

20/11/2020

The Hon. Richard Wynne
Minister for Planning
Level 16, 8 Nicholson Street
EAST MELBOURNE VIC 3002

via email: richard.wynne@parliament.vic.gov.au

Dear Hon. Richard Wynne

179 - 217 Centre Dandenong Road, Dingley Village (former Kingswood Golf Course)

AS Residential Property No. 1 Pty Ltd (ASRP1), a wholly owned subsidiary of AustralianSuper, is the owner of the former Kingswood Golf Course at 179-217 Centre Dandenong Road, Dingley Village (Site).

ASRP1 and its appointed project team have been in discussions with officers from the Department of Environment, Land, Water and Planning (DELWP) over recent months in relation to a proposal to rezone and redevelop the Site for residential purposes. We have prepared a new submission that balances the needs of the many stakeholders (including Government, statutory authorities and the community), the Planning Guidelines for the Conversion of Golf Course Land for other Purposes and the many site constraints. Draft documentation has been provided to DELWP in order to initiate relevant review processes and the intent is to lodge the formal application early next week.

The Golf Course Redevelopment Standing Advisory Committee (SAC) Terms of Reference (ToR) dated 11 July 2019 allow you or your delegate to refer specific proposals for the redevelopment of surplus golf course land to the SAC for consideration. The ToR require you to be satisfied that the proposal is making proper use of the Victorian Planning Provisions (VPPs) and has been prepared having regard to the Ministerial Direction on the Form and Content of Planning Schemes.

With the release of the Guidelines, ASRP1 directed the project team to consider these in conjunction with the requirements of the statutory authorities, Council and the feedback received from the local community from more than 5 years of planning and consultation. The process confirmed it is achievable to develop a new masterplan that balances the needs of the many stakeholders and satisfies the Guidelines' requirements.

It is ASRP1's aspiration to facilitate the creation of an exemplary urban community that is vibrant, sustainable and affordable in a setting of high-quality homes, parklands and streetscapes that seamlessly integrate with the existing neighbourhood. The new proposal aligns with local and State planning policy; makes a significant contribution to local infrastructure and amenity; and is informed by an extensive stakeholder and community engagement programme.

ASRP1's new proposal has evolved in direct response to:

- Submissions made in response to the exhibition of Kingston Amendment C151 (now abandoned);
- Feedback gained from the community and stakeholder consultation over 5 years, including community engagement sessions held in November 2019 and infill research conducted in early 2020;
- Principles outlined within the Guidelines; and
- Feedback received in consultation with DELWP officers;

The project represents a credible opportunity to generate economic activity including significant local and State employment generation (an estimated 1,000 FTE jobs at peak construction three years from project construction commencement), supporting the State in its post-covid-19 recovery efforts through the generation of an estimated \$1.2 billion in economic output.

For your benefit, a summary of the proposal, its consistency with the VPP's, along with its net community benefits is provided in **Attachment 1**.

We believe the SAC is best placed to consider the specialist nature of the new application, ensuring the appropriate implementation of the new Guidelines so that the economic impacts that will be generated by the project can be realised as soon as possible. In the light of this, ASRP1 is writing to you to ask that you:

- Appoint yourself as the Planning Authority and Responsible Authority in relation to this matter;
- Refer the proposal to rezone and redevelop the Site to the SAC;
- Instruct DELWP, in your capacity as the Planning Authority, to prepare a planning scheme amendment and permit application pursuant to s96A of the Planning and Environment Act 1987; and
- Refer ASRP1's proposed Development Plan to the SAC for concurrent review

We note that the redevelopment of the site has attracted immense community interest in the past. Throughout this time we have been open and provided information and engaged opportunities through a dedicated website, letters and flyers and information sessions, to help ensure the community feel part of the redevelopment. We understand there is a process in the new Guidelines to follow, however we would like to see finalised proposal placed on public exhibition as soon as possible to enable the community to feel informed about it and how it has addressed the needs of the many stakeholders.

We would also welcome an opportunity to brief you on the new masterplan including the key differences between it and the previous application.

We thank you in advance for your assistance in this matter and look forward to receiving confirmation of the proposal being referred to the SAC and your appointment as the Planning and Responsible Authority in relation to this matter.

Yours sincerely



Fiona Dunster
Senior Investment Director - Development

c/o: [REDACTED]

c/o: [REDACTED]

Attachment 1 - Summary of the proposal, its consistency with the VPP's, and net community benefit

Planning Scheme Amendment

- Replace the Special Use Zone (Schedule 1) with the General Residential Zone (Schedule 2)
- Apply the Vegetation Protection Overlay (Schedule 3), Environmental Audit Overlay, Environmental Significance Overlay (Schedule 6) and Development Plan Overlay (Schedule 8)
- Make consequential changes to Clauses 21.01, 21.02 and 21.07 of the Kingston Planning Scheme

Planning Permit Application

- Staged subdivision of land (825 lots)
- Removal of vegetation
- Construction of dwellings on lots less than 300sqm
- Earthworks
- Creation/alteration of access to a Road Zone Category 1 (Centre Dandenong Road)
- Signage
- Use, works and signage associated with reconfiguration of vacant Clubhouse into a sales suite
- Stage 1 display village

Key Features / Community Benefits

- 13.85 ha of open space comprising 26% of the Gross Site Area or 35% of the Site's Net Developable Area
- Retention of 801 trees and the planting of an additional 2,685 trees (109% of existing tree coverage)
- Provision of 50,200 cubic metres of flood storage capacity to remediate the catchment's downstream flooding problems
- Provision of **5.5km of** linear trails and biodiversity corridors to connect into existing neighbourhood open space networks
- A contribution of \$3,300,000 towards the provision of affordable housing within the Site
- UDIA EnviroDevelopment Accreditation to the highest standard (6 leaf)
- Estimated economic output of \$1.2 billion
- Estimated creation of 1,000 jobs during peak construction

Victorian Planning Provisions

- Consistency with Plan Melbourne 2017-2050, specifically in relation to its key objectives around liveability, connectivity, and sustainability
- Consistency with relevant policies and objectives of the Kingston Planning Scheme (including the recently adopted Housing Strategy and Neighbourhood Character Study and the draft Social and Affordable Housing Strategy)
- Consistency with Planning Guidelines for the Conversion of Golf Course Land to Other Purposes.