



Martin Pakula MP

State Member for Keysborough

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Submission regarding Planning Scheme Amendment C151 & Planning Permit Application KP16/134 - Peninsula Kingswood Country Golf Course (179-217 Centre Dandenong Road, Dingley Village)

I write to object to the proposed amendment to the City of Kingston planning scheme which would enable the rezoning of Peninsula Kingswood Country Golf Course (Kingswood) into a medium-high density residential precinct.

I have represented the community and residents of Dingley Village since 2014, when the state electorate of Keysborough was created. During that time, I have received strong representations from individuals, families, community groups and local advocacy organisations regarding the sale, and now proposed rezoning of Kingswood.

Dingley Village is a unique suburb, with a strong sense of community. The residents I represent strongly oppose the redevelopment of this golf course. I share their concerns and oppose the proposed amendment C151 and associated permit application.

I have raised many of the following issues directly with the proponent. It is my view that insufficient regard has been paid to the views of the local community.

Density, population growth and pressure on local services

The draft plans indicate the proponent intends to infill the golf course site with 508 new housing lots, and makes provision for a future allocation of six super lots. It is anticipated this will swell the number of local residents by up to 2,000 people. Even with the proponent's moderate reduction of dwellings from its original draft proposal, the site's density will have an overwhelmingly negative effect on local amenity.

At the time of the 2016 ABS Census, Dingley Village had 10,320 residents. Infilling such a valuable local asset with a medium-high density development will place further pressure on an already populous and busy local community.

Local sporting facilities, state and council services and community organisations are all experiencing the pressure of Victoria's population growth, and consideration needs to be given to the impact of adding 2,000 extra people to this local area.

Roads and Traffic Management

Dingley Village is a community which relies heavily on private motor vehicles. Almost 80 per cent of Dingley's current residents travel to work by car (2016 Census). During peak times, Dingley's existing road network is placed under pressure. The proponent's estimate of additional traffic volumes (an extra 582 vehicle movements during peak hours) is a best-case scenario. The reality may be far worse.

While the Mordialloc Freeway, to be completed in 2021, is intended to relieve pressure from busy local roads in the south east, this should not be seen as an opportunity for the proponent to forego its responsibilities to manage the traffic influx its development will create.

I also note that VicRoads has not yet had the opportunity to assess the traffic report and proposed traffic management measures submitted by the developer.

Parking

As a local MP, I receive many representations from constituents who move into new housing developments across the Keysborough electorate. Residents regularly inform me that developers do not make sufficient accommodation for visitor parking in tightly designed internal roads. This leads to additional traffic pressure in narrow streets and creates a negative impact on amenity for residents. I do not believe the proponent has sufficiently contemplated this in the proposed design.

Environment and Open Spaces

The native flora and fauna in Kingswood is rightly treasured by the local Dingley community. The site is home to a wide range of species and contributes to the rich biodiversity of the south east. The proponent has not in my view adequately addressed the impact of removing the majority of trees and vegetation from the reserve.

In summary, and for the reasons outlined above, I object to Planning Scheme Amendment C151 & Planning Permit Application KP16/134 - Peninsula Kingswood Country Golf Course (179-217 Centre Dandenong Road, Dingley Village).

A handwritten signature in blue ink, appearing to read 'Martin Pakula'.

MARTIN PAKULA MP
Member for Keysborough