

Draft Kingston Planning Scheme Amendment C199king Redevelopment of Kingswood Golf Course

DELWP Notification Report (June 2021)



Acknowledgment

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



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Introduction

1. This report has been prepared by the Department of Environment, Land, Water and Planning (DELWP), State Planning Services to provide information about the process undertaken by DELWP to consult on the combined draft Kingston Planning Scheme Amendment C199king and planning permit application under section 20(5) of the *Planning and Environment Act 1987*.
2. Draft Amendment C199king and the associated planning permit application seeks to facilitate the redevelopment of Kingswood Golf Course at 179-217 Centre Dandenong Road, Dingley Village for residential purposes. The request also includes a draft development plan for consideration.
3. On 9 May 2021 the Minister for Planning referred combined draft Amendment C199king and planning permit application and draft development plan to the Golf Course Redevelopment Standing Advisory Committee for consideration.
4. The Minister appointed the Golf Course Redevelopment Standing Advisory Committee in August 2019 to provide advice on proposals for the rezoning of golf course land within the Urban Growth Boundary of metropolitan Melbourne to facilitate redevelopment for urban purposes satisfies the *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes, June 2020* and is consistent with state and local planning policy.

Notification

5. On 11 August 2019, the Minister issued a Terms of Reference for the advisory committee. The terms of reference outlines the process to be undertaken, including exhibition, for all proposals that are referred to the committee.
6. The exhibition process, as outlined at paragraph 27 of the Terms of Reference is as follows:
 - a. DELWP will give notice of the proposal for at least 30 business days. Notice will include:
 - i. Direct notice to owners and occupiers who may be materially affected by the proposal.
 - ii. A notice in a local newspaper generally circulating in the area.
 - iii. Direct notice to government agencies and servicing authorities.
 - iv. Direct notice to relevant council.
7. The draft amendment and combined planning permit application will be exhibited for 30 business days between Monday 28 June 2021 and Friday 6 August 2021.
8. Direct notice was posted to the owners and occupiers in the suburb of Dingley Village on 24 June 2021. Names and addresses were provided by Kingston City Council. A total of 4490 letters were posted. A map showing the notification area is provided at **Attachment 1**.
9. The direct notice briefly described the proposal, outlined the draft planning scheme amendment and planning permit application, the role of the Golf Course Redevelopment Standing Advisory Committee and provided information on how to make a submission. A link was included to the DELWP website where the draft amendment and supporting documents could be inspected (www.planning.vic.gov.au/panels-and-committees/browse-panels-and-committees/projects/golf-course-advisory-committee) along with the contact information for the advisory committee and relevant DELWP officer for any questions. Hard

copies are also available for inspection at the Kingston City Council offices and Dingley Library during office hours. A copy of the direct notice is provided at **Attachment 2**.

10. The direct notice also included an information sheet describing the proposal and outlining the process for the advisory committee. A copy of the information sheet is at **Attachment 3**.

11. The direct notice was also posted on 24 June 2018 and emailed on 28 June 2020 to the following key stakeholders, government agencies and servicing authorities:

- Kingston City Council
- Melbourne Water
- Vic Roads
- South East Water
- United Energy
- Environment Protection Victoria
- Minister for Energy, Environment and Climate Change (Prescribed Minister)
- Minister for Agriculture (Prescribed Minister)
- Minister for Water (Prescribed Minister)
- Minister for Resources (Prescribed Minister)
- Greater Dandenong City Council
- Monash City Council
- Frankston City Council
- Glen Eira City Council
- Bayside City Council
- Sustainability Victoria
- Department of Education and Training
- Moorabbin Airport Corporation
- Public Transport Victoria
- Country Fire Authority
- Transport for Victoria
- Department of Environment, Land, Water and Planning (Port Phillip Regional Office)
- Department of Infrastructure and Regional Development
- Comdain/ Multinet
- Jemena
- Telstra HQ

12. As there is no local news paper circulating in the suburb of Dingley Village, a notice is to appear in the Herald Sun newspaper on a day during the first week of the notice period commencing (between 28 June 2021 and the 2 July 2021).

Submissions

13. Submissions must be made directly to the advisory committee via www.engage.vic.gov.au/GolfSAC-Kingswood. If a submitter is unable to lodge a submission online, they must contact Planning Panels Victoria through the DELWP customer Contact Call Centre on 136 186 (select option 6) and request a hardcopy submission coversheet. Each hardcopy written submission must be accompanied by a coversheet issued by Planning Panels Victoria.
14. Submissions must be made in writing and be received by 11.59 pm on Friday 6 August 2021.

Conclusion

15. This notification report is provided to provide information about the extent of notice that was undertaken on the combined draft Amendment C199king and planning permit application.
16. DELWP believes that it has carried out its obligations set out in the Golf Course Redevelopment Standing Advisory Committee Terms of Reference.

Attachments

- Attachment 1 – Map showing extent of direct mail notification.
- Attachment 2 – Notice of proposal dated June 2021
- Attachment 3 – Information Sheet

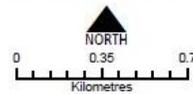
Attachment 1

Proposed extent of exhibition

Amendment C199king



- All Zones
- Planning Scheme Zones**
- Residential Zones**
- MUZ - Mixed Use Zone
- NRZ - Neighbourhood Residential Zone
- GRZ - General Residential Zone
- Industrial Zones**
- IN1Z - Industrial 1 Zone
- Commercial Zones**
- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- Rural Zones**
- GWZ - Green Wedge Zone
- GWAZ - Green Wedge A Zone
- Public Land Zones**
- PUZ1 - Public Use Zone-Service and Utility
- PUZ2 - Public Use Zone-Education
- PUZ3 - Public Use Zone-Health & Community
- PUZ6 - Public Use Zone-Local Government
- PPRZ - Public Park and Recreation Zone
- PCRZ - Public Conservation and Resource Zone
- RDZ1 - Road Zone-Category 1
- RDZ2 - Road Zone-Category 2
- Special Purpose Zones**
- SUZ - Special Use Zone
- UFZ - Urban Floodway Zone
- CA - Commonwealth land (Not in scheme)



Map Projection: GDA 1994 VICGRID94
Print Date: 30/03/2021



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Attachment 2



Department of Environment, Land, Water and Planning

PO Box 500, East Melbourne,
Victoria 8002 Australia
delwp.vic.gov.au

Dear Sir/Madam

PROPOSED KINGSWOOD GOLF COURSE REDEVELOPMENT

I am writing to you about a proposal for the land at 179-217 Centre Dandenong Road, Dingley Village.

The proponent, AustralianSuper Residential Property No.1 Ltd, has requested that the Minister for Planning consider a draft combined planning scheme amendment and planning permit application to facilitate the redevelopment of the former Kingswood Golf Course at 179-217 Centre Dandenong Road, Dingley Village, for residential purposes.

The draft planning scheme amendment seeks to amend the Kingston Planning Scheme by rezoning the land to General Residential Zone Schedule 2 and applying a number of overlays to manage development in accordance with the draft 'Former Kingswood Golf Course Development Plan'. The proposed planning permit application would allow (among other things) the staged subdivision of land into 823 lots, construction of dwellings, removal of vegetation and the establishment of a display home centre.

In August 2019, the Minister for Planning appointed the Golf Course Redevelopment Standing Advisory Committee to consider the merits and provide advice on whether proposals to redevelop golf courses for other purposes satisfy the *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes, June 2020* and are consistent with state and local policy. The Minister has decided to refer this proposal to the advisory committee for consideration.

Information about this proposal can be viewed and downloaded at www.planning.vic.gov.au/panels-and-committees/browse-panels-and-committees/projects/golf-course-advisory-committee. Hard copies of the proposal documents will be available to view at the following locations during business hours:

- Kingston City Council offices, 1230 Nepean Highway, Cheltenham VIC 3192
- Dingley Library, Harold Box Hall, 31C Marcus Road, Dingley Village, VIC 3172

Details about how to make a submission to the advisory committee are set out in the enclosed information sheet. Submissions open on Monday 28 June 2021 and all submissions must be received by 11.59 pm on Friday 6 August 2021.

The Advisory Committee will hold a directions hearing on Tuesday 31 August 2021 where the necessary arrangements and timetable for the public hearing will be established. The public hearing process will commence on Monday 11 October 2021.

Further information about the directions hearing and hearing arrangements (including whether they will be held in person or conducted online by video conference) will be published online at www.engage.vic.gov.au/GolfSAC-Kingswood and be provided to everyone who makes a submission after the exhibition period closes. The advisory committee will follow the health advice from the Victoria Government and the Chief Health Officer in making this decision.

If you would like more information about how to make a submission or about the advisory committee, please contact Planning Panels Victoria on 136 186 (select option 6) or by email to Golf.SAC@delwp.vic.gov.au.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



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If you have any other questions about this matter, please email Hayley Presnell, Senior Planner, State Planning Services, Department of Environment, Land, Water and Planning, at stateplanning.services@delwp.vic.gov.au.

Yours sincerely



John Luppino
Acting Director, State Planning Services

21/06/2021

Golf Course Redevelopment Standing Advisory Committee Proposed redevelopment of Kingswood Golf Course

Information sheet
June 2021

Have your say on the proposed redevelopment of Kingswood Golf Course at 179–217 Centre Dandenong Road, Dingley Village, VIC 3172

AustralianSuper Residential Property No.1 Ltd has requested that the Minister for Planning consider a draft combined planning scheme amendment and planning permit application to facilitate the redevelopment of the former Kingswood Golf Course at 179–217 Centre Dandenong Road, Dingley Village, VIC 3172, for residential purposes.

The Minister for Planning appointed the Golf Course Redevelopment Standing Advisory Committee to consider and provide advice on referred proposals that seek to redevelop golf courses for other purposes. The Minister has decided to refer the proposed redevelopment of Kingswood Golf Course to the advisory committee. The advisory committee will consider and advise the Minister if the proposal satisfies the *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes, June 2020*, and is consistent with state and local policy.

The advisory committee will consider the public submissions received. As requested by the Minister, the advisory committee will also consider the draft 'Former Kingswood Golf Course Development Plan' and the draft planning permit application. The advisory committee will provide recommendations to the Minister on whether the proposal should proceed and if the proposed changes to the planning controls are suitable.

Key dates

Exhibition opens	Monday 28 June 2021
Exhibition closes	11.59 pm, Friday 6 August 2021
Directions Hearing	10.00 am, Tuesday 31 August 2021
Public Hearing	Commences on Monday 11 October 2021

Site details

The site generally borders Centre Dandenong Road to the south west, McClure Road to the north and Spring Road to the east.

Map



What is proposed to change?

The advisory committee will consider a draft planning scheme amendment that seeks to:

- Rezone the land to General Residential Zone Schedule 2 to allow residential development.
- Apply the Development Plan Overlay Schedule 8 (DPO8) to the land to require the preparation of a development plan to guide development.
- Apply the Vegetation Protection Overlay Schedule 3 to the land to protect vegetation that has been identified as significant.
- Apply the Buffer Area Overlay Schedule 1 to part of the land that is potentially affected by groundwater contamination from a nearby former landfill.
- Apply the Buffer Area Overlay Schedule 2 to part of the land that is potentially affected by land gas migration from a nearby former landfill.

Golf Course Redevelopment Standing Advisory Committee

Proposed redevelopment of Kingswood Golf Course

- Apply an Environment Audit Overlay to part of the land that has been identified as being potentially contaminated land.
- Amend Clause 21.01, Clause 21.05 and Clause 21.11 to update maps in local policy.
- Amend the Schedule to Clause 72.01 'Responsible Authority for this Planning Scheme' to make the Minister for Planning responsible for the approval of the Development Plan under the DPO8.

The proposal also includes a draft planning permit application for the staged subdivision of land (823 lots), construction of dwellings on each lot less than 300 square metres, alteration of access to a road in a Road Zone Category 1, removal of native vegetation, removal of vegetation, use of the land and buildings and works for a display home centre, reduction in car parking, construction and display of signs and use of land to use and consume liquor.

A draft 'Former Kingswood Golf Course Development Plan' has been prepared in accordance with draft DPO8. It has been submitted for consideration in conjunction with the draft planning scheme amendment and planning permit application.

Where can I get more information?

Documents can be viewed online at

www.planning.vic.gov.au/panels-and-committees/browse-panels-and-committees/projects/golf-course-advisory-committee

Documents include:

- Draft Planning Scheme Amendment C199king (explanatory report, proposed planning provisions and maps, technical reports)
- Draft 'Former Kingswood Golf Course Development Plan'
- Draft planning permit application (application form, titles, plan of subdivision, draft permit, dwelling design guidelines).

Hard copies of this information are also available for viewing at:

- Kingston City Council offices, 1230 Nepean Highway, Cheltenham, VIC 3192
- Dingley Library, Harold Box Hall, 31C Marcus Road, Dingley Village, VIC 3172

What is the advisory committee?

In August 2019, the Minister for Planning appointed the Golf Course Redevelopment Standing Advisory Committee. The Advisory Committee comprises members with skills in strategic and statutory land use planning, urban design and landscape architecture, environment and biodiversity and traffic and transport planning.

The purpose of the advisory committee is to advise whether proposals that are referred to it for the rezoning of golf course land within the Urban Growth Boundary of metropolitan Melbourne to facilitate redevelopment for urban purposes satisfies the *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes, June 2020* and is consistent with state and local planning policy.

What will the advisory committee do?

The advisory committee will consider the proposal and any submissions it receives. It will convene a public hearing to provide an opportunity for submitters to speak in support of their written submission.

Further detail is set out in the advisory committee's terms of reference, available at: www.engage.vic.gov.au/golf-course-redevelopment-standing-advisory-committee

Have your say – make a submission

You are invited to make a submission to the advisory committee on the proposal.

Submissions must be made in writing and be received by 11.59 pm on Friday 6 August 2021.

Submissions can address any matters you consider relevant, including whether you support or object to the proposal. Online submissions are preferred and can be lodged via the Victorian Government's engagement website: www.engage.vic.gov.au/GolfSAC-Kingswood

Where a submitter is unable to lodge a submission online, they must contact Planning Panels Victoria through the DELWP Customer Call Centre on 136 186 (select option 6) and request a hardcopy submission coversheet. Each hardcopy written submission must be accompanied by a coversheet issued by Planning Panels Victoria.

All submissions must state the name and address of the person making the submission. Petitions and proforma responses will be treated as a single submission and only the first names from a petition or proforma submission will be registered and contacted.

Submissions will be treated as public documents and will be published on the Victorian Government's engagement website. Do not include personal

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Golf Course Redevelopment Standing Advisory Committee

Proposed redevelopment of Kingswood Golf Course

information in the body of your submission (such as your email address or phone number). Your submission and your name will be made public.

When making your submission you can also nominate to be heard at the advisory committee's public hearing.

The submission process is independently managed by Planning Panels Victoria and any inquiries regarding the management of submissions and the hearing process should be directed to Planning Panels Victoria.

Can I make a presentation at the public hearing?

You can make a presentation at the public hearing to be held by the advisory committee. If you would like to do this, you must first make a written submission and complete the relevant section of the online form or the hardcopy coversheet.

The advisory committee will hold a short separate hearing, called a directions hearing, before the main hearing after the exhibition period has finished. The directions hearing will address organisational and other matters, such as when parties will exchange information the necessary arrangements and timetable for the public hearing.

Will the hearing be conducted in person?

The directions hearing and public hearing may be held via video conferencing if required.

Further information about the directions hearing arrangements (including whether it will be held in person or conducted by video conference) will be published on www.enqage.vic.gov.au/GolfSAC-Kingswood when determined. The advisory committee will follow the health advice from the Victoria Government and the Chief Health Officer in making this decision.

How can I find out about the final outcome?

The Minister for Planning will consider the advisory committee's recommendations and will make the final decision on the draft planning scheme amendment and planning permit application. The Minister will advise Kingston City Council of the decision and it will be announced publicly.

Contact information

If you have questions about the advisory committee process, contact Planning Panels Victoria by email to golf.sac@delwp.vic.gov.au or by calling 136 186 (select option 6).

For all other planning questions, please contact Hayley Presnell, Senior Planner, State Planning Services, Department of Environment, Land, Water and Planning, by email to stateplanning.services@delwp.vic.gov.au or by calling 136 186.

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