

Amendment C199king questions & answers

Former Kingswood Golf Course

**September 2023**

**What has been announced?**

The Minister for Planning has approved the rezoning of the former Kingswood Golf Course site to General Residential Zone, which is expected to support around 800 homes.

This decision provides certainty for the proponent but more importantly, for the broader community about the future of this site.

The Minister did not approve the development plan that had been submitted by the Proponent. Instead, the Proponent will need to prepare a new development plan, responding to key issues that have been identified by the independent Standing Advisory Committee.

That development plan will need to be approved by the Minister prior to any development occurring at the site. As part of the preparation of the development plan, the Minister for Planning will require further consultation to occur with the community on the design of the proposed development before any further decisions are made.

**What are the next steps?**

Prior to any redevelopment, the Proponent must prepare a development plan in accordance with the new planning provisions, to the satisfaction of the Minister for Planning.

The development plan must be prepared and approved before a planning permit can be granted for new use and development.

Given the interest in this site and the issues raised by the SAC, the Minister will require further consultation to occur with the community on the design of the proposed development before any further decisions are made.

**BACKGROUND**

**How did we get here?**

AS Residential Property No.1 Pty Ltd requested that the former 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 former Minister for Planning referred the proposal to the Golf Course Redevelopment Standing Advisory Committee (SAC) for consideration and advice.

In accordance with the SAC terms of reference, the Department of Environment, Land, Water and Planning (DELWP) undertook notice of the proposal for a period of 10 weeks from 28 June to 3 September 2021 with 1,650 submissions received.

The SAC hearings were held over 16 days between 15 November and 23 December 2021. The SAC delivered its report to the former Minister for Planning on 18 March 202

The draft amendment also included a combined permit application for the staged subdivision of land (823 lots).

A draft ‘Former Kingswood Golf Course Development Plan’ prepared in accordance with the draft DPO8, was also exhibited in conjunction with the draft amendment.

**What consultation has occurred undertaken?**

This project has been through comprehensive consultation with the local community. Consultation occurred over a 10-week period between June and September 2021 and resulted in 1650 submissions. Public hearings were held by the independent Standing Advisory Committee which provided the opportunity for people to be heard and for expert evidence to be presented.

Given the interest in this site and the issues raised by the SAC, the Minister for Planning will require further consultation to occur with the community on the design of the proposed development before any further decisions are made.

**What did the SAC say?**

The SAC submitted its report to the former Minister for Planning in March 2022. The SAC found that the site was suitable for residential development but further work was required on the proposed development. The preparation of a new development plan will provide the opportunity for the proponent to address recommendations of the SAC, including further community consultation.

**What is a development plan?**

A development plan is a master plan for the site that sets out what will happen on each part of the site.

It is prepared by a proponent and must meet the requirements set out in the relevant Development Plan Overlay.

Once a development plan has been prepared to the satisfaction of the Minister for Planning, a planning permit application under any provision of the planning scheme is exempt from the usual notice requirements and third-party review. Permits granted must be generally in accordance with the development plan.