residence to fill their garage with possessions and park their cars in the street

13/ is there any chance of a retirement village or aged care facility as there is a big shortage at present?

14/ Dingley village appears to be very keen on having a secondary school as well but so far the education department has dismissed that. Most likely not due to need but rather lack of funding. We have no access to any more secondary students attending a public school. Parkdale High said they have enough portables.

15/ will there be any in character single or double storey residences?





# No Net benefit for Dingley Village

- ▲ A twenty percent increase in our Village population
- ▲ 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. They even eluded to 900 or up to 2,000!
- ▲ No Community facilities like sporting ovals.
- ▲ Gross under-provision of parking for residents, coupled with anticipated narrow streets. AustralianSuper 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.)
- ▲ No consideration of Amenity.
- ▲ The developer has never 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.
- ▲ The previous developer had multiple responses on their website, belittling the value of wildlife and the park in general, in direct response to our objections
- ▲ No preservation of the thousands of trees, estimated at 20,000 native and planted Dingley Village trees, as that's the number of indigenous trees planted.
- ▲ One of AustralianSuper's plans showed a single tree preserved.
- ▲ Loss of the only significant treed open space in Dingley Village.

- ▲ The “lungs” cooling, filter and oxygen production for Dingley Village. As advocated by all councils.
- ▲ 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?
- ▲ Increased traffic – the previous Developer's 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.
- ▲ Up to one hour to travel through Dingley Village when traffic increases – proven, as it’s already happened!
- ▲ Not enough Maternal Health places – waiting lists
- ▲ Child Care waiting lists
- ▲ Kinders already full
- ▲ Primary Schools full – portables installed on Dingley Primary preps front lawn playing area. In a recent year, Kingswood Primary turned away 75 applications.
- ▲ NO Secondary Schools – those in other distant towns full – portables installed and Parkdale Secondary has said “enough! we cannot have more portables”.
- ▲ 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



▲ Health services overloaded now, regularly wait up to 2–3 weeks for the Doctor of your choice.

▲ Lack of sporting facilities now, before 2,200+ extra residents

▲ AustralianSuper had the incredible audacity to show the flood lakes (retarding basins) plus overflow areas in their open space! The retarding basin flood area will not be owned by them.

**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! The existing Retarding Basin already overflows and mainly soaks into the Golf Course. 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 / Clayton and remain on the site.**

▲ A homeowner close to the golf course park has been flooded for years.

▲ Shopping more difficult – the carpark is already regularly full, often twice a day – will residents again shop out of town to avoid the chaos?

▲ No developer will provide the \$20 – \$40 million needed to address the essential needs of Dingley Village.

▲ A 20 percent increase in Village population – new town in the centre of town. Overloading a Village that is up to an hour away in peak traffic from Cheltenham railway station and the genuine Activity Centre.

▲ Years of Chaos, noise and Dust – a strain on medical facilities for asthma and other lung complaints. Proven in a nearby destruction!

▲ **We are already meeting the State Government's burden of over-population and providing enough housing.**

▲ Expect more buses in our 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

▲ NBN and other services clogged, so everyone endures a much slower connection than copper – proven in other areas. Happening now in Dingley Village.

▲ Sewer overloaded?

▲ Electricity huge demands will put stress on power, with potentially lower voltage and longer power outages. Solar roof panels on the units will not solve the problem, rather create a new one, a power can only be accepted into the grid by increasing the voltage. Power authority currently asking Government for permission to turn off solar panels when they wish.

▲ Reduced mains water pressure

▲ 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.

▲ We object to the main “speedway” between Spring road and Centre Dandenong roads.

▲ 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.

▲ 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.

▲ How many Birds, Echidnas and other wildlife will have their habitat destroyed? How many will be killed?

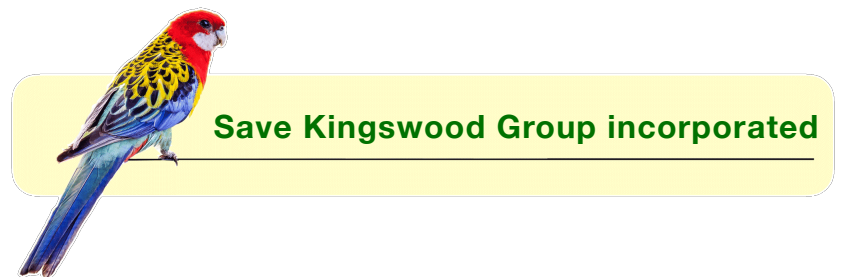
▲ No consideration for the 140 neighbours on the boundary. They were told when purchasing in a premium area that they had “views forever”. Instead they will have years of dust, plus overshadowing, loss of privacy and noise forever. Plus paling fence **Their property values will dive.**



▲ 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 previous 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.

▲ Little consideration for infrastructure

▲ No consideration for current services needs, nor those they will impose.



# Cannot Build on a FLOOD PLAIN

Hydrologists are only as good as the input information in their calculations.

Flood protection for Dingley Village was not the first intent, but it was a brilliant bonus. That's how Kingswood tried to stop the flooding problems and guard against droughts. S.E. Water requires the developer to keep all water on the site and only release at a slow (specified) rate.

*(Sources: Robert Strain, Captain at Kingswood for four years and ISPT)*

Nature, including Climate Change has other ideas.

Ask the people of **Maribyrnong**, Lismore, Forbes, Brisbane, Gippsland and many other areas.





Their fantasy drawing shows a marsh – which they claim is good for birds. Unlikely to happen, due to considerable rise and fall – plus Apartments that are apparently **below retarding dam level on concrete slabs**. Certainly if this monster building overfill did appear ...

(1) **There is no way sub-ground level garages can be allowed and**

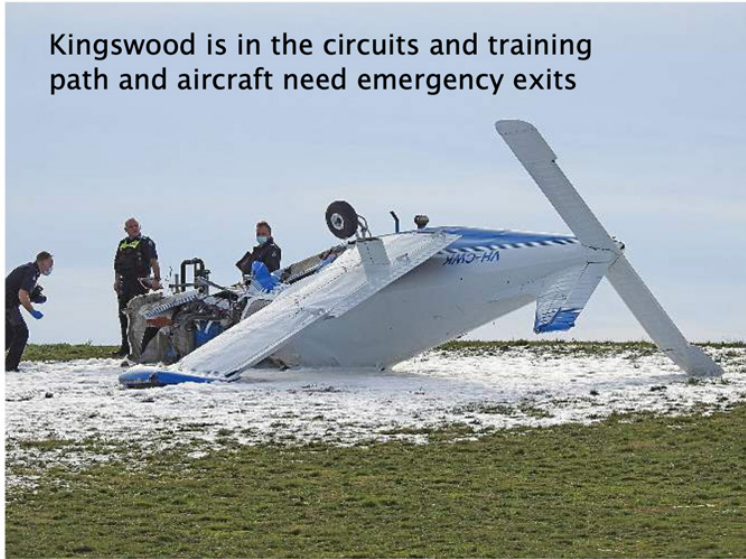
(2) **There's huge dangers for children.**

Residents throughout Dingley Village are required to have fences around pools, but there is no fence around this much greater danger. Even though at present AustralianSuper put up a temporary fence around the retarding basin, restricting access to wildlife like Straw Necked Ibis, but with nobody on site!

**Not insurable.** As the flood conditions are widely known, and the apartments would be built on low-lying concrete slabs, the development will be uninsurable by residents. This will affect all of Dingley Village residents.



Kingswood is in the circuits and training path and aircraft need emergency exits





# Not insurable



As the flood conditions are widely known, and the apartments would be built on low-lying concrete slabs, most of the development will be uninsurable by residents.

No basements or piling foundations are currently proposed as part of the redevelopment!!??

No ongoing monitoring or remedial works of the ... aquifer are considered necessary provided that it is not used extractive use purposes (i.e. potable drinking water, on-site irrigation or filling of swimming pools) and basements or piling foundations are not proposed as part of the future development.

*Kevin Poulter's comment on above: Total rubbish!*

## Hydrology

The Site is currently partially inundated from overflow from an existing Melbourne Water detention basin in storm events.

At the downstream end of the Site and external to the site, significant property flooding is experienced along Golfwood Close, Lee Andy Court, Campbell Grove and Timms Crescent.

Also further south in Centre Dandenong road and Chadwick Reserve. Many homes in the south of Kingswood have a flood overlay.

Melbourne Water flood mapping showing that this affects approximately 70 properties downstream of the Site.

*Source Tract: Kingswood Dingley Village Development plan*





Centre Dandenong road was a council road until the Westall freeway extension was started. Then it came under Vic Roads control.  
This single lane minor road was never returned and without any modification or notification, the proponent now calls it an arterial!

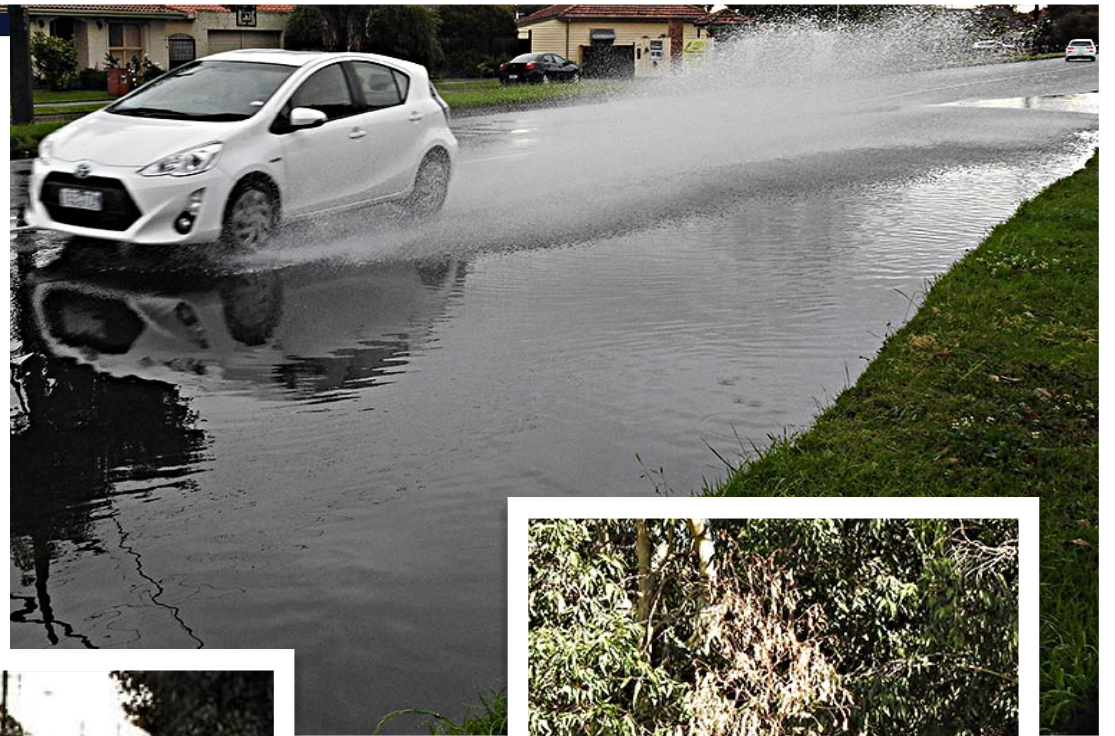








**Homes were built on flood plains due to out-of-date maps**



Right:  
Replacement trees  
ordered to be planted  
by council





## Hydrology

The Site is currently partially inundated from overflow from an existing Melbourne Water detention basin in storm events.

At the downstream end of the Site and external to the site, significant property flooding is experienced along Golfwood Close, Lee Andy Court, Campbell Grove and Timms Crescent.

Also further south in Centre Dandenong road and Chadwick Reserve. Many homes in the south of Kingswood have a flood overlay.

Melbourne Water flood mapping showing that this affects approximately 70 properties downstream of the Site.

Source Tract: Kingswood Dingley Village Development plan

KGC applied to SRW for a long term operating permit to inject up to 70ML per year.

On 17th June 2011, SRW approved two documents under Section 76 of the Water Act 1989:5

- Approval to Dispose of Matter Underground
- Licence to Operate Works

Both approvals have an expiry date of 30 June 2026

• **The injection was exceeded regularly.**

## Kingswood managed aquifer recharge

CASE STUDY



The Kingswood Golf Club in Dingley Village needed an extra 30ML each year to supply summer peak demand and maintain the quality of presentation of the golf course.

Managed aquifer recharge – the process of injecting water into an aquifer for later extraction – was adopted as it is suited to circumstances where there is limited space for above ground storage.

Generally, bores are drilled into sand and gravel aquifers, but in this case, there were additional challenges involved in drilling into fractured rock and determining whether the fractured rock aquifer would provide adequate capacity. An innovative approach which involved identifying linear features in the topography – from stereographic aerial photographs – was used to best position the trial bore.

A new bore was successfully drilled on the golf course to 114 metres. Aquifer extracted stormwater is now pumped into an existing storage dam to supply the golf course irrigation scheme. If the salinity level of extracted groundwater exceeds the limit for irrigating greens, the water is diverted to a new above ground storage tank reserved for irrigating fairway turf only. This project was assisted by South East Water and the Smart Water Fund and won a Waterwise award from Southern Rural Water in 2010 for demonstrating innovation in water. Photo courtesy of Kingswood Golf Course.





The Retarding Basin at mid level.  
This regularly floods Kingswood and reaches the Houses above



**In May 2025, a Parliamentary Inquiry stated  
Floods are no longer to be considered for developments  
Melbourne Water said this does not apply to Kingswood  
We hope they are right.**

**The Inquiry into Victoria Planning Provisions amendments VC257,  
VC267 and VC274 (attached) proves it.**

**David Ettershank MLC Chair of the inquiry in May 2025 said  
"Of the many unintended consequences identified by stakeholders, the most  
concerning for me related to (included on list)  
the removal of consideration of flood risks from the planning process,  
the reduction of environmentally sustainable development standards in major local  
government areas, and the excessive removal of existing trees."**



**The Golf course redevelopment  
Committee made 100 findings.**

**Government seized on just one of the  
Committee's 100 findings and ignored the  
other 99 resolutions, including that the  
Minister should not take over Planning controls!**

**The report also said “Kevin Poulter left no doubt  
there is a flooding problem to be resolved”** (paraphrase)

**Those 99 resolutions are extremely favourable for an  
acceptable low density, resident-friendly, Neighbourhood**

**An interesting aside: The Chair of the Committee, Lester Townsend, is now the head of the Department of Transport and Planning.**

**Three witnesses stated the Managing Director of Satterley Developments, Nigel Satterley, said the Government pushed for the highest density.**



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



Above: On A Current Affair



Above: On the cover of a Newspaper

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 was less invasion than the latest 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. *(The date and the amount expired)*

For private study only



## CAN YOU BELIEVE IT?

At a public meeting on 19-11-2024, a resident asked Jack Hoffmann, (a Manager at Satterley)

“you said 800 lots, now 900, what’s to say it can’t be more, like 1000?”

He replied:

**“It could be, there’s technically no limit, could be 2000”.**

Left Little boxes example



The Australian 23-5-2024

government take control of planning decisions on priority projects.

On Wednesday morning planning minister Sonya Kilkeny said she had approved five projects which would see more than 2,000 homes delivered.

It includes 800 homes in Dingley Village, 480 homes in Preston, 477 homes in Kensington, 300 homes in Hawthorn and 37 homes in Geelong.

The sites include a former University of Melbourne site at Bills St, Hawthorn, and the former Kingswood Golf Course in Dingley Village.

### More Coverage



Dan's tax  
hikes  
doing

Next time you vote, remember Autocratic Labor in Spring street decided to destroy Dingley Village with overdevelopment, even before final consultation with residents. They also drove the plans to have hundreds of three storey on Kingswood and 200 three storey units around the shops.

### New housing Strategy

