

Submission to former Kingswood Golf Course development plan

Kingston City Council

May 2025

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1. Introduction

In a letter sent by the Minister for Planning to Council dated 19 September 2023, the Minister advised of her approval of Amendment C199 and the rezoning of the former Kingswood Golf Course. This letter set out a number of matters which Council has used to guide its engagement in this stage of the process.

The letter reflected on the report prepared by the Standing Advisory Committee (**SAC**) and noted that in preparing a revised development plan, it is the Minister's expectation a future proponent will:

- Have regard to the advice and conclusions of the SAC report.
- Engage with and obtain agreement on technical infrastructure matters from the council, government agencies and servicing authorities.

The Minister also noted that whilst there is no requirement to advertise the development plan, given the level of community interest in the site it is her expectation public consultation is undertaken before determining whether to approve the development plan.

One of the key findings of the SAC was the proponent had not adequately addressed the *Planning Guidelines for the Conversion of Golf Course Land to Other Purposes* (the **Golf Course Guidelines**). The issues identified included inadequate community consultation, and inadequate identification of the site's environmental values and translation into a development plan. The inadequacies identified by the SAC informed their recommendation the development plan should not be approved. The SAC outlined its expectations the proponent undertake further work to ensure a more robust response to the Golf Course Guidelines, and achieving a net community benefit.

This submission outlines an assessment of the referred technical reports, development plan, and design guidelines and discusses significant concerns regarding a lack of detail in documentation, errors or inaccuracies, failure to consider the SAC report, and importantly, failure to satisfy the requirements of Schedule 8 to the Development Plan Overlay (**DPO8**).

This submission addresses each required component of the development plan, and the technical report that informs that component. The design guidelines are discussed as a separate document which is understood will also form part of the approval of the development plan.

Given the volume of documentation referred to Council for comment, appendices are included to provide more detailed comments where required.

Two peer reviews have been undertaken:

- Mesh Planning have undertaken a peer review of the development plan and have provided recommendations regarding the development plan's spatial response to open space; ecology and tree values; drainage; access and circulation; interfaces; subdivision and staging; and solar orientation. This review is in appendix 1.
- Biosis have undertaken a peer review of the Ecological Assessment. This review is in appendix 2.

2. Overarching issues

There is a lack of rigour in outlining the site's attributes, values and constraints, and then detailing how the development plan has been informed by this analysis. It is unclear for example how the Priority Environmental Values have been determined, and how this has been applied to the site and informed the development plan – this was a prominent criticism of the SAC of the previous development plan.

There is also a lack of articulation of guiding principles for how the site will be developed. There is no overarching vision for the character of this estate and future built form. The development plan does not adequately reflect the site's location and interfaces and does not articulate a well-considered site

response. A criticism of the SAC was that it was unclear how the development plan was arrived at – the plan appeared to be reverse engineered. This criticism has not been addressed in the preparation of a new development plan.

Section 4 of DPO8 requires the development plan must be informed by the recommendations of technical reports assessing a wide range of matters including hydrology and stormwater management, landscaping, biodiversity and environmental values, traffic and transport, affordable housing, and social impact and community and social infrastructure. These reports must inform the development plan's site analysis and design response, and they must also be to the satisfaction of the planning authority (Kingston City Council). There are fundamental issues with some of the technical reports, which requires addressing prior to the finalisation of a development plan. **A process for ensuring these reports are to the satisfaction of Council needs to be resolved.** To date there has been limited consultation with Council in the conception of the development plan and drafting of technical reports – contrary to the expectations outlined by the Minister for Planning.

The proposal will entail a significant loss of trees and native vegetation on the site and insufficient requirements for tree planting on residential lots. This outcome is contrary to the new Plan for Victoria tree canopy targets and is not an appropriate response to the site context or the existing Schedule 3 to the Vegetation Protection Overlay (**VPO3**).

Language throughout the development plan needs to be clearer and more specific about what will be facilitated on site, for example use of words like 'potential' should be removed. There are also inconsistencies across documents, figures and plans and the framework plan does not reflect all of the key features detailed in other plans. For example, the framework plan does not include all of the open space areas nominated on the subdivision concept plan or landscape concept plan that are required to meet the minimum provision specified in the DPO8. There needs to be a full reconciliation of all documentation to ensure consistency and clarity of what will be delivered on the site.

Council was advised on 23 April, that Amendment C226 has been approved, amending the Kingston Planning Scheme to remove Council as the responsible authority for planning permit applications at Kingswood. This elevates the importance of ensuring appropriate consultation with Council is undertaken in the finalisation of the development plan and supporting technical documents.

3. Development plan

3.1. Site analysis

Appendix 1 (Mesh Planning peer review) provides key findings and recommendations to improve transparency around how the site's environmental values are translated into a development plan.

Appendices 2 (Biosis peer review) and 3 (Vegetation Officer comments) are relevant to the discussion in this section regarding assessments of vegetation, trees and biodiversity.

In its discussion of the proposed development plan's response to the site values, constraints and opportunities the SAC report identified further work was required, including the need to:

- *Better describe environmental values including a review of the biodiversity strategic context or an assessment of locally significant environmental values.*
- *Prioritise the environmental values or provide a map of the priority values which would assist in providing a transparent transition from site analysis to design.*

Section 2.4.3 Ecological values and section 2.4.4 Arboriculture values and tree classification in the development plan are each based on technical reports that contain errors and require further work. These components of the technical work have led to inadequate identification of the site's environmental values,

and section 4.3.4 Priority Environmental Values also requires amendments. These errors have serious consequences for the proposed subdivision layout and the development plan.

While an arboriculture report is not required as a technical document to inform the development plan it is necessary to inform the assessment of the site's biodiversity values. The DPO8 sets the expectations for what an arboricultural impact report should contain at the planning permit stage and specifies the report assesses the retention value of all vegetation on the land including their:

- Biodiversity value, including local significance and habitat value.
- Health.
- Life expectancy.
- Landscape value including their screening and amenity value. (emphasis added)

This requirement of the DPO8 recognises the commentary and findings of the SAC which found the proposed tree retention plan put to the SAC should be informed by ecological values as well as arboricultural values. The SAC recognised the amenity afforded to existing residents by the vegetation on the site's perimeter – this has informed the application of the VPO3, as well as the last dot point above.

During the exhibition of Amendment C199 an arboriculture assessment by Homewood Consulting was exhibited and Homewood Consulting also presented evidence on behalf of the proponent. The current proposed development plan now relies upon the Preliminary Arboriculture report by ATC Land Management (the **ATC report**). There are significant differences between the two reports and the extent and type of vegetation identified. There is a fundamental concern with the ATC report that there is a notable number of trees that are misidentified or not captured in the reporting.

Despite the findings detailed in the SAC report and the requirements of the DPO8, the current ATC report specifies retention values that do not incorporate the biodiversity value. This is inconsistent with the requirements of the DPO8 for preparation of an arboriculture report for this site and needs to be addressed in an amended report and the development plan.

Given the proposal does not entail the retention of trees and vegetation within private lots it's not clear how the ATC report has considered the landscape value, including screening and amenity value of trees on the perimeter of the site.

At section 2.4.3 Ecological values of the development plan, reference is made to an August 2024 Ecological Assessment. It is understood this report has been updated, which is not reflected in the development plan.

The Ecological Assessment, prepared by Ecology and Heritage Partners (the **EHP report**) references the previous Homewood arboriculture report but appears to utilise tree data from the ATC report. Given the errors found in the identification of trees in the ATC report, it is now understood there are large trees which have not been calculated, there are undocumented patches of native vegetation and native species have been misidentified as exotic. The EHP report therefore, has underestimated the loss and offset requirements for native vegetation and given the significant level of native vegetation already proposed to be removed, this is concerning.

In addition to concerns regarding the accuracy of the native vegetation assessment, the EHP report has not included a review of the biodiversity strategic context or an assessment of locally significant environmental values – this was a key recommendation of the SAC report. Both the ATC report and EHP report require a thorough review to ensure the site's environmental values and attributes are accurately recorded. This review must consider the recommendations of the SAC report, DPO8 requirements and the existing VPO3.

The ATC report and EHP report are the key inputs for the identification of the priority environmental values shown in the development plan. Appendix 1 outlines crucial steps that need to be considered in reviewing how these areas have been determined and how they should be documented in the development plan.

The above discussion underpins a concern the extent of tree removal has not appropriately addressed the SAC report findings at section 8.3.5:

In terms of providing a land use concept that delivers NCB [net community benefit]:

- *The proposal does not deliver improved environmental values or ecological connectivity.*
- *Detailed design is required to assess the full impacts on vegetation removal.*
- *The development in the short term will result in a loss of canopy.*
- *There is insufficient information to determine what impact new plantings will have on the tree canopy in the long term.*
- *There is insufficient information to determine what impact new plantings will have on the tree canopy in the long term.*

The proposal needs to be refined to:

- *Retain more vegetation to protect environmental values as well as contribute to amenity.*
- *Beter document the impact of new plantings on the tree canopy in the long term.*

Section 2.4.6 Contamination does not sufficiently address the purpose of the Environmental Audit Overlay (EAO) being applied to the site and should be amended to clearly describe the key findings of the contamination assessment for the maintenance depot and chemical plants.

RECOMMENDATIONS:

1. Update Figure 11 to clearly show each category of ecological value.
2. Update Section 2.4.3 to reflect the most recent Ecological Assessment report.
3. Amend the Preliminary Arboriculture report to correctly reflect tree species found on the site, and the requirements in the DPO8 for the preparation of an arboriculture report are adhered to.
4. Amend the Ecological Assessment to clarify which tree data it is relying upon, and all trees/vegetation are appropriately identified and calculated, along with any consequential changes to the native vegetation calculations and required offsets.
5. Amend the development plan to show how the site's identified values and constraints have informed the plan – and have regard to the key principles and recommendations outlined in appendix 1.
6. Update section 2.4.6 Contamination to do the following:
 - a) Explain how the Senversa report addresses the requirement of the EAO; or
 - b) Indicate how the EAO will be addressed at the permit stage; and
 - c) Outline how the process will make the site suitable for sensitive uses.

3.2. Design response

Overall, section 3 of the development plan does not satisfy the DPO8 and sufficiently articulate or provide details regarding what the overall design response and logic is for the site layout, lot orientation, arrangements of open space and the traffic network. It's not clear what level of consideration has been given to solar orientation, topography and environmental values, for example. Guiding principles for how new development will address key interfaces to open space, and the internal and external road network are also absent from discussion about the design response.

The development plan does not outline what the preferred neighbourhood character will be for this new estate. The urban design principles at section 3.2 don't address the detail that should be captured here around what the principles are at a streetscape scale. The subdivision concept plan shows some streets comprised of a mix of lots under and over 300 square metres. The built form outcome between sites could be markedly different whether they are being assessed under the Small Lot Housing Code or not –

including quite varied street setbacks of 1.5 metres versus dwellings setback between 4 metres and 6 metres (for example). There is no rationale provided to give an understanding around how the development plan and subdivision concept have been arrived at, and what the proposed design response is for the estate.

RECOMMENDATION:

7. Amend the development plan to address the design response requirements of the DPO8.

3.3. Concept subdivision layout and development staging plan

Appendix 1 is relevant to the discussion, with section 6 addressing subdivision and staging.

The DPO8 requires a concept subdivision layout that shows:

- *areas for dwellings.*
- *variety in lot sizes.*
- *areas for open space and reserves including water bodies.*
- *priority environmental values identified for protection*
- *road infrastructure including:*
 - *proposed connector and key local roads*
 - *proposed signalised and roundabout infrastructure.*

A development staging plan must provide for:

- *the coordinated delivery of local infrastructure that ensures the effects on the surrounding community are mitigated through the construction process.*

It is recognised the site has several constraints which requires balancing competing objectives and prioritising outcomes to be achieved on the site. While the site's former use as a golf course means the site has a large amount of vegetation, the residential zoning by default recognises it will be acceptable to remove some of the vegetation to develop the site. The site's orientation, configuration, topography and drainage requirements contribute to a complex range of matters that need to be balanced.

The rationale and principles that have informed the layout concept for the site are not apparent in the development plan. As discussed above, it's unclear how the priority environmental values have been arrived at, and how they have shaped the subdivision plan. This is an issue more generally, in how the development plan describes the features of the site and then shows how this has been translated into and underpins the subdivision concept (and the development plan). This was an issue with the previous development plan, and the SAC report made recommendations to guide the preparation of a new development plan which does not appear to have been adequately considered.

The General Residential Zone applied to the site enables housing of three storeys, one of the purposes of the zone encourages a diversity of housing types and growth. The subdivision layout shows a diversity of lot sizes that appropriately delivers different typologies, and dwelling sizes. It is acknowledged the smaller lots, with a width of 4.5 metres will enable a type of dwelling not previously seen in Dingley Village, but not uncommon on large infill sites.

It's recommended further consideration is given to how narrow width, front loaded lots are arranged to ensure they do not result in streets dominated by crossovers (and impacting on street tree planting opportunities and waste collection). Further planning is also required to provide visitor parking proximate to precincts of rear loaded townhouses that front paper roads.

There are also pockets of rear loaded townhouses fronting open space, where they will present as a wall of garages on one side of a street – these need to be reconsidered. An example of one of these in stage 6 is below:



The subdivision layout identifies three water retarding basins, including the expansion of the existing Melbourne Water retarding basin. The depiction of this basin shows it directly abuts some residential lots and roads – this needs to be clarified. How this basin is shown also differs to the framework plan – this also needs to be clarified.

As discussed above, there are significant errors in the technical documents that inform the identification of priority environmental values. It's unclear how the priority environmental values have been arrived at, and how they have informed the layout of the subdivision. There are areas which are not protected, and there is no clear outline of the rationale that has been applied to the formation of the subdivision concept.

The previous development plan and technical documents provided tree retention and removal numbers, this information is lacking from the current version of documents. Some, not all, identified high value vegetation will be located in open space. There is a lack of transparency around what will be retained, and given the proximity of infrastructure and dwellings the retention of some vegetation shown in open space may not be realistic.

The development plan does not discuss solar orientation – a matter which will need to be addressed when a planning application is lodged for the subdivision of the site. Clause 56-04.3 of the Kingston Planning Scheme outlines the solar access standards to be applied to the subdivision. Standard C9 requires 70% of the lots should have appropriate solar orientation. Appendix 1 has assessed the subdivision concept against this standard and found approximately 21% of lots meet the solar access parameters. The assessment identifies there are opportunities to increase the number of lots that achieve appropriate orientation. It's acknowledged the site has constraints that mean it's difficult to achieve the minimum standard, however further consideration should be given to how the layout can maximise solar orientation.

A review of the underpinning technical work is required, and this is likely to require changes to the subdivision layout.

The information accompanying the concept subdivision and staging plan regarding staging is very broad and high level and does not provide adequate detail or principles for the delivery of key infrastructure over the life of the development such as public open space, walking and cycling infrastructure and civil services or traffic upgrades external to the site. Technical documents do not appear to have considered staging requirements of key infrastructure to support stages. More detail is required on the stages key infrastructure will be delivered, and the principles underpinning the staging plan.

RECOMMENDATIONS:

8. Amend the development plan and proposed subdivision concept having regard to:

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- a) Amendments required to supporting technical documents such as the ATC report and EHP report.
 - b) Consideration of solar access requirements in Clause 56.
 - c) Provision of the rationale behind the subdivision concept and demonstrate how the sites features and constraints have informed the plan.
9. Amend the development plan to provide more detail on the staging of key infrastructure and the rationale behind the staging phases for the site, including:
- a) Whether any temporary infrastructure or works are required to support early stages of development – for example temporary drainage basins prior to the new basins being delivered.
 - b) More information to explain how staging responds to the location and capacity of surrounding / existing services and roads, traffic volumes and movements, intersection upgrades and stormwater runoff / drainage strategy.

3.4. Hydrology

Appendix 1 provides findings and recommendations at a high level on the conceptual arrangement of drainage and site configuration.

The DPO8 includes the following objective:

- *To address local flooding hazards and deliver best practice integrated water management to achieve community and environmental benefit.*

The DPO8 requires the development plan *must include a stormwater management concept for the site, approved by Melbourne Water and the responsible authority to achieve appropriate water quality and quantity targets, including indicative sizing and location of water management infrastructure, such as retarding basins, wetlands and pipe flows between water bodies (if any) and setbacks from water bodies.*

The stormwater management concept must address the following:

- *Identify the owner of drainage assets.*
- *Identify easements or rights of way for the major underground drainage pipes.*
- *Water Sensitive Urban Design.*

A Hydrology and stormwater management report is required to inform the development plan. The DPO8 requires the report includes, but is not limited to, consideration of:

- *Any regional Integrated Water Management Plan; and*
- *The achievement of Water Sensitive Urban Design Principles.*
- *The continued use of the infrastructure to store and recover water from the aquifer (Aquifer Storage and Recovery).*

A Hydrology and Stormwater report dated November 2024 prepared by Spiire (the **Spiire report**), was referred to Council for comment. There is also an Integrated Stormwater Management Plan prepared by Spiire that has not been included in referred material or documents on public consultation. A copy of the Plan was provided by the proponent to Council.

Section 4.2 of the development plan outlines the response to the above requirements. The information in this section, including the basins plan does not adequately address the requirements of the DPO8, with minimal information provided or depicted on the plan. The basins plan does not reflect the extent of basins and wetlands or the 20% of developable site area for open space shown in other plans, such as the subdivision and staging plan. Key recommendations of the Spiire report that will be implemented on the

site need to be addressed in the development plan, this should include a stormwater management concept for the site.

Melbourne Water has provided a referral response which outlines a number of matters required to be addressed. Melbourne Water have stated in principle support for the proposed ownership of assets. Ownership of drainage assets has not been resolved with Council; this needs to be settled before the development plan is approved.

It is understood there has been an arrangement in place where the owners of properties on Higgins Close that abut the Melbourne Water retarding basin have had access to the Melbourne Water land adjoining the basin from their property. These owners have undertaken grass mowing along this strip of land. It is also understood this access and maintenance arrangement will end, and it is considered important to ensure this is communicated clearly to residents, so they are aware. From a safety perspective measures will also need to be put in place to ensure regular grass mowing and maintenance is undertaken on this interface to existing residential properties.

The development plan does not provide adequate guidance for how the basins will be designed to ensure they will meet Council's requirements and standards and will provide an appropriate balance of accessibility and amenity. Inadequate information is included in the plan to show how the basins will be accessed by trucks for maintenance purposes, DDA compliance and guidance on how they will provide a well landscaped outcome that will meet resident expectations. There is also a concern that where steep batters are proposed to address where minimum setbacks are not achieved to dwellings and roads, this will be a poor outcome for future residents.

The following outlines principles and further work that should be adopted in the design and delivery of drainage assets:

- a) Council agreement on responsibility for the management of all assets for all three proposed water bodies, together with maintenance arrangements and responsibilities.
- b) Safety review undertaken around the assets, including fences, batters and DDA compliance.
- c) All assets including materials shall be specified and implemented to maximise their aesthetics, are appropriate, low maintenance, durable, and sustainable.
- d) Develop a complete picture of water management for the site including flood mitigation, storm water quality, water reuse, and the precise nature of what is required for the functional layout of the stormwater system
- e) Incorporate features to prevent litter, sediment and oils from entering the drainage system and all three water bodies. Such features may be suitably sized litter traps for surface rubbish, oil and sediment. These devices must be constructed within the works upstream of the outfall drain for the subdivision.
- f) Consideration for the achieved water levels below the shared paths in normal and drought conditions, and whether these will meet community expectations for the design of water bodies and delivering good amenity outcomes.
- g) To avoid substantial changes to the subdivision layout a setback of more than 30 metres is required for the provision of safety and maintenance. The shape of open spaces shall maximise retention of trees deemed by Council as desirable to retain.

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- h) Additional criteria should be applied to the wetlands design including: a requirement for a maintenance track around the entire sediment pond, hard standing areas for turning vehicles to adjacent to an access ramp, and access to wetlands around 50% of the wetland perimeter.
 - i) The retardation basin verges may be of different finish and require different maintenance requirements to a purely wetlands area. Retardation basins could use grass with mower safety and efficiency paramount in dictating acceptable slopes. They may have also different requirements for access.
 - j) Revising the current staging proposal as it relates to the proposed drainage infrastructure requires clarification. Critical infrastructure to be operational where located in future stages where it is needed to support each stage. i.e each stage needs to satisfy all stormwater management requirements in case future stages are delayed or not proceed. Staging works to protect WSUD elements from ongoing construction activity, for example installation of a temporary basin, where elements are subject to stormwater flows, with final landscaping installed after the construction of 80% of works within the contributing catchment.

The Spiire report discusses the potential use of recycled water at the site via the South East Water recycled water project. It also discusses the potential reactivation of the decommissioned Aquifer Storage and Recovery facility if access to recycled water is not possible. Neither of these options are definite, and there needs to be a greater degree of certainty around which option will be delivered on the site. It is Council's preference that recycled water is provided to the site due to:

- the Kingston Integrated Water Strategy (2022) aims to reduce reliance on potable water (and bore water) by using alternative water such as recycled water from Melbourne Water's Eastern Treatment plant.
- Bore water quality and availability depend heavily on seasonal rainfall, making it unreliable.
- High salinity in bore water can harm open space assets, causing stunted or yellowing vegetation and staining hard surfaces.
- Installing the necessary infrastructure to use bore water for passive open spaces is costly and complex.
- Decommissioning these systems involves a structured and regulated process to ensure environmental protection, system integrity, and compliance with regulatory frameworks. If the Council decides to take it up and later wants to fill it or make changes based on access to recycled water, it will not be a straightforward process. Additionally, maintenance requires adherence to regulatory systems and processes.

It's noted engineering assessments of the site's internal drainage systems will need to be undertaken at the planning application stage when detailed design drawings are required. Noting Council is no longer the decision maker on future planning applications, ensuring Council will be consulted on applications and its engineers are provided with adequate information and time to review this information will be important.

RECOMMENDATIONS:

10. Review and respond to appendix 1 recommendations.
11. Address Melbourne Water referral comments.
12. Amend the development plan to provide more detail and guidance for how stormwater will be managed on the site, design of basins and wetlands, planning for access to and maintenance of drainage assets and relevant key recommendations of the Spiire report.
13. Provide a co-ordinated approach to ensure hydrology outcomes are to the satisfaction of both Council and Melbourne Water.

3.5. Landscape concept plan

Appendix 1 contains findings and recommendations relevant to discussion below.

The DPO8 requires the development plan to include a landscape concept plan, with associated principles that identify:

- *A vision and preferred character.*
- *A concept plan which shows the locations and preferred outcomes for open spaces, water bodies, green links and streetscapes, allowing for passive and informal active recreation.*
- *Open space connections to adjoining public open space and linkages to neighbouring streets.*
- *Location of pedestrian and bicycle networks into and throughout the site.*
- *Proposed planting themes including the use of native and indigenous species to strengthen the existing canopy tree cover, ecological values and habitat links.*
- *Urban heat and tree mapping analysis that shows the impact that tree planning will have on the tree canopy in the long term.*
- *Tree and vegetation retention principles applicable to open spaces, trees in road reserves and trees and vegetation in residential lots, working on the first principles that:*
 - *Trees of the highest significance and highest retention value should be retained.*
 - *Vegetation with amenity values that adjoin existing lots should be retained.*
- *Guidance on landscaping in the private realm.*

Vision and preferred character

Overall, there is insufficient detail around the various elements required to be in the development plan to address landscaping and vegetation retention requirements. There are broad brush statements with insufficient detail about what will be implemented. The vision and character expressed in the development plan refers only to outcomes delivered on future public land and does not address the private realm as required by the DPO8.

Concept plan

There is a landscape concept plan shown in figure 21 and a landscape masterplan shown in figure 35. The masterplan in figure 35 designates different uses for open space areas – which in a broad sense may be appropriate however the plan is not accompanied by information to explain what the intention is for each of these areas. For example, there are areas nominated for biodiversity and conversation but it's unclear if these align with priority environmental areas, what function they perform and what will be delivered in them. It is understood future subdivision applications will entail more detailed work to be considered by Council regarding the design and delivery of open spaces and infrastructure. The development plan does however need to provide a sufficient level of detail regarding open spaces, their functions and supporting infrastructure, which will commit Council to future outcomes that need to be agreed on now at this stage in the process. It's recommended in finalising the development plan, consultation is undertaken with Council's Open Space team.

As noted in the hydrology section, the development plan does not provide sufficient guidance for future planning around the wetland areas and retarding basins and is silent on the design concepts for the wetlands and their interfaces. It is a concern the outcomes for these important pieces of infrastructure will not appropriately balance maintenance, access and amenity requirements.

Open space connections

Small pocket parks are proposed adjoining existing public open spaces, these spaces do not always align with the existing open space. This should be considered further in the layout of the development to ensure

they work to support connection. Further consultation is required with Council to understand any planning or works that may be proposed for the existing pocket parks as well.

Pedestrian and bicycle networks

Provision of pedestrian and bicycle networks throughout the site and connecting to the surrounding street network is supported. Construction of this infrastructure through open spaces where vegetation is to be retained will need to consider appropriate buffer distances, so trees are not impacted. Further consultation with Council is required regarding connections through Council parks where pedestrian and cycle paths may not exist.

Further feedback relevant to pedestrian and bicycle networks is provided in section 3.7 (circulation and movement).

Planting themes

The tree species palette includes quite a few exotic species, this list should be reviewed with the requirements of the DPO8 in mind. The DPO8 encourages the *use of native and indigenous species to strengthen the existing canopy tree cover, ecological values and habitat links*. Given the extent of proposed removal of native vegetation from the site this is critical.

The street plantings species list (excluding trees) needs to provide species that will not exceed 0.5m height. This list needs to consider the context they will be used in and ensure it is consistent with Council's requirements, including Kingston's Nature Strip Guidelines.

Urban heat and tree mapping

Ensuring the proposal contributes to tree canopy is vital and a timely consideration with the release of the new Plan for Victoria, which specifies a target of 30% canopy coverage. As noted elsewhere in this submission there are concerns regarding the significant loss of vegetation and trees across this site.

During the SAC hearing urban heat and tree canopy was discussed, with the SAC report concluding there was insufficient information available to determine what impact new plantings will have on the tree canopy on the long term, including the absence of urban heat analysis. The SAC findings have informed the requirements now in the DPO8.

The DPO8 requires *urban heat and tree mapping analysis that shows the impact that tree planting will have on the tree canopy in the long term*. The development plan includes at section 5.4, figure 37 Urban Heat and Tree Canopy Mapping. This figure is an estimate of future tree canopy, this section does not include an urban heat analysis as required by the DPO8.

It is difficult to assess the accuracy of tree canopy mapping in section 5.4 of the development plan without access to the background work that has informed the calculations relied on. There would appear to be an overestimation of tree canopy able to be achieved on the site – for example laneways are said to have an average of 19% canopy coverage. The landscape report correctly notes there will be no tree planting in laneways due to insufficient width – which is also reflected in the cross section of a typical laneway in figure 30 of the development plan.

Street tree planting is likely to be over-estimated where the configuration of front loaded narrow width lots will impact on space for street trees. The tree canopy mapping calculates using an average tree canopy diameter of 8 metres at 12.5 metre spacing. These calculations appear to have not considered the concept subdivision plan and proposed lot widths. Consultation with Council has not occurred to establish what Council's standards are for street tree planting, this may impact on what will be feasible. The canopy

mapping around the retarding basins is also likely unrealistic, particularly when access and maintenance requirements are factored in for these areas.

Residential lots are calculated based on one small to medium tree per lot – however the design guidelines specify a tree of 4 metres height at maturity which does not qualify as a ‘small tree’. Over 60% of lots shown on the subdivision concept plan are under 300 square metres with many that are unlikely to contribute to canopy coverage.

Noting concerns about tree removal in private lots, and lack of clarity around what will be retained in the public realm, it is not possible to properly assess this component of the development plan. There is a substantive concern the assumptions and calculations in this section are inaccurate and the proposal does not sufficiently address this part of the DPO8, which also requires urban heat analysis.

Tree and vegetation retention principles

It is unclear from the plans and figures within the development plan itself as well as the EHP report what is clearly identified for retention. The extent of native vegetation removal that appears to be contemplated via the framework plan and concept subdivision and staging plan is not acceptable. It is also a concern some of the trees proposed to be located in open space and reserves may be impacted by the proximity of dwellings, services and infrastructure and will ultimately be lost.

The DPO8 requires a landscape concept plan with principles that identify:

Tree and vegetation retention principles applicable to open spaces, trees in road reserves and trees and vegetation in residential lots, working on the first principles that:

- *Trees of the highest significance and highest retention value should be retained.*
- *Vegetation with amenity values that adjoin existing lots should be retained.*

As noted above in relation to the site analysis and identification of the site’s environmental values, it is not apparent there has been an appropriate level of technical work undertaken to identify trees that should be retained – including trees adjoining existing lots that will be contained within residential lots. It is also unclear what has guided decisions to keep or remove individual high value trees or patches of vegetation. Vegetation in private lots will not be retained, including vegetation with amenity value on the site’s perimeter. The development plan considered by the SAC in 2021 showed 114 lots on the perimeter adjoining existing dwellings, compared to the current development plan which proposes 190 lots. The SAC considered the importance of the existing vegetation on the site’s boundaries and the amenity it afforded current residents. The development plan is treating this existing vegetation as lost, which is inconsistent with the DPO8, the commentary from the SAC and the existing Schedule 3 to the Vegetation Protection Overlay (**VPO3**). The VPO3 applied by Amendment C199 contains the following statement of nature and significance of vegetation to be protected:

This area contains significant local examples of vegetation which contributes to the amenity of the area.

The VPO3 specifies several permit triggers, but of relevance to this discussion:

A permit is required to remove, lop or destroy any vegetation:

- *Within 10 metres of a property boundary abutting the former Kingswood Golf Course area;*

The VPO3 triggers permit requirements for vegetation on the perimeter of the site because it recognises the amenity this vegetation provides to existing residential properties. **Approval of the development plan in its current form, undermines the purpose of the VPO3 and why it was deemed appropriate to apply to the site.** While removal of this vegetation will require planning approval, there will be limited

scope for a decision maker to assess the appropriateness of removal, if it is already considered in principle as being 'lost' by the development plan.

The development plan requires a review to ensure it is consistent with the recommendations of the landscape report – for example plans and figures updated to remove tree planting from laneways.

RECOMMENDATIONS:

14. Prior to amending the development plan, consult with Council regarding the location, design and functions of proposed public open space areas.
15. Amend the development plan to:
 - a) Provide more information about the proposed landscape concept for the site.
 - b) Provide consistency with the recommendations/findings of the landscape report.
16. Make any consequential changes required to the landscape masterplan following review of the priority environmental areas.
17. Review and amend the planting palette species list to:
 - a) Correct any misidentified species and incorporate more native and indigenous species appropriate to the context.
 - b) Select species for the street planting palette that meet the requirements of Council and Kingston's Nature Strip Guidelines.
18. Review and update the tree retention principles to address DPO8 and VPO3 requirements.
19. Provide an urban heat analysis and corrected tree canopy mapping with calculations based on the subdivision concept (as amended).

3.6. Open space

Appendix 1 contains findings and recommendations relevant to the open space discussion below.

The DPO8 requires the development plan must show or make provision for:

- *Open space and landscape that:*
 - *Is integrated into the site which includes not less than 20 per cent of the developable area of the site as a useable and accessible public open space. This land may be encumbered by easements, reservations, heritage, vegetation or other conditions. Wetland areas for water treatment or permanent water bodies and strips less than 10 metres wide or median strips must not be counted as open space.*
 - *Contributes to an integrated open space network, integrates with existing public open spaces abutting the site, maintaining view lines and site permeability.*
 - *Provides an amenity function to existing dwellings that adjoin the site.*
 - *Provides for unstructured passive and active uses and supporting infrastructure and embellishments appropriate to intended function.*
 - *Provides safe or restricted access and buffers around water bodies.*

The framework plan needs to be amended to show all public open space areas that contribute to satisfying the minimum 20% required by the DPO8. The framework plan does not reflect the open spaces shown in the concept subdivision plan, land budget or the Landscape Concept Plan for example – these areas all contribute to meeting the minimum required and therefore need to be shown in the framework plan. Further clarification is needed to demonstrate the areas contributing to the open space provision, it's not possible to check the current provision based on the plans provided to Council. There is difficulty discerning the areas that would form wetlands for example which are not to be counted as open space.

Large areas of open space are constrained by vegetation that needs to be retained. Open space areas may need to be expanded to respond to Council's concerns regarding the arboriculture and ecology

assessments. This compromises the extent of useable and accessible open space provided on the site. While the DPO8 notes the land may be encumbered by vegetation, the extent to which this is occurring on the site, does have a notable impact on the open space that will be useable by residents. The provision of 20% open space is the minimum amount of open space required, it should be considered as the starting point for open space provision, not the end point.

The framework plan also references 'potential green connections' and 'potential pedestrian connections.' If the role of the framework plan is to provide the overall structure for the future development of the site, it needs to provide a level of certainty around these key features of the development with more definitive language of what will be delivered.

Appendix 1 provides a useful analysis to attempt to understand how open spaces are allocated. A key recommendation is that a clearer rationale and layered mapping are required to justify the allocation of the priority environmental value areas which drive the location of open space areas. Subject to the further work that's required on tree and ecological assessments, this will assist in providing assurance the open space areas are appropriately protecting high value vegetation.

The extent of the Melbourne Water retarding basin is not clear – the framework plan and subdivision concept show different things, and it's not clear how green connections or the off road shared path for instance are facilitated in the narrow gap between basin and residential lots.

RECOMMENDATIONS:

20. Amend the framework plan to show all public open space areas that will be delivered to meet DPO8 requirements.
21. Provide clear plans that designate the areas of land contributing to the provision of open space.
22. Review the findings and recommendations in section 1 of appendix 1 to inform amendments required to the development plan.

3.7. Circulation and movement

Appendix 4 provides a detailed assessment of the development plan and Traffic Impact Assessment.

Appendix 1 contains findings and recommendations relevant to the discussion below.

The development plan and all relevant figures throughout, should be amended to show the provision of the pedestrian path that is being negotiated to connect the site to Marcus Road, via Dingley Village Primary School.

There are multiple figures within the plan which show pedestrian and cycling connections, however there is a lack of consistency around what is being delivered on the site with some plans showing a connection, while another plan doesn't. There is also inconsistency in the language used to describe these linkages – examples can be found in figure 19 (framework plan), figure 21 (landscape concept plan), figure 23 (access and circulation plan), figure 32 (walking and cycling plan). A review of the development plan is required to ensure clarity and consistency in how connections are named and shown, and the framework plan is updated to show the key aspects of the circulation network – such as shared paths. This review should also remove terminology such as 'potential' and refer to what will be delivered on the site.

Any pedestrian and cycling connections need to consider trees being retained and how this will work with any paths proposed to be constructed. Figure 22 Priority environmental values plan shows patches of high and moderate value trees in areas adjacent to where some pedestrian connections are proposed to adjoining public open space and internal off road bike paths.

The DPO8 has a requirement to show or make provision for 'cycling lanes that maximise connection with the adjoining area, including consideration of bike lanes on or off road on Centre Dandenong Road, Spring Road and McClure Road'. Documentation is unclear around what is being proposed to address this requirement of the DPO8. Given the constraints of Centre Dandenong Road it is strongly encouraged an off road shared use path is provided to the site's frontage of Centre Dandenong Road – consistent with Council's long term aspirations for a shared user path on the northern side of this road. A shared user path is also the preferred approach for the site's frontages to the external road network to the north-east.

The arrangement of narrow width lots and rear loaded lots with laneway access needs to plan for waste collection and visitor parking. The submitted Traffic Impact Assessment has referenced Standard C20 of Clause 56.06-7 Neighbourhood street network detail objective of the Kingston Planning Scheme but it is unclear what level of consideration has been given at this stage to the practicalities of waste collection or visitor parking locations.

There are concerns there will be insufficient area for bins on nature strips where there are narrow lots grouped together or no area designated for bins to be collected from for rear loaded townhouses. Compliance with State Government intentions to deliver separate glass collection will mean in the future each household will have four bins for collection. Constrained road widths in some areas, with no or limited turning areas will also be challenging for municipal waste collection vehicles. Similarly, there doesn't appear to be planning for visitor car parking in the areas where there is no or limited on-street parking. Stages 7, 9 and 15 on the subdivision concept plan provide examples of these constraints. Given the details are already provided at a subdivision level in the development plan, it is strongly recommended further consideration is given to these matters before finalising the development plan and progressing a subdivision application.

RECOMMENDATIONS:

23. Review appendix 4 and address relevant sections in the development plan and Traffic Impact Assessment.
24. Review appendix 1 in relation to recommendations in section 4 Access and Circulation.
25. Update the framework plan to show the shared path network, including the negotiated path connecting the site to Marcus Road.
26. Update the development plan and subdivision and staging plan to plan for waste collection and visitor parking for rear loaded townhouses and narrow width lots.
27. Amend the framework plan and access & circulation plan to show a fully directional T intersection for Spring Road.

3.8. Housing

The development plan does not adequately address the DPO8 requirements for housing. The DPO8 specifies a range of matters that must be addressed, specific to discussion here this includes:

- *Guidance on building envelopes for lots less than 300 square metres*
- *Guidance on interface treatments of dwellings addressing public open space to promote positive integration and passive surveillance as well as for screening and amenity purposes within setback areas.*
- *Design principles for dwellings to achieve high quality architectural responses, preferred character outcomes and acceptable amenity between dwellings and to the public realm.*
- *Garden area requirements for dwellings that are intended to apply in lieu of those set by any other provision in the planning scheme.*
- *Design Guidelines to the satisfaction of the responsible authority that illustrate how future dwellings will be delivered (to be discussed separately in section 3.9).*

Guidance on building envelopes for lots less than 300 square metres

It is unclear how lots under 300 square metres will be assessed. The development plan and design guidelines note development on lots under 300 square metres will be exempt from requiring a planning permit if the design conforms with the standards of the 2019 version of the Small Lot Housing Code and the variations of some of these standards specified in the design guidelines. It is not understood how this exemption is given effect via an endorsed document, or how the Small Lot Housing Code is applicable when it is not an incorporated document in the Kingston Planning Scheme. It is considered this is not an appropriate mechanism to remove a statutory requirement of the Planning Scheme.

Guidance on interface treatments of dwellings addressing public open space to promote positive integration and passive surveillance as well as for screening and amenity purposes within setback areas

The content which seeks to provide direction on setback requirements for the interface to existing residential lots should be more fully explored. For example, where the subdivision concept plan proposes some lots with two boundaries adjoining an existing residential lot, or where the new lot would have a side boundary (not a rear boundary) adjoining an existing residential lot – these variations should also be addressed.

The content discussing interfaces with public open space lacks clarity and direction with the use of broad statements including ‘various fencing types and controls will be included to respond to the specific location and interface’. This section relies upon reading of the design guidelines to understand these interfaces, and therefore is considered to not satisfy the requirements of the DPO8. The Guidelines themselves have confusing and unclear fencing requirements for public open space interfaces and requires further work, this is discussed in the appendix addressing the design guidelines.

Design principles for dwellings, preferred character outcomes and amenity between dwellings and to the public realm

As noted in the discussion above regarding the design response, the development plan does not articulate a vision and preferred character for the built form of this new estate. There is no section that addresses in a holistic manner, the design intent for the estate and comprehensive principles that will guide residential built form to deliver good amenity for future residents. There is no overarching discussion and direction for the estate that addresses how residential development will incorporate sustainability principles or contribute to a landscaped setting that minimises urban heat or enhance habitat links and biodiversity.

The language used in the plan is vague and while it mentions preferred character it does not articulate what that character is. At section 4.5 Housing, it includes the following:

The form, colour and materiality of future homes will be governed by the Design Guidelines, which will ensure development achieves the preferred character qualities envisioned for the Site.

The design guidelines also do not clearly articulate what the preferred character is for the site.

The urban design principles that are included in the development plan in section 3.2 speak to outcomes that are delivered via the public realm – there appears to be a heavy reliance on the public realm and road reserves to provide the ‘green retreat/life amongst the trees’ outcome envisaged by the plan. The absence of discussion regarding the role of the private realm to contribute to canopy planting is further entrenched by the approach to removing trees (including high value trees) from residential lots.

The plan does not provide principles for dwellings to achieve high quality architectural responses, or acceptable amenity between dwellings and to the public realm. This content is absent from the development plan, and also largely absent from the design guidelines. Interface treatments are addressed

in part in section 4.5.1; however, this does not address the public realm beyond consideration of public open space. More thoughtful consideration is particularly critical for residential interfaces to Centre Dandenong Road for example, or the main connector road in the development and the plan should incorporate clear plans and cross sections to illustrate the outcomes that will be delivered for all key interfaces.

Garden area requirements for dwellings

'Section 4.5.3 Garden area and building envelopes' sets out minimum garden areas for lots less than 300sqm, however guidance for building envelopes is absent. The justification provided for lesser areas of garden area is:

These smaller lots are positioned on or adjacent to open space with visual and recreational amenity. Therefore, the sense of space and separation between built form, an 'open garden character' envisioned under the garden area guidelines is achieved.

It's unclear what this means, or how this is reflective of the distribution of lots less than 300sqm (the darker brown lots) in the concept subdivision plan:



It is also not understood whether the garden area requirements specified in the development plan and design guidelines are mandatory. The application of garden area requirements to lots less than 400 square metres is possibly unrealistic – especially for small lots that will likely entail close to 100% site coverage. This issue is discussed further in appendix 5.

RECOMMENDATION:

28. Review and amend the development plan to address the housing requirements of the DPO8.

3.9. Design guidelines

Appendix 5 provides an assessment of the design guidelines (the **Guidelines**), which require significantly more detail in order to appropriately guide good urban design outcomes for this new community.

The drafting of the DPO8 is unclear in what the intention is for the provision of Guidelines in the development plan. Whether it is intended that high level guidelines are incorporated into the development plan, or it requires the provision of a separate document – similar or same to the Guidelines that are specified in clause 3.0 as a requirement for planning applications, which will become embedded via a mechanism at subdivision stage (eg a restriction on title).

There are several other key issues that also need to be addressed, regarding the proposed application and operation of the Guidelines, including:

- Establishing how planning permits are able to be exempted for lots under 300 square metres.
- Understanding the operation of the Small Lot Housing Code in this context if it is not an incorporated document in the Kingston Planning Scheme.
- Clarification and detail around areas of responsibility for administering and enforcing the Guidelines.

It is not apparent from the referred material an appropriate level of consideration has been given to the above issues. Now that a decision has been made to remove Council as the responsible authority for planning applications, the operation of the Guidelines will need to be further considered from this perspective.

The drafting of the Guidelines needs to provide clarity to the above matters and improve the overall drafting quality and urban design outcomes being sought. Appendix 5 provides detailed feedback to help inform cohesive principles to guide built form and articulate what is the preferred character for the estate.

RECOMMENDATIONS:

29. DTP to:

- Clarify the status of the referred Guidelines and whether it is intended they will also be approved with the development plan.
- Clarify the approval pathway for lots under 300 square metres, and the status of the Small Lot Housing Code (2019) in assessing applications under 300 square metres.

30. The proponent to:

- Review appendix 5 to inform changes to the Guidelines and consult with Council prior to undertaking work to refine the Guidelines.
- Review and clarify the design and building approval process, ensuring clarity of who will be responsible for administering and enforcing the Guidelines.
- Amend the Guidelines expiry section.
- Improve the overall quality of drafting and articulation of preferred character and urban design principles throughout.
- Incorporate a plant species list that includes native and indigenous species and improve tree retention and planting requirements.

3.10. Sustainability

Appendix 6 provides a detailed assessment of the Sustainability Management Plan (SMP), development plan and design guidelines.

The language used in the SMP (and translated into the development plan) does not commit to the initiatives outlined in the document. The development plan has also not been updated to reflect the findings and recommendations of the latest version of the SMP. Overall, similar to other requirements in the DPO8, the plan does not provide sufficient detail or clear language that identifies what will be delivered on site. Appendix 6 provides a thorough assessment of the documentation and recommendations to ensure the development does deliver on the sustainability outcomes the development plan appears to only address at a conceptual level. The assessment identifies clear and quantifiable objectives and principles that should be implemented to ensure the development meets Council's expectations.

The Guidelines include a section on sustainability, however initiatives identified in this section are not necessarily consistent with the main body of the Guidelines – for example the use of light coloured roof materials discussed in section 6.2 of the Guidelines is contradicted by photos throughout the document showing dwellings with dark coloured roof materials.

RECOMMENDATIONS:

31. Ensure all recommendations of the most recent version of the SMP are included in the development plan and design guidelines, and language throughout documentation gives clarity on what initiatives will be implemented.
32. Review appendix 6 and amend the development plan and design guidelines to implement recommendations.

3.11. Affordable housing

The DPO8 requires the development plan include an Affordable Housing Plan that must:

- *Identify intended partners.*
- *Specify expected timeframes for delivery.*
- *Provide for at least 5 per cent of dwellings as affordable housing (including social housing).*
- *Require affordable and social housing to be tenure blind and appropriately spread across the development.*

Kingston Council requires assurance the affordable and social housing requirements of the DPO8 can be satisfied by the proponent. There is insufficient information in the development plan to allay concerns this has not been adequately investigated and considered. Further work is required to demonstrate an agreement can be reached with a Registered Housing Agency that will satisfy this requirement of the DPO8.

The Affordable Housing report prepared by Hatch Pty Ltd (the **Hatch report**) recommends that to satisfy the DPO8 a Section 173 agreement should facilitate affordable housing either through the discounted sale of land (5% of serviced lots at a 20% discount of the market rate), an equivalent monetary contribution or a combination of both. The report states this can be implemented via a planning permit condition nominated by an amended development plan.

Since the Hatch report was referred to Council, the development plan has been amended to increase the proposed contribution rate of 5% to 10%. This increase in provision is welcomed and is consistent with the detailed work undertaken by Council in its Social and Affordable Housing Strategy (2020), and the expert evidence Council led at the SAC hearing. It's noted that while the development plan has been amended to increase the rate the Hatch report is unchanged.

The DPO8 requires the provision of affordable and social housing on the site. It is unclear how the proposed approach in the development plan which may result in a financial contribution in lieu of dwellings on the site, is able to be facilitated in the absence of amending the DPO8.

The Affordable Housing report and the development plan do not identify a specific intended partner - partners are noted as potentially either a City of Kingston Affordable Housing Trust or a Registered Housing Association. Kingston Council does not currently have a trust and Council's preferred option is the provision of affordable housing (including social housing) be transferred to a Registered Housing Association.

The report notes the four community housing providers that had been consulted in the preparation of the report, expressed concern the anticipated cost of land in Dingley Village would be too high to support the delivery of affordable housing. This raises concerns regarding the depth of investigation that has occurred with a range of housing providers, and whether the proposed 20% discount on the sale of lots is appropriate in this location.

In proposing a 20% discount on the sale of land, the report relies upon a greenfield development in the City of Greater Geelong. The report does not properly substantiate why the land sale discount of 20% is appropriate. This is particularly pertinent where the Hatch report highlights the concerns of interviewed

housing providers about the cost of land in Dingley Village being prohibitively expensive. Council continues to rely upon the expert evidence it presented to the SAC hearing, which advocated for a minimum 9.79% contribution of gifted land.

To satisfy the requirements of the DPO8, the development plan needs to be amended to demonstrate the spread of affordable and social housing across the site, and the designation of lots will facilitate the types of housing needed in Dingley Village. The language in the development plan currently refers to 'the affordable housing provision will be tenure blind and will likely be spread across the entire site'. This requirement needs to be demonstrated in the development plan.

In addition, when identifying the locations for social and affordable housing, consideration should be given to the accessibility of these lots to services, especially being within 400m of public transport (bus stops in this instance).

To provide a level of comfort the affordable and social housing contribution can be satisfied consideration should be given to the provision of an agreement with a Registered Housing Agency that includes a plan detailing the land parcel or parcels within the subject land for the affordable housing (including social housing) dwellings including:

- the proposed number of dwellings,
- the proposed mix of dwellings (by number of bedrooms),
- the indicative size of the dwellings,
- the proposed design and quality of the dwellings, and
- the proposed tenant mix for occupation of the affordable housing dwellings.

The provision of affordable housing including social housing, should include a binding agreement with the preferred Registered Housing Agency for unencumbered ownership of all affordable housing (including social housing) lots to be transferred to the preferred Registered Housing Agency for nil consideration (gifted land).

The DPO8 requires expected timeframes for the delivery of affordable and social housing, however this has not been included in the development plan. It is considered an appropriate approach to this would be:

- 50% of the minimum affordable housing (including social housing) outcomes to be delivered no later than the practical completion of 60% of anticipated total residential yield for the land
- 100% of the minimum affordable housing (including social housing) outcomes to be delivered no later than the practical completion of 85% of the anticipated total residential yield for the land

RECOMMENDATIONS:

33. Provide an amended Affordable Housing report that:

- a) Demonstrates a Registered Housing Agency will be able to deliver the required social and affordable housing provision on the site.

34. Update the development plan to include:

- a) The contribution of 10% of serviced lots on the site, as gifted land.
- b) Timeframes for the delivery of social and affordable housing on the site.
- c) Show the locations of social and affordable housing across the site.
- d) Demonstrate the allocated lots will deliver a mix of dwelling types and sizes to meet demonstrated needs.

3.12. Social impact and community and social infrastructure

Appendix 7 provides a detailed review of the submitted Community Infrastructure Assessment.

The DPO8 requires the development plan must identify:

- *The likely social impacts of the demand for community and social infrastructure resulting for the proposed development.*
- *Projects on and off site that may be suitable for funding through infrastructure contributions.*
- *Possible funding and implementation mechanisms for the provision of community infrastructure.*

A Community infrastructure report prepared by ASR Research (the **ASR report**) has been referred to Council. This report has been prepared in isolation from Council, therefore it does not utilise Council's planning ratios relevant to the Kingston context. Appendix 7 should be used to inform a revision of the ASR report to appropriately identify local community infrastructure needs and relevant planning ratios.

It's noted the ASR report assesses community infrastructure demand and supply estimates based on two development scenarios of 800 and 900 dwellings, whilst the development plan proposes 941 dwellings. Any revision of this report should address the likely yield being proposed in the development plan.

Gaps have been identified in the quantity assessment undertaken in the ASR report, it is recommended the following are addressed, and may also require changes to section 6 (conclusions and recommendations) of the ASR report:

- Youth Services
- Community Information and Support Services (formerly Citizen Advice Bureaus)
- Playgrounds

Council has identified an existing service gap for young people in Dingley Village, appendix 7 outlines the priority provision for young people could include:

- Counselling services
- Programming services, such as:
 - Arts
 - Sport and recreation
 - Life skill workshops

The increase in population with the redevelopment of Kingswood is likely to create greater demand from the local community support service in Dingley Village. There is an opportunity for this service to be incorporated into a purpose-built facility to enable the organisation to respond to growing community needs.

The assessment undertaken by Council officers of the ASR report notes the oversupply in Dingley Village of play spaces, and the number of play spaces shown on the landscape master plan which will add to oversupply. The assessment highlights existing play spaces near the site that require upgrades, further consideration regarding this matter needs to be undertaken in consultation with Council – as highlighted elsewhere in this submission regarding open space and the landscape concept plan. There is a lack however, of a 'district' level and above play spaces in the suburb, and the incorporation of a minimum district level play space would likely be supported.

Section 3 of appendix 7 addresses the recommendations of the ASR report and outlines high priority gaps not reflected in the ASR report. This section should be reviewed to understand gaps in the ASR report in relation to sessional kindergarten; youth services; community information and support services; and indoor stadium facilities.

It is also recommended the ASR report is updated with current population projections – details of this are included in the appendix 7.

RECOMMENDATIONS:

35. Review appendix 7 to inform changes to the ASR report and the development plan for the provision of social and community infrastructure.

3.13. Recommendations

1. Update Figure 11 to clearly show each category of ecological value.
2. Update Section 2.4.3 to reflect the most recent Ecological Assessment report.
3. Amend the Preliminary Arboriculture report to correctly reflect tree species found on the site, and the requirements in the DPO8 for the preparation of an arboriculture report are adhered to.
4. Amend the Ecological Assessment to clarify which tree data it is relying upon, and all trees/vegetation are appropriately identified and calculated, along with any consequential changes to the native vegetation calculations and required offsets.
5. Amend the development plan to show how the site's identified values and constraints have informed the plan – and have regard to the key principles and recommendations outlined in appendix 1.
6. Update section 2.4.6 Contamination to do the following:
 - d) Explain how the Senversa report addresses the requirement of the EAO; or
 - e) Indicate how the EAO will be addressed at the permit stage; and
 - f) Outline how the process will make the site suitable for sensitive uses.
7. Amend the development plan to address the design response requirements of the DPO8.
8. Amend the development plan and proposed subdivision concept having regard to:
 - d) Amendments required to supporting technical documents such as the ATC report and EHP report.
 - e) Consideration of solar access requirements in Clause 56.
 - f) Provision of the rationale behind the subdivision concept and demonstrate how the sites features and constraints have informed the plan.
9. Amend the development plan to provide more detail on the staging of key infrastructure and the rationale behind the staging phases for the site, including:
 - c) Whether any temporary infrastructure or works are required to support early stages of development – for example temporary drainage basins prior to the new basins being delivered.
 - d) More information to explain how staging responds to the location and capacity of surrounding / existing services and roads, traffic volumes and movements, intersection upgrades and stormwater runoff / drainage strategy.
10. Review and respond to appendix 1 recommendations.
11. Address Melbourne Water referral comments.
12. Amend the development plan to provide more detail and guidance for how stormwater will be managed on the site, design of basins and wetlands, planning for access to and maintenance of drainage assets and relevant key recommendations of the Spiire report.
13. Provide a co-ordinated approach to ensure hydrology outcomes are to the satisfaction of both Council and Melbourne Water.
14. Prior to amending the development plan, consult with Council regarding the location, design and functions of proposed public open space areas.
15. Amend the development plan to:
 - c) Provide more information about the proposed landscape concept for the site.

-
- d) Provide consistency with the recommendations/findings of the landscape report.
16. Make any consequential changes required to the landscape masterplan following review of the priority environmental areas.
17. Review and amend the planting palette species list to:
- c) Correct any misidentified species and incorporate more native and indigenous species appropriate to the context.
 - d) Select species for the street planting palette that meet the requirements of Council and Kingston's Nature Strip Guidelines.
18. Review and update the tree retention principles to address DPO8 and VPO3 requirements.
19. Provide an urban heat analysis and corrected tree canopy mapping with calculations based on the subdivision concept (as amended).
20. Amend the framework plan to show all public open space areas that will be delivered to meet DPO8 requirements.
21. Provide clear plans that designate the areas of land contributing to the provision of open space.
22. Review the findings and recommendations in section 1 of appendix 1 to inform amendments required to the development plan.
23. Review appendix 4 and address relevant sections in the development plan and Traffic Impact Assessment.
24. Review appendix 1 in relation to recommendations in section 4 Access and Circulation.
25. Update the framework plan to show the shared path network, including the negotiated path connecting the site to Marcus Road.
26. Update the development plan and subdivision and staging plan to plan for waste collection and visitor parking for rear loaded townhouses and narrow width lots.
27. Amend the framework plan and access & circulation plan to show a fully directional T intersection for Spring Road.
28. Review and amend the development plan to address the housing requirements of the DPO8.
29. DTP to:
- c) Clarify the status of the referred Guidelines and whether it is intended they will also be approved with the development plan.
 - d) Clarify the approval pathway for lots under 300 square metres, and the status of the Small Lot Housing Code (2019) in assessing applications under 300 square metres.
30. The proponent to:
- f) Review appendix 5 to inform changes to the Guidelines and consult with Council prior to undertaking work to refine the Guidelines.
 - g) Review and clarify the design and building approval process, ensuring clarity of who will be responsible for administering and enforcing the Guidelines.
 - h) Amend the Guidelines expiry section.
 - i) Improve the overall quality of drafting and articulation of preferred character and urban design principles throughout.
 - j) Incorporate a plant species list that includes native and indigenous species and improve tree retention and planting requirements.
31. Ensure all recommendations of the most recent version of the SMP are included in the development plan and design guidelines, and language throughout documentation gives clarity on what initiatives will be implemented.

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32. Review appendix 6 and amend the development plan and design guidelines to implement recommendations.
 33. Provide an amended Affordable Housing report that:
 - b) Demonstrates a Registered Housing Agency will be able to deliver the required social and affordable housing provision on the site.
 34. Update the development plan to include:
 - e) The contribution of 10% of serviced lots on the site, as gifted land.
 - f) Timeframes for the delivery of social and affordable housing on the site.
 - g) Show the locations of social and affordable housing across the site.
 - h) Demonstrate the allocated lots will deliver a mix of dwelling types and sizes to meet demonstrated needs.
 35. Review appendix 7 to inform changes to the ASR report and the development plan for the provision of social and community infrastructure.

3.14. Corrections to Appendix A of the development plan

Appendix A of the development plan contains errors, and should be corrected in reference to the following documents:

- Preliminary Site Investigation, Senversa, July 2014. The report provided is by Noel Arnold and Associates, May 2014. This report is listed twice.
- Asbestos in Soil Assessment, Senversa, December 2019. The report provided is by Prensa.
- Summary of Site Condition and Suitability for Use, Senversa, April 2019. The report provided is dated 2017.
- Targeted Soil Contamination Assessment, Senversa, July 2014. The report provided is by Noel Arnold and Associates.

4. Additional matters

Throughout the life of this proposed development community members have raised several issues around services and infrastructure needed for a growing community. While some of these matters are outside the scope of the DPO8 and development plan, Council's advocacy seeks to ensure they are accounted for in State Government infrastructure planning and expenditure.

Dingley Village relies upon bus services for public transport, with sometimes lengthy wait and/or travel times to connect to train stations and key destinations. Improvements to public transport to service this growing community, especially young people who rely upon the bus network to access services outside Dingley Village, is critical to ensuring there is equitable access to public transport.

Dingley Village does not have a public secondary school, and residents have long noted the primary school is at, or close to capacity. While the former Department of Education and Training advised the Minister for Planning they did not have an interest in acquiring the Kingswood site when the land was offered, community members need a level of confidence there is a plan to provide additional capacity by expanding existing schools or building new schools when they are required.



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Former Kingswood Golf Course

Development Plan Peer Review

City of Kingston

25 March 2025

mesh

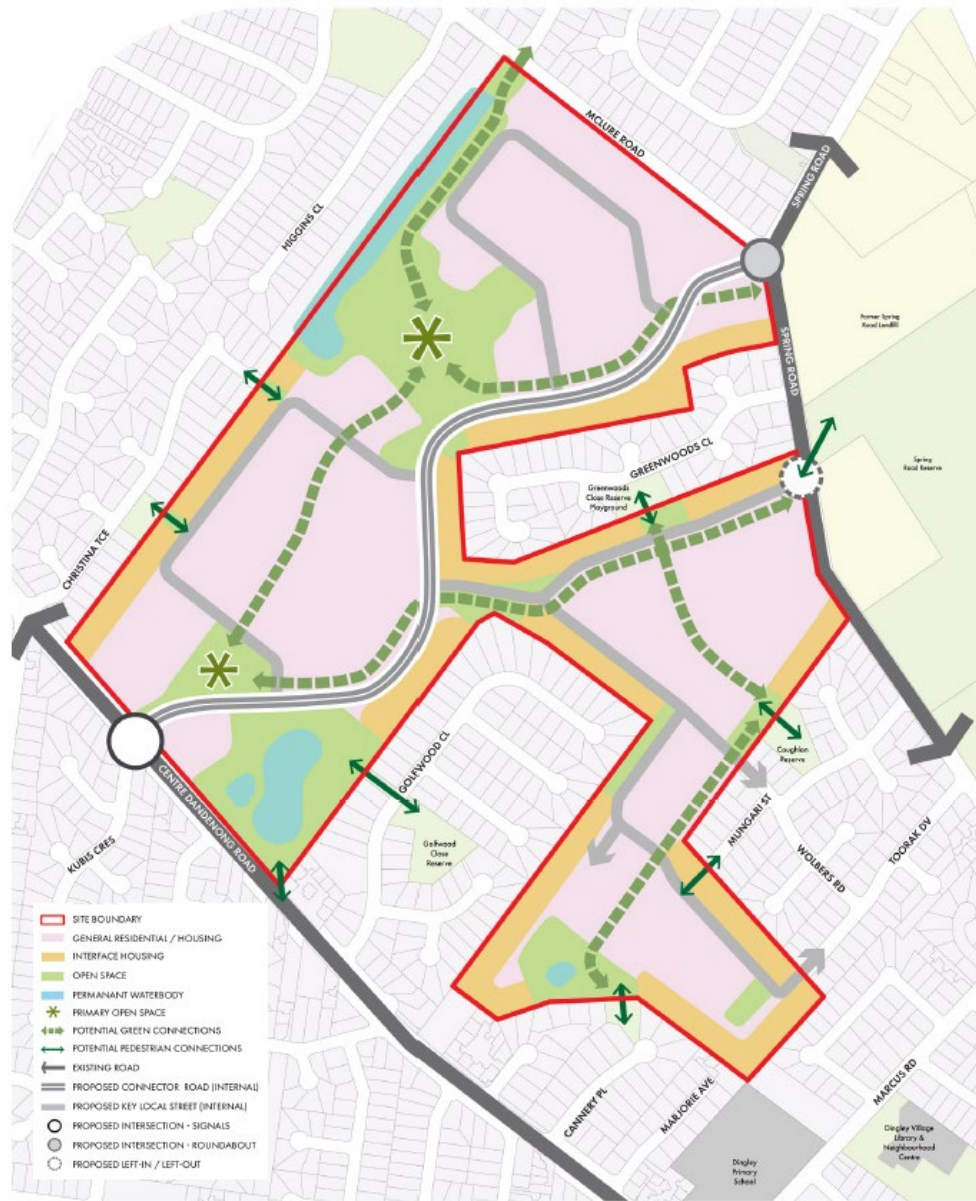


Figure 19. Framework Plan



Figure 21. Landscape Concept Plan

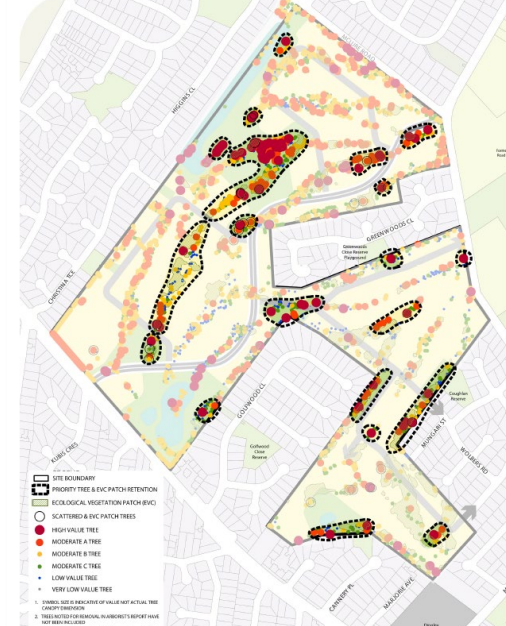


Figure 22. Priority Environmental Values Plan



Purpose of Peer Review

Mesh was commissioned by the Kingston City Council to undertake a peer review of the former Kingswood Golf Course Development Plan and Subdivision & Staging Plan proposal.

The review was commissioned by Council to assist with preparation of a response to DTP that will be used to inform the Minister for Planning.

The Minister for Planning is the Responsible Authority for the Development Plan.

Context of Peer Review

It is important to acknowledge from the outset that the former Kingswood Golf Course is a complex site where there are many competing objectives and priorities that need to be assessed in an integrated, holistic way to achieve a balanced outcome.

The review process has been informed by the recommendations that are contained within the *Draft Kingston Planning Scheme Amendment C199king, and associated development plan and permit Proposed Kingswood Golf Course Redevelopment, Dingley Village, Advisory Committee Report: Volume 1, 18 March 2022*; and the objectives and requirements of the following Planning Scheme Overlays:

- Development Plan Overlay - Schedule 8 to clause 43.04
- Vegetation Protection Overlay – Schedule 3 to clause 42.02
- Buffer Area Overlay – Schedule 1 to clause 44.08
- Buffer Area Overlay – Schedule 2 to clause 44.08
- Special Building Overlay – Schedule to clause 44.05

Whilst these overlays are recognized as important context, a planning compliance assessment has not been requested or conducted as part of the peer review.

Scope of Peer Review

The City of Kingston requested that the desktop peer review be focussed on some specific matters:

We would like to draw on your experience to provide comment on the proposed subdivision layout including:

- *design response*
- *typography*
- *lot orientation including solar*
- *Centre Dandenong interface and entry treatment*
- *staging*

and any other matters you identify.

The following documents were provided by the City:

- Former Kingswood Golf Course Development Plan Dec 2024 (Satterley / Tract)
- Planning Report Former Kingswood Golf Course (Satterley / Tract)
- Kingswood Golf Course Subdivision Staging Plan (Satterley / Hatch)
- Lot Mix Subdivision Plan (Satterley / Hatch)
- Kingswood Design Guidelines Dec 2024 (Satterley Property Group).

It is noted that the following technical reports were also provided:

- ATC Land Management Preliminary Arboricultural Report (Version 2) July 2024
- Final updated EHP Flora and Fauna Assessment Jan 2025

Overview

Redevelopment of the former Kingswood Golf Course presents some complex challenges but also some unique opportunities.

Complexity is created by the presence of various site features, such as the existing vegetation, infrastructure requirements and other factors that need to be balanced with the development objectives for the land.

A central finding is that there is some lack of transparency regarding vegetation retention and removal priorities. This is not unexpected given the level of complexity and competing priorities that are present on the land.

Provision of increased clarity will likely raise some questions about refinements to the proposal that may result in a redistribution and / or increase in open space. Inevitably this process will require careful assessment of relative priorities to achieve an appropriate balance between vegetation retention and delivery of useable and accessible open space and development of the land for residential purposes.

Subject to addressing the recommendations that are contained within this review (and other matters identified by Council outside this scope), the proposal has the potential to be delivered as an exemplar project to support delivery of increased housing supply and diversity in a somewhat unique development setting.

In order to achieve the most effective changes to the proposal, a co-operative approach in discussion with DTP and the proponent is recommended.

Context - Land budget

The summary land budget information that is set out following demonstrates that the proposed Development Plan and plan of subdivision are broadly consistent with the previous proposal notwithstanding that the proposed layout deviates from the previous proposal in relation to some structural components such as the alignment of the central spine road.

Whilst the Net Developable Area and the Net Residential Areas are generally consistent the increase in yield is the result of a reduction in the average lot size, and overall increased densities from 21 D/Ha to around 24 D/Ha.

Summary Findings

Net Developable Area – little change

Net Residential Area – 2% reduction in current proposal

Yield – increase of 118 lots in current proposal (941 lots in total)

Average lot size – reduced from 325m² average to 272m² average

Retained and removed trees percentages – not specified in current proposal

LEGEND

SITE BOUNDARY

RESIDENTIAL LOTS GREATER THAN 300m²

RESIDENTIAL LOTS LESS THAN 300m²

PERMANENT WATER BODIES & ON-SITE DRAINAGE WORKS

USEABLE OPEN SPACE (DPO8)

LANDSCAPE RESERVES & WIDENED VERGES

RECYCLED WATER INFRASTRUCTURE

EXISTING OPEN SPACE (SURROUNDINGS)

EXTENT OF PERMANENT WATER

RUS CAPABLE ROAD

OFF-ROAD SHARED PATH (2.5m)

OFF-ROAD SHARED PATH (3.0m) - CONNECTOR ROAD ONLY

SIGNALISED INTERSECTION

ROUNDABOUT

PROPOSED STREET CONNECTIONS

TREES TO BE RETAINED (TPO)

TREES TO BE RETAINED (TPO) - SUBJECT TO DETAILED INVESTIGATION

TREES TO BE RETAINED (TPO) - SUBJECT TO DETAILED INVESTIGATION

TREES TO BE RETAINED (TPO) - SUBJECT TO DETAILED INVESTIGATION

Gross Site Area (GSA)	53.34	ha	100%
Total Area set aside for Permanent Water Bodies & On-site Drainage Works	3.87	ha	7.3% of GSA
DEVELOPABLE AREA (DA)	49.47		92.7% of GSA
Gross Site Area less Permanent Water Bodies and On-site Drainage Works			
Useable Open Space (DPO8)	9.89	ha	20.0% of DA
Open Space: within drainage reserves but not comprising permanent water bodies or on-site drainage works	1.23	ha	
Open Space: unencumbered	8.66	ha	
DWELLING YIELD	941	dwelling	
Density [overall]	19.0	dph	of NDA
Average Lot Size	273	m ²	
No. of Lots less than 300sqm	553		

NOTES:

- All areas in table above are measured in hectares unless otherwise noted and are subject to rounding.
- Subdivision plan is subject to detailed design and review by the consultant team and Council or any relevant assessing authority.
- All areas/ yield estimates are preliminary only for concept development purposes.
- All areas/ yield estimates above are subject to approval by relevant authorities.
- Waterway and drainage areas are subject to confirmation by technical consultants and approval by relevant authorities.
- Useable and accessible public open space - Per DPO8, this land may be encumbered by easements, reservations, heritage, vegetation or other conditions. Wetland areas for water treatment or permanent water bodies and strips less than 10 metres wide or median strips must not be counted as open space.
- Hatch have not consulted with Council or the relevant assessing authority in the preparation of the Subdivision and Staging Plan.

HATCH

URBAN SOLUTIONS

SATTERLEY

LANDSCAPE ARCHITECTS

N 1:2000

0 10 20

M

DATE: 10/10/2023

BY: J. SATTERTON

FOR: DINGLEY VILLAGE

1. SITE LAYOUT

2. SUBDIVISION PLAN

3. LANDSCAPE ARCHITECTURE

4. LANDSCAPE ARCHITECTURE

5. LANDSCAPE ARCHITECTURE

6. LANDSCAPE ARCHITECTURE

7. LANDSCAPE ARCHITECTURE

8. LANDSCAPE ARCHITECTURE

9. LANDSCAPE ARCHITECTURE

10. LANDSCAPE ARCHITECTURE

11. LANDSCAPE ARCHITECTURE

12. LANDSCAPE ARCHITECTURE

13. LANDSCAPE ARCHITECTURE

14. LANDSCAPE ARCHITECTURE

15. LANDSCAPE ARCHITECTURE

16. LANDSCAPE ARCHITECTURE

17. LANDSCAPE ARCHITECTURE

18. LANDSCAPE ARCHITECTURE

19. LANDSCAPE ARCHITECTURE

20. LANDSCAPE ARCHITECTURE

SUBDIVISION & STAGING PLAN

DINGLEY VILLAGE

City of Kingston



PLAN & LAND BUDGETS

	Area (ha)	% of Gross Site Area	% of Net Developable Area
Site Area	53.34	100.00%	
Open Space	13.85	25.96%	35.07%
Unencumbered Open Space	9.72	18.21%	24.61%
Encumbered Open Space	4.13	7.75%	10.46%
Net Developable Area (NDA)	39.49	74.04%	100.00%
Residential	26.71	50.08%	67.64%
Roads	12.78	23.96%	32.36%

	No. of Lots	Average Lot Size (sqm)	Lot Size Range (sqm)
Residential	823	318	105-910

Kingswood Site Area	53.34	ha	100%
Total Area set aside for Drainage Works	3.87	ha	7.3% of site
GROSS DEVELOPABLE AREA (GDA)	49.47		92.7% of site
<i>(site less Total Area set aside for Drainage Works)</i>			
Credited Open Space	9.89	ha	20.0% of GDA
Open Space: credited within drainage reserves	1.23	ha	
Open Space: outside of drainage reserves	8.66	ha	
GROSS DEVELOPABLE AREA LESS OPEN SPACE (GDALOS)	39.58	ha	74.2% of site
Road Reserves	13.83	ha	35% of GDALOS
Road Reserves	13.59	ha	34.3% of GDALOS
<i>(incl Collector Rd, Local Streets, Shared Driveways, Paper Roads)</i>			
Landscape Reserves & Widened Verges	0.24	ha	0.6% of GDALOS
<i>(uncredited open space within GDALOS)</i>			
Services	0.15	ha	0.4% of GDALOS
<i>(incl recycled water and electrical kiosks)</i>			
NET SALEABLE AREA (NSA)	25.60	ha	65% of GDALOS
DWELLING YIELD	941	dwelling	
Average Density [overall]	24	dph	of GDALOS
Average Lot Size	272	m ²	

Subdivision staging plan - 2024

01

Open Space

02

Ecology &
Tree Values

03

Drainage

04

Access &
Circulation

05

Interfaces

06

Subdivision
& Staging

07

Solar
Orientation

01

Open Space

02

**Ecology &
Tree Values**

03

Drainage

04

**Access &
Circulation**

05

Interfaces

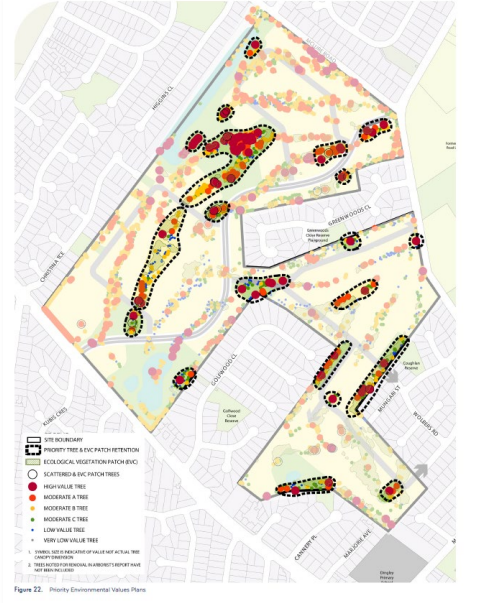
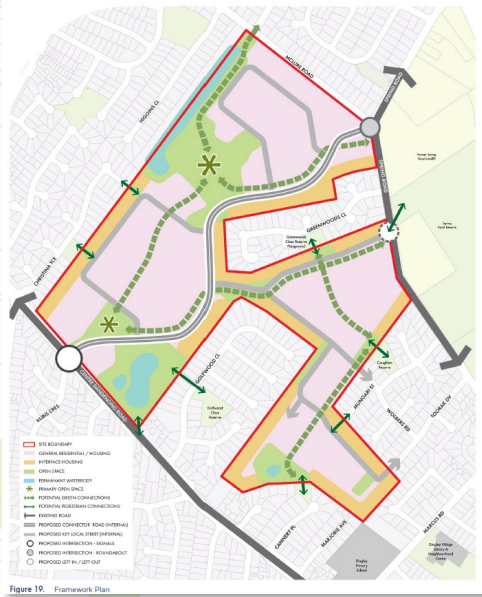
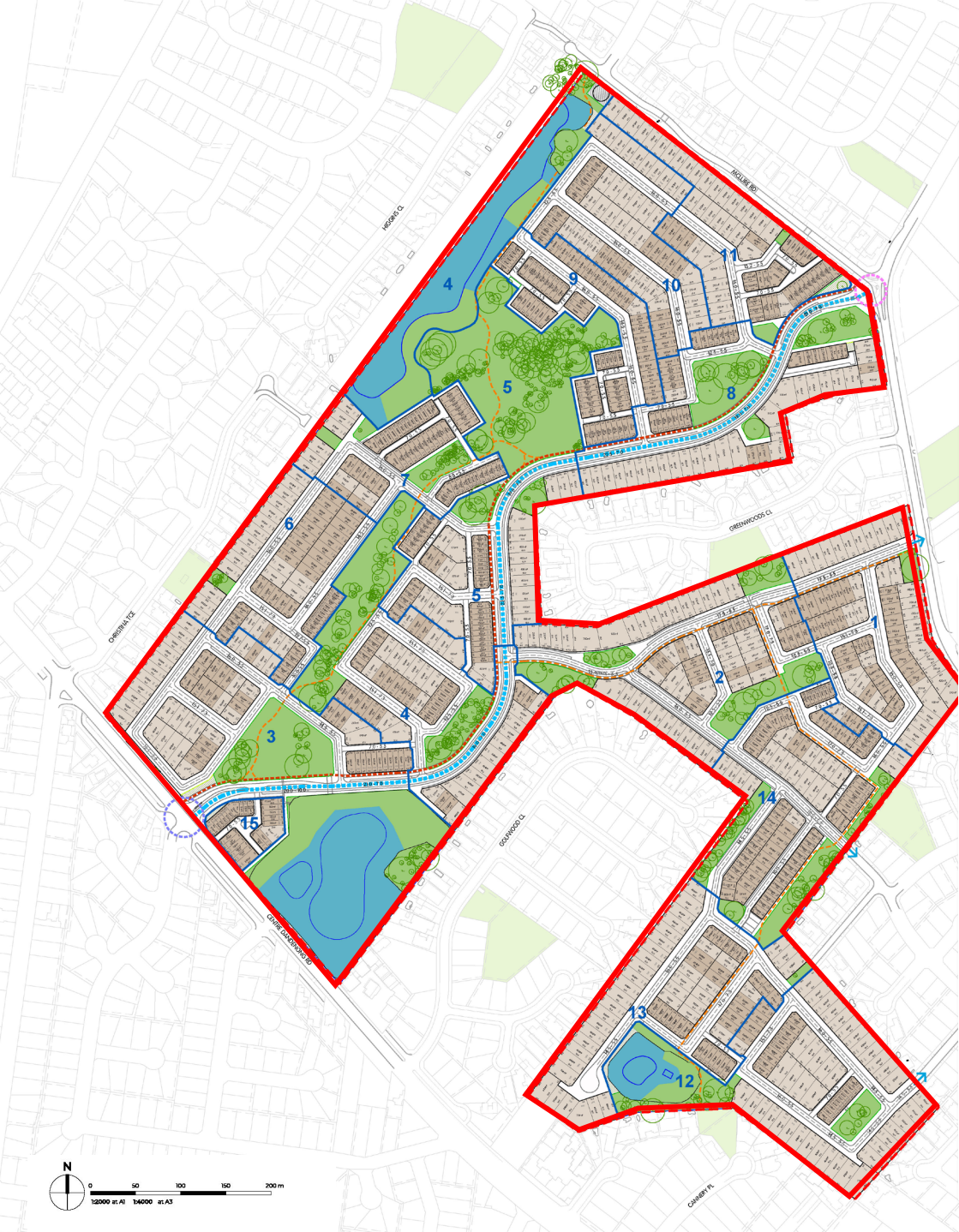
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**Subdivision
& Staging**

07

**Solar
Orientation**

Open Space

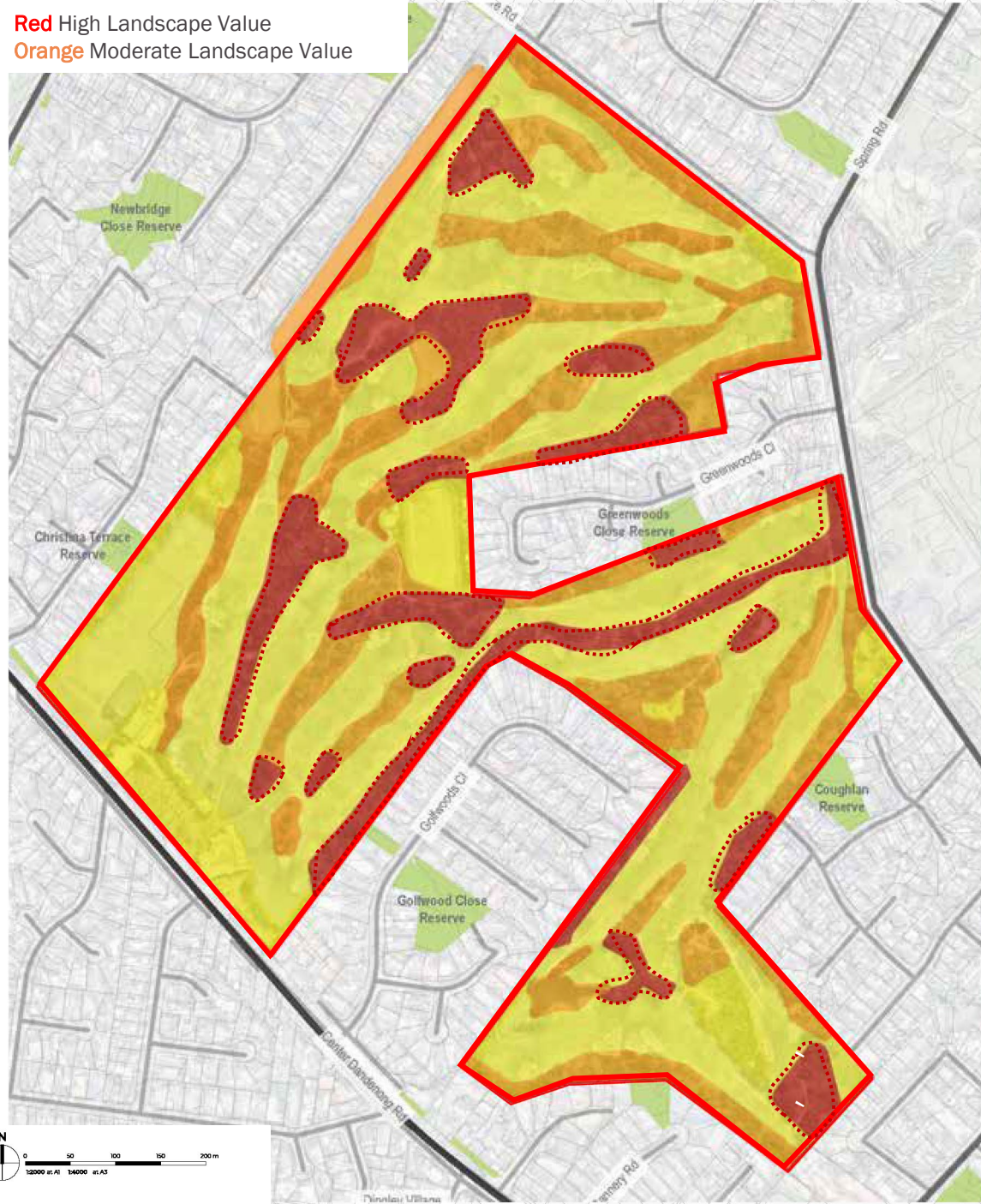


Gross Site Area (GSA)	53.34 ha	100%
Total Area set aside for Permanent Water Bodies & On-site Drainage Works	3.87 ha	7.3% of GSA
DEVELOPABLE AREA (DA)	49.47	92.7% of GSA
<i>Gross Site Area less Permanent Water Bodies and On-site Drainage Works</i>		
Useable Open Space (DPO8)	9.89 ha	20.0% of DA
<i>Open Space: within drainage reserves but not comprising permanent water bodies or on-site drainage works</i>	1.23 ha	
<i>Open Space: unencumbered</i>	8.66 ha	
DWELLING YIELD	941 dwellings	
Density [overall]	19.0 dph	of NDA
Average Lot Size	273 m²	
No. of Lots less than 300sqm	553	

NOTES:

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- Hatch have not consulted with Council or the relevant assessing authority in the preparation of the Subdivision and Staging Plan.

Red High Landscape Value
Orange Moderate Landscape Value

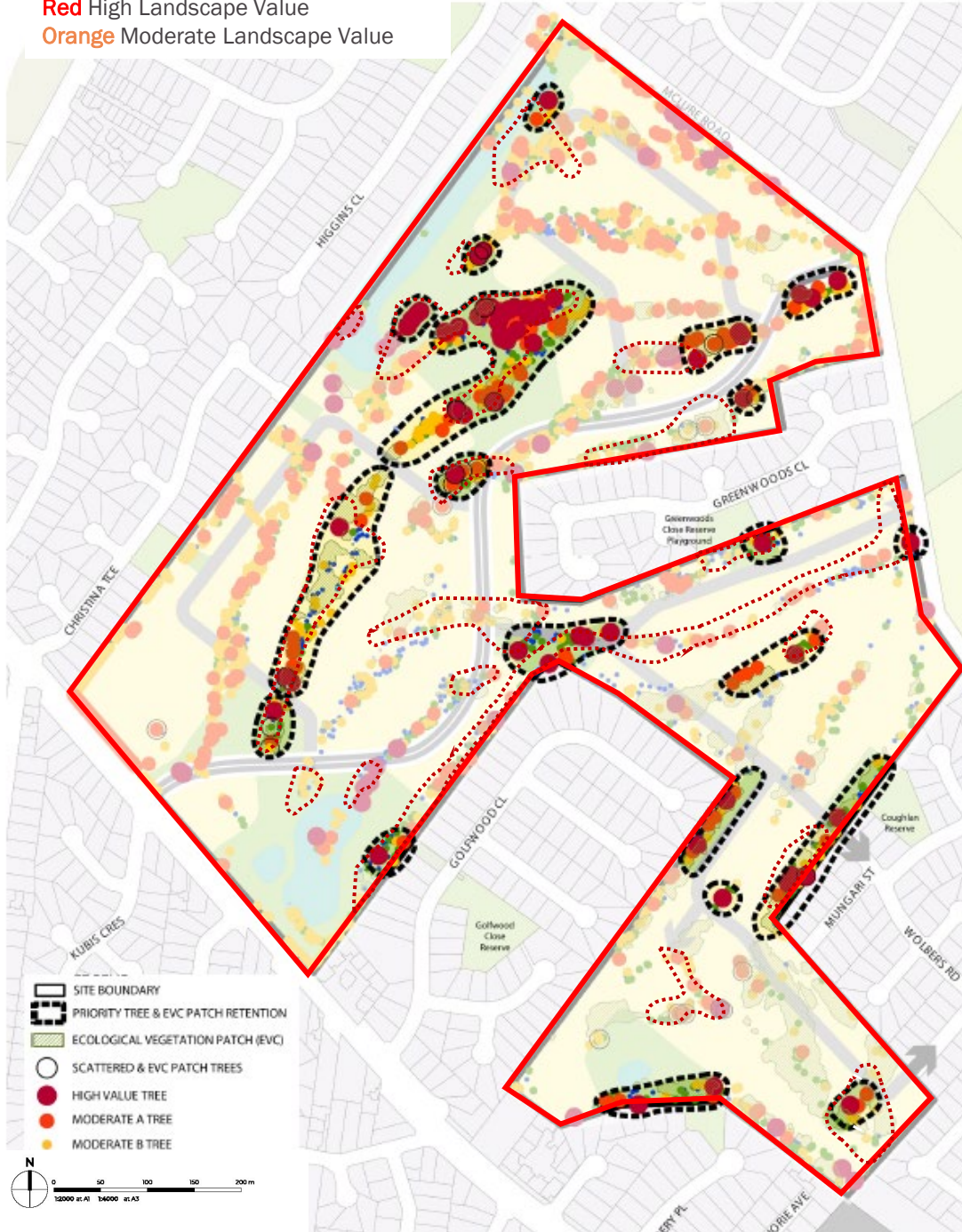


OPEN SPACE

01

LANDSCAPE VALUE AREAS IN PREVIOUS PROPOSAL

Red High Landscape Value
Orange Moderate Landscape Value



4.3.4 Priority Environmental Values

The development of the Former Kingswood Golf Course should balance retention of environmental values with the functional requirements of developing the Site.

The existing environmental values that are a priority for retention, protection and enhancement are shown indicatively on Figure 22. Priority Environmental Values, and includes some High value existing trees, Moderate A value existing trees, Moderate B value existing trees and native vegetation patches, large trees in patches and scattered trees.

It should be noted that the final retention of individual trees and patches of vegetation is subject to further design development for resolution of detail that can not be accounted for at a Development Plan level of design, such as roads and drainage design levels, overland flow path requirements, services locations and authority required offsets, the need for retaining walls, and so on.

Retained environmental values should be located within open space, as this is where there is sufficient space to accommodate tree protection zones and appropriate buffers. In this way existing vegetation can be accommodated in areas of significant open space, along site boundaries, within pocket parks and green links, and as part of drainage reserve areas.

As part of this approach to retention of priority environmental values, with open space structured around significant groups of existing trees, there is the opportunity for a range of High value tree species to be retained.

High value tree species within this priority areas include:

- Eucalyptus camaldulensis (River Red Gum)
- Eucalyptus citriodora (Lemon Scented Gum)
- Eucalyptus cladocalyx (Sugar Gum)
- Pinus pinea (Stone Pine)

Moderate A value tree species within this priority areas include:

- Eucalyptus camaldulensis (River Red Gum)
- Eucalyptus occidentalis (Swamp Yate)
- Eucalyptus nicholii (Narrow Peppermint)
- Leptospermum laevigatum (Coast Tea-tree)
- Casuarina cunninghamiana (River She-oak)

OPEN SPACE

PRIORITY ENVIRONMENTAL VALUES (PEV) AREAS IN THE CURRENT DEVELOPMENT PLAN

01

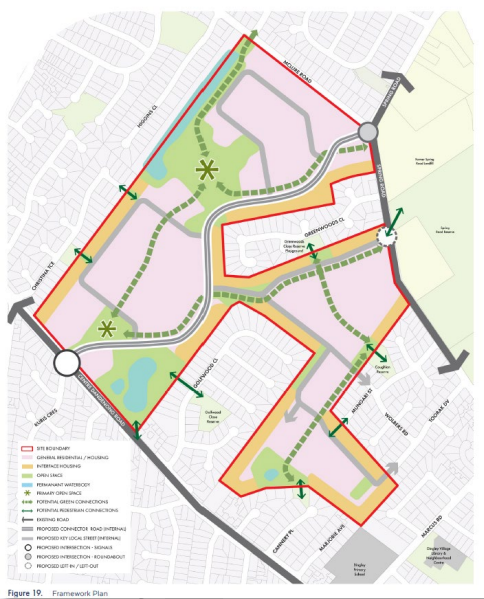


Figure 19: Framework Plan

OPEN SPACE

PRIORITY ENVIRONMENTAL VALUES (PEV) OVERLAID ONTO THE FRAMEWORK PLAN



PRIORITY ENVIRONMENTAL VALUE (PEV) AREAS
OVERLAID ON THE FRAMEWORK PLAN

NOTE: Not all PEV areas are shown as open space
in the Framework Plan

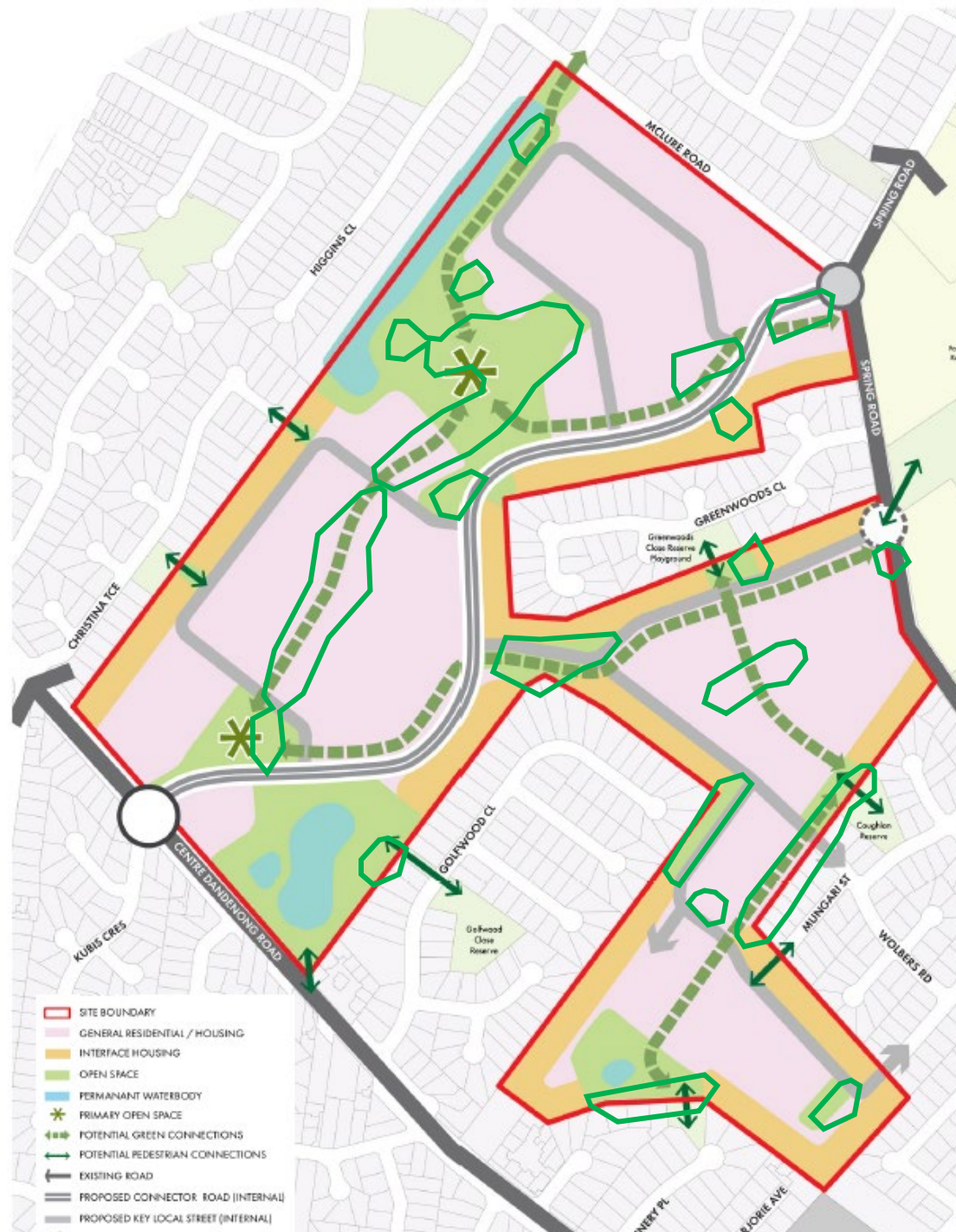


Figure 21. Landscape Concept Plan

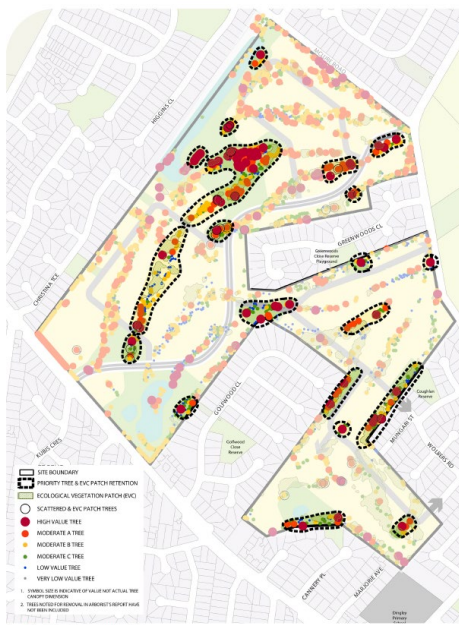
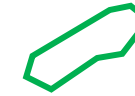


Figure 22. Priority Environmental Values Plan

OPEN SPACE

PRIORITY ENVIRONMENTAL VALUES (PEV) AREAS
OVERLAID ONTO THE SUBDIVISION PLAN

PRIORITY ENVIRONMENTAL VALUE (PEV) AREAS

NOTE: Not all PEV areas are shown as open space
in the Framework Plan

Figure 21. Landscape Concept Plan

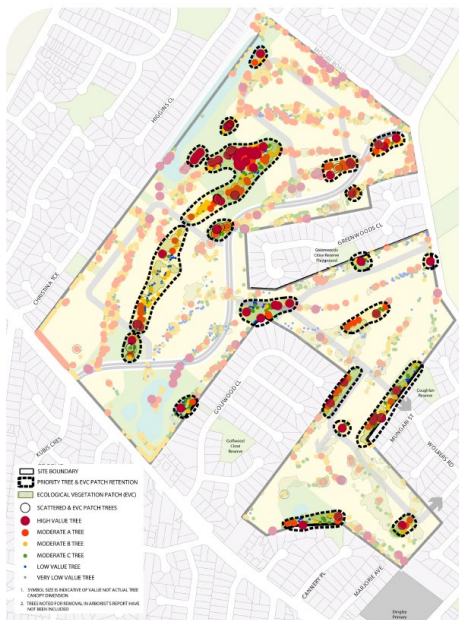


Figure 22. Priority Environmental Values Plan

01 OPEN SPACE

SUMMARY

Relevant Objective/s

- To deliver at least 20 per cent of developable site area as usable, accessible open space.

Key Findings

- The land budget and Subdivision & Staging Plan (SSP) and associated Land Budget (LB) indicates that a minimum of 20% open space is achieved across the site.
- This percentage assumes that 3.87ha of the Gross Site Area (GSA: 53.34ha) required for 'permanent water bodies and on-site drainage works' is not developable as per the Advisory Committee report.
- The total 20% open space represented in the SSP & LB is 9.89ha. This comprises 8.66ha 'unencumbered open space' and 1.23ha 'open space within drainage reserves but not comprising permanent water bodies'.
- The categorization of all of the 9.89ha as 'usable, accessible open space' is questionable given the extent of the land that is encumbered by existing vegetation (but noting that the Advisory Committee report acknowledges that some part of the open space can include land for vegetation retention and also acknowledging the objectives of the VPO).

01 OPEN SPACE

SUMMARY

Key Findings

- The Framework Plan (FP) Fig 19 which is described as '*providing the overall structure for the future development in accordance with the requirement of the DPO*' does not appear to represent the full extent of open space to achieve the minimum 20% target.
- The FP does not align with the open space allocation represented in the Landscape Concept Plan (LCP) Fig 21 or the SSP and LB which spatially represents and quantifies the minimum 20% open space allocation. Therefore, the FP represents a much lower open space allocation than the minimum 20% open space indicated in other plans.
- The Priority Environmental Values Plan (PEV fig 22) indicates the areas considered a '*priority for retention, protection and enhancement*', however these priority areas are not fully protected in open space in the FP.
- Lack of transparency to how the PEV was allocated, and how certain linear tree stands have been favored above others. It is also unclear how the PEV's respond to other site features or opportunities identified in the site analysis phase.
- Some larger PEV areas are not represented as open space in the FP but as '*potential green connections*', therefore there is a question as to whether the FP commits to these areas being protected in open space.

01 OPEN SPACE

SUMMARY

Key Findings

- The PEV are more accurately aligned to the open space shown in the LCP (fig 21).
- There are also additional areas of open space shown in the LCP that sit outside the PEV, without explanation for the rationale for their inclusion as open space.
- Unclear how much tree retention will be able to be accommodated within the open space, percentage and allocation shown in the LCP and the relative value (landscape, ecological etc) of trees and vegetation retained.
- Unclear how many trees (and their value and species) will be required for removal based on the open space allocation.
- Two discrete sections of perimeter trees proposed to be protected in linear open space along the boundary, despite some high-quality trees being mapped along the perimeter and parallel to McClure Rd.
- Several parks straddle the site boundary, with a '*potential pedestrian connection*' shown as an arrow linking these to the site / development. In some areas, parks and the open space allocated within the development does not align to the full width of the existing parks.

01

OPEN SPACE

RECOMMENDATIONS

mesh

Relevant Objective/s

- To deliver at least 20 per cent of developable site area as usable, accessible open space.

Recommendations

1. Provide clearer rationale and layered mapping to justify the allocation of the PEV areas, which ultimately 'set' the location of the open space network, percentage and tree retention areas. This will provide more certainty that the minimum of 20% open space is correctly allocated and is working as hard as possible to enhance and protect what is most valued and significant.
2. Amend the DP to consistently show a minimum 20% open space allocation (with the potential for some increase in response to the recommendations below) throughout all plans and figures. Areas shown as developable / non developable or useable vs unusable open space in the DP, Subdivision Plans and land budgets to be clearly and consistently represented and differentiated, and line with the expectations of the Advisory Committee Report and the Overlays that apply to the land.
3. Amend the FP in DP so it represents the full 20% extent of open space (as a minimum) in line with the PEV and LCP. The 'potential green connections' should not be used to replace the open space, however, may remain as a layer over the open space.
4. Consider whether additional open space (above the minimum of 20%) or reconfiguration of proposed open space is required to protect PEVs, other high / moderate value trees and vegetation, landscape values, interfaces or other significant features.
5. Quantify level of tree retention proposed within the PEV and open space network.
6. Investigate whether there is merit in expanding open space proposed along the boundary to align with the full width of existing parks abutting the site or extended to capture additional significant trees.

01

Open Space

02

Ecology &
Tree Values

03

Drainage

04

Access &
Circulation

05

Interfaces

06

Subdivision
& Staging

07

Solar
Orientation



DRAWING KEY
Tree Value
 ● High
 ● Moderate A
 ● Moderate B
 ● Moderate C
 ● Low
 ● Very Low
 ■ Site boundary

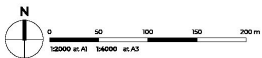
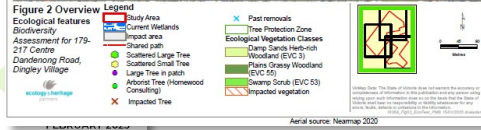


Figure 19. Framework Plan



Aerial source: Newsmap 2020

KINGSWOOD GOLF COURSE
CITY OF KINGSTON
 Satterley Patch Layout with all Tree Values
 Level 2, 299 Clarendon St South Melbourne, VIC 3205
 t 9070 1166 e info@treeplanning.com.au



Figure 21. Landscape Concept Plan

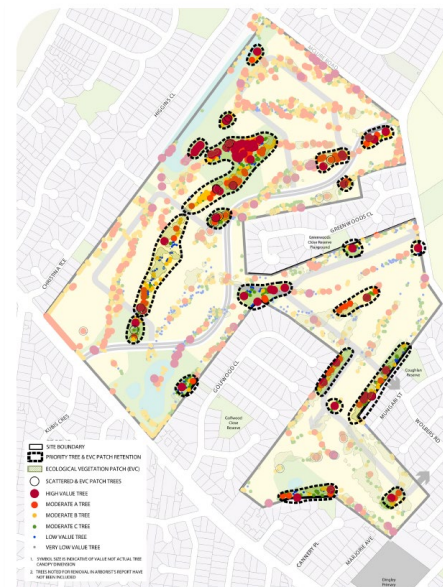


Figure 22. Priority Environmental Values Plan

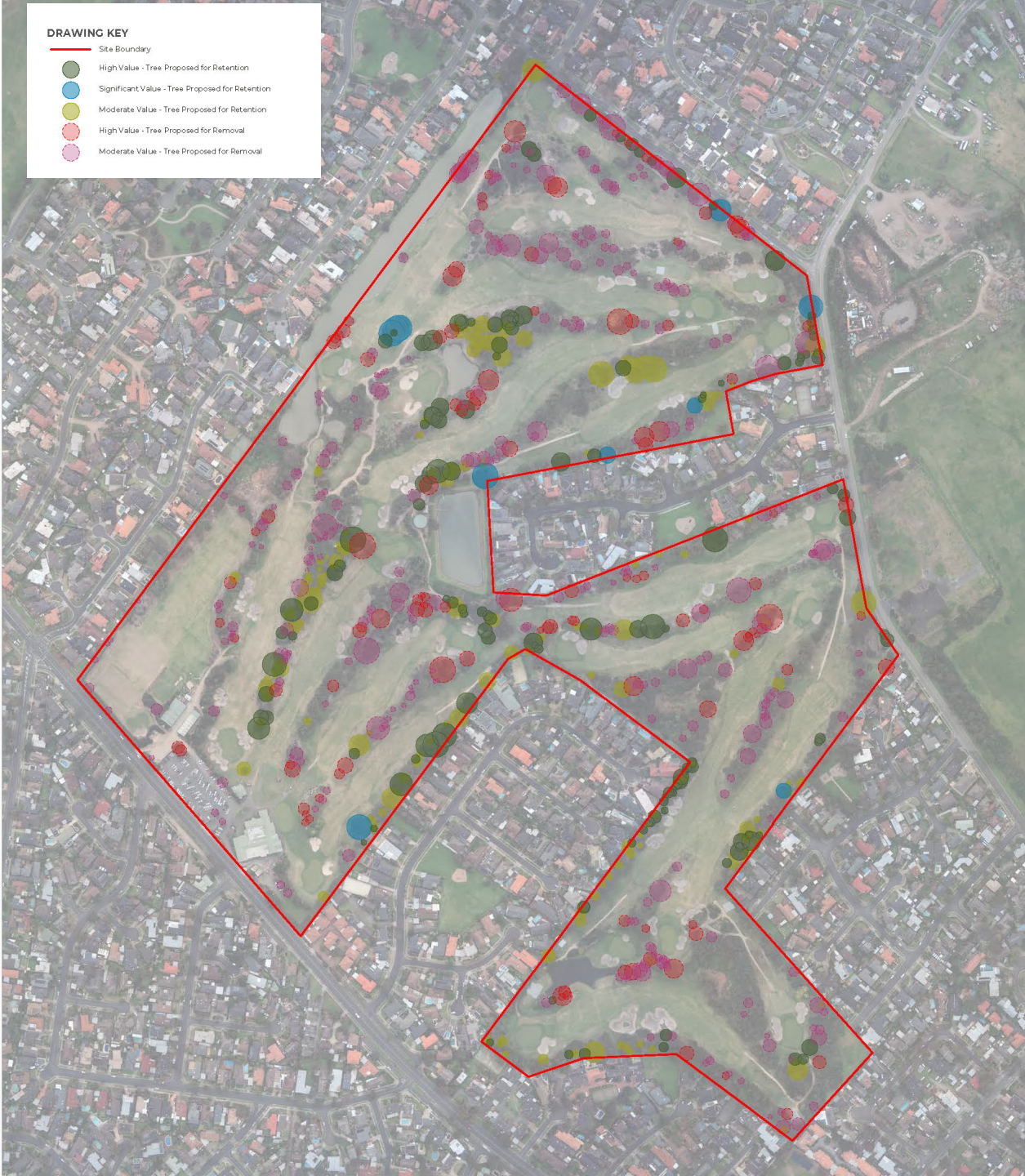
DRAWING KEY

- Site Boundary
- High Value - Tree Proposed for Retention
- Significant Value - Tree Proposed for Retention
- Moderate Value - Tree Proposed for Retention
- High Value - Tree Proposed for Removal
- Moderate Value - Tree Proposed for Removal

VEGETATION TREES & ECOLOGY

02

PREVIOUS TREE VALUES ASSESSMENT OVERLAID ON AERIAL





VEGETATION TREES & ECOLOGY

02

CURRENT ATC TREE VALUES OVERLAID ON AERIAL & PEV AREAS

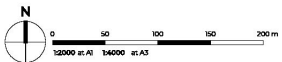
DRAWING KEY
Tree Value
● High
● Moderate A
● Moderate B
● Moderate C
● Low
● Very Low
■ Site Boundary



VEGETATION TREES & ECOLOGY

02

CURRENT ATC TREE VALUES OVERLAID ON
SUBDIVISION & STAGING PLAN & PEV AREAS



Condition scores for vegetation proposed to be removed are provided in Appendix 1.2.

Table 8. Removal of Native Vegetation (the Guidelines) (DELWP 2017a).

Assessment pathway	Detailed		
Location Category	2		
Extent of past removal (ha)	0.65		
Extent of proposed removal (ha)	Extent of proposed removals – patches of native vegetation (ha)		4.567
	Extent of proposed removals – DEECA's Current Wetlands (ha)		1.299
	Extent of proposed removal – Total (ha)		5.866
Large Trees to be removed (no.)	Large trees in patches to be removed (no.)		11
	Large scattered trees to be removed (no.)		5
	Large trees to be removed – Total (no.)		16
Small scattered trees to be removed (no.)	2		
Extent of proposed removal scattered trees (large and small) (ha)*	0.322*		
Total Extent (past and proposed) (ha)	6.838		
EVC Conservation Status of vegetation to be removed	Vulnerable (Damp Sands Herb-rich Woodland) and Endangered (Plains Grassy Woodland and Swamp Scrub)		

*For the purposes of offset calculations, scattered trees are converted into a circular area, with large scattered trees assigned approximately 0.07 hectares and small scattered trees assigned approximately 0.031 hectares. This value is reduced where the converted area intersects with a mapped patch.

4.4.2 Offset Targets

The offset requirements for native vegetation removal for the proposed development are 0.9130 General Habitat Units and 16 Large Trees.

A summary of the offset requirements associated with the proposed vegetation losses is presented in Table 9 and the NVR report is presented in Appendix 3.

Table 9. Offset Targets.

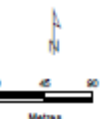
General Offsets Required	0.9130 General Habitat Units
Large Trees	16
Vicinity (catchment/council)	Melbourne Water CMA / Kingston City Council municipality
Minimum Strategic Biodiversity Value*	0.1872

*The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General offset is required.

Figure 2 Overview
Ecological features
Biodiversity
Assessment for 179-
217 Centre
Dandenong Road,
Dingley Village

Legend

-  Study Area
-  Current Wetlands
-  Impact area
-  Shared path
-  Scattered Large Tree
-  Scattered Small Tree
-  Large Tree in patch
-  Arborist Tree (Homewood Consulting)
-  Impacted Tree
-  Past removals
-  Tree Protection Zone
- Ecological Vegetation Classes**
-  Damp Sands Herb-rich Woodland (EVC 3)
-  Plains Grassy Woodland (EVC 55)
-  Swamp Scrub (EVC 53)
-  Impacted vegetation



PEV AREAS & HIGH LEVEL VEGETATION MAPPING OVERLAID ONTO FRAMEWORK PLAN

EHP Flora & Fauna Assessment

- SCATTERED LARGE TREE (RETAINED)
- SCATTERED LARGE TREE (IMPACTED)
- SCATTERED SMALL TREE (RETAINED)
- SCATTERED SMALL TREE (IMPACTED)

-  LARGE TREE IN PATCH (RETAINED)
-  LARGE TREE IN PATCH (IMPACTED)

ATC Aboricultural Report (Retention vs impacted tree not available)

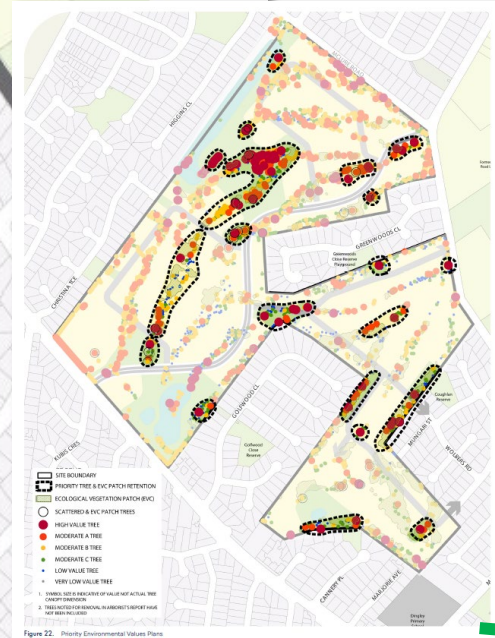
- CURRENT HIGH VALUE TREE
- CURRENT GENERAL EXTENT OF MODERATE VALUE TREE STAND

Former Proposal

- FORMER PROPOSAL SIGNIFICANT VALUE TREE (RETAINED)
- FORMER PROPOSAL HIGH VALUE TREE (RETAINED)
- FORMER PROPOSAL HIGH OR SIGNIFICANT VALUE TREE (IMPACTED)

PRIORITY ENVIRONMENTAL VALUES (PEV) AREAS AS IDENTIFIED IN THE DP

► Possible indicative green links for additional tree retention



02 VEGETATION, TREES & ECOLOGY

SUMMARY

mesh

Relevant Objective/s

- To protect and conserve existing vegetation that contributes to the visual amenity of the area and to prevent the incremental loss of all vegetation.
- Achieve a site responsive design response.
- Meet the requirements of the Planning Scheme in relation to vegetation retention/removal.

Key Findings

- The DP identifies 4113 trees whilst Planning Report notes there are 3203.
- The ATC report rates and maps trees value as High, Moderate A-C, Low and Very Low (Fig 10 and 14 DP).
- The tree value mapping is difficult to read and there is a lack of transparency to explain how each of the tree value categories are accommodated or protected in the open space areas of the FP or LCP.
- Given the lack of clarity in the tree value mapping, Mesh has overlaid the various tree value categories over the DP and SSP to determine their relationship to open space.
- It appears that the ATC value mapping was a key input into establishing the areas of PEV however the relationship between the tree value mapping and FP is not spatially clear.
- Indigenous / Native and Exotic Species are identified in the DP (Fig 12) in addition to the tree value categories, however there is no mapping of these to determine how they are accommodated in the FP.
- Unclear of the percentage or number of trees to be retained / removed overall and for each tree category.

02 VEGETATION, TREES & ECOLOGY

SUMMARY

mesh

Key Findings - High Value Trees

- It appears that the majority of High Value Trees are captured within the PEV and generally protected within open space nominated in the LCP and SSP. Noting that the FP does not represent the full extent of open space - therefore High Value Trees that are located within areas shown as general residential or interface housing in the FP are vulnerable to removal.
- High Value Trees located adjacent to McClure Rd within the site are not protected in open space and could potentially also be retained as part of a landscape strip or setback.
- Other High Value Trees located in a linear arrangement parallel to the Connector Rd could also be retained in a linear extension of the open space network.
- Some High Value Trees are located close to proposed roads and more detail would be required to determine whether these trees are proposed for removal / retention.
- One open space does not provide protection for any High Value Trees, and is not aligned with a PEV area. Clarification is required regarding rationale for this open space and whether it would be better allocated elsewhere to protect High Value Trees (but noting that some unencumbered open space is required).
- Unclear on commitment and approach to retention of High Value Trees that are located outside the priority areas.

02 VEGETATION, TREES & ECOLOGY

SUMMARY

mesh

Key Findings - Moderate Value Trees

- Moderate Value Trees appear to comprise the densest areas of linear tree stands. Some of these are protected within the PEV areas, noting there are dense stands that fall outside the PEV and are not protected in open space in the FP or LCP (refer note in previous slide).
- Several dense linear trees stands are located outside the priority areas, including one along McClure Rd. Trees in these stands are generally proposed for removal and are positioned within proposed residential area in the FP.
- Unclear why some less dense Moderate Value Tree stands have been given higher priority for protection over others. Perhaps relative Landscape Value may have contributed to the PEV protecting some stands over others, however this is not implicitly or spatially clear.
- It is noted that it is difficult to protect all Moderate Value Trees on a site that has multiple dense stands of this moderate vegetation. It is therefore acknowledged that some trees stands will need to be given priority over others. Some Moderate Value trees along McClure could be retained as part of the landscape setback / buffer to protect the High Value Trees. Noting it may be too disruptive to incorporate the other two stands in 'additional' open space.
- Some moderate value trees align at 90 degrees through residential modules and could be retained in part via a linear pedestrian link where they could provide further connectivity and permeability through the development.

02 VEGETATION, TREES & ECOLOGY

SUMMARY

mesh

Key Findings - Scattered Trees, EVC's and patches

- Unclear how the EVC patches informed the DP or PEV and rationale / transparency required for why large patches are not included as priority retention area. Generally, it appears that Trees and Plains Grassy Woodland EVC within the PEV are proposed to be retained. Those that sit outside appear to be proposed for removal.
- The EHP notes that the plan proposes to remove:
 - 6.8ha ha of Native Veg patches (mostly low quality DSHW) and DEECA wetlands
 - 11 large trees in patches
 - 5 large and 2 small scattered trees.
- Some Scattered Trees proposed for removal appear to be located within or close to proposed open space.

02

VEGETATION, TREES & ECOLOGY

RECOMMENDATIONS

mesh

Relevant Objective/s

- To protect and conserve existing vegetation that contributes to the visual amenity of the area and to prevent the incremental loss of all vegetation.
- Achieve a site responsive design response.
- Meet the requirements of the Planning Scheme in relation to vegetation retention/removal.

Recommendations

1. Provide Tree Value Mapping overlaid over the DP to more transparently communicate how each of these tree value categories are protected in the open space areas of the FP or LCP.
2. Map Indigenous / Native and Exotic Species in addition to the Tree Value categories, to provide greater clarity to how they are accommodated in the FP and the PEV. Do the same for significant trees and patches identified in the EHP report.
3. Quantify general number or percentage of trees expected to be retained / removed overall and for each category.
4. DP to explain level of commitment / approach to protection of other high value trees not contained within the PEV or open space network (eg, McClure Road linear landscape strip etc)
5. Noting all stands cannot be protected, it is important for the DP to justify why some Moderate Value Tree stands have been given higher priority for protection over others. Landscape Value or other factors may have influenced why the PEV protects some stands over others, however this is not implicitly or spatially clear.
6. Explore additional protection of scattered trees and patches that align closely with proposed open space areas and investigate possible adjustment of layout to allow for further protection without major changes to the layout.

01

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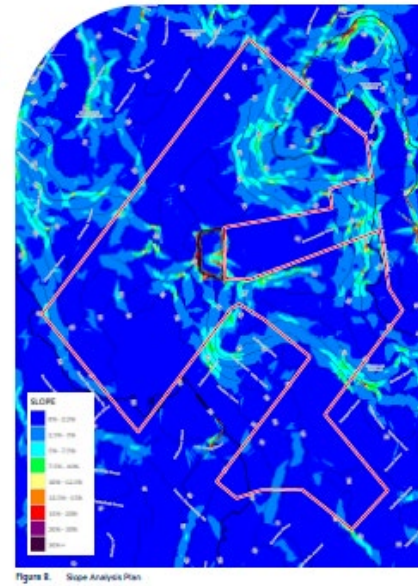
Interfaces

06

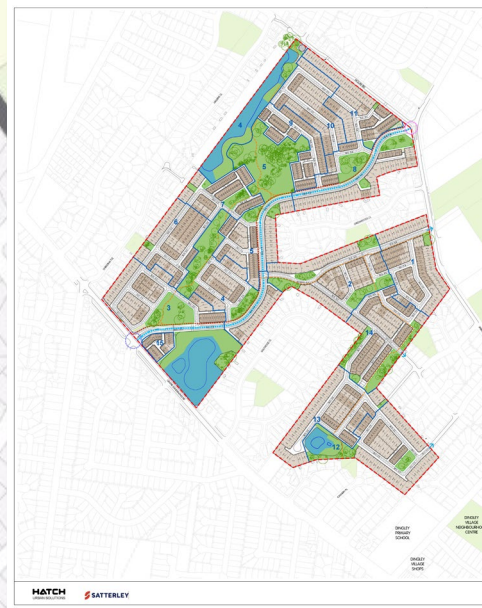
Subdivision
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07

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DRAINAGE



03 DRAINAGE

SUMMARY

Relevant Objective/s

- To address local flooding hazards and deliver best practice integrated water management to achieve community and environmental benefit.

Key Findings

- Two new basins proposed generally positioned as per previous proposals. Former club house to be removed to accommodate basin at Centre Dandenong Rd.
- Proposal includes upgrade of MW basin. Some areas of expansion are shown on the subdivision plan (abutting lots) in addition to what is shown in the FP.
- Some High Value / large scattered tree removal may be required to accommodate new basins, which may be unavoidable. However, it is important to understand what level of flexibility, if any, may be available to reshape basins / batters around trees.
- Residential neighborhood elevated on a ridgeline falls to south, east and west. Clarify how drainage will be managed on east and south side of ridge and whether additional basins will be required.

03 DRAINAGE

RECOMMENDATIONS

mesh

Relevant Objective/s

- To address local flooding hazards and deliver best practice integrated water management to achieve community and environmental benefit.

Recommendations

1. Confirm if other open space areas shown in the Basins Plan and Landscape Concept Plan are proposed for drainage purposes. If so, they should be included in the FP and open space percentage adjusted accordingly. The plan should differentiate open space / drainage components which are considered non developable land vs useable open space.
2. DP to represent the full extent of the expansion to the existing MW basin (as per in the subdivision plan) and adjust to minimize impacts on adjacent lots/trees.
3. Explore possibility of relocating the smaller basin further southwest (low point) to avoid court bowl, as per previous proposals.
4. Clarification sought to what level of tree removal required as part of any cut / fill or reshaping to accommodate basins or manage areas subject to flooding / inundation and part of the broader drainage strategy.
5. Confirm whether WSUD will form part of an integrated strategy (not shown in sections).
6. Explore whether basins can be modified in shape to minimise tree removal.
7. Clarify how drainage will be managed on east and south side of ridge and whether additional basins will be required.

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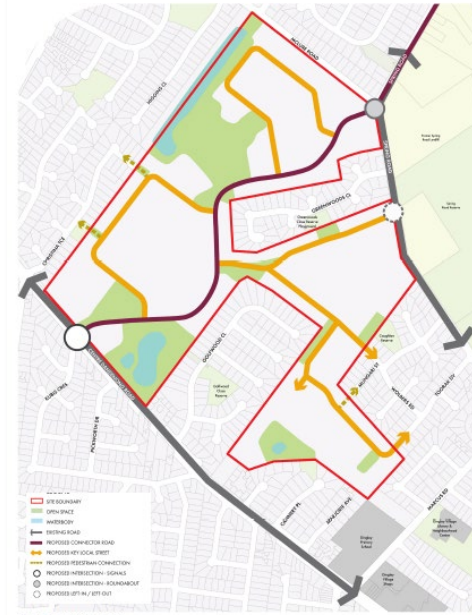
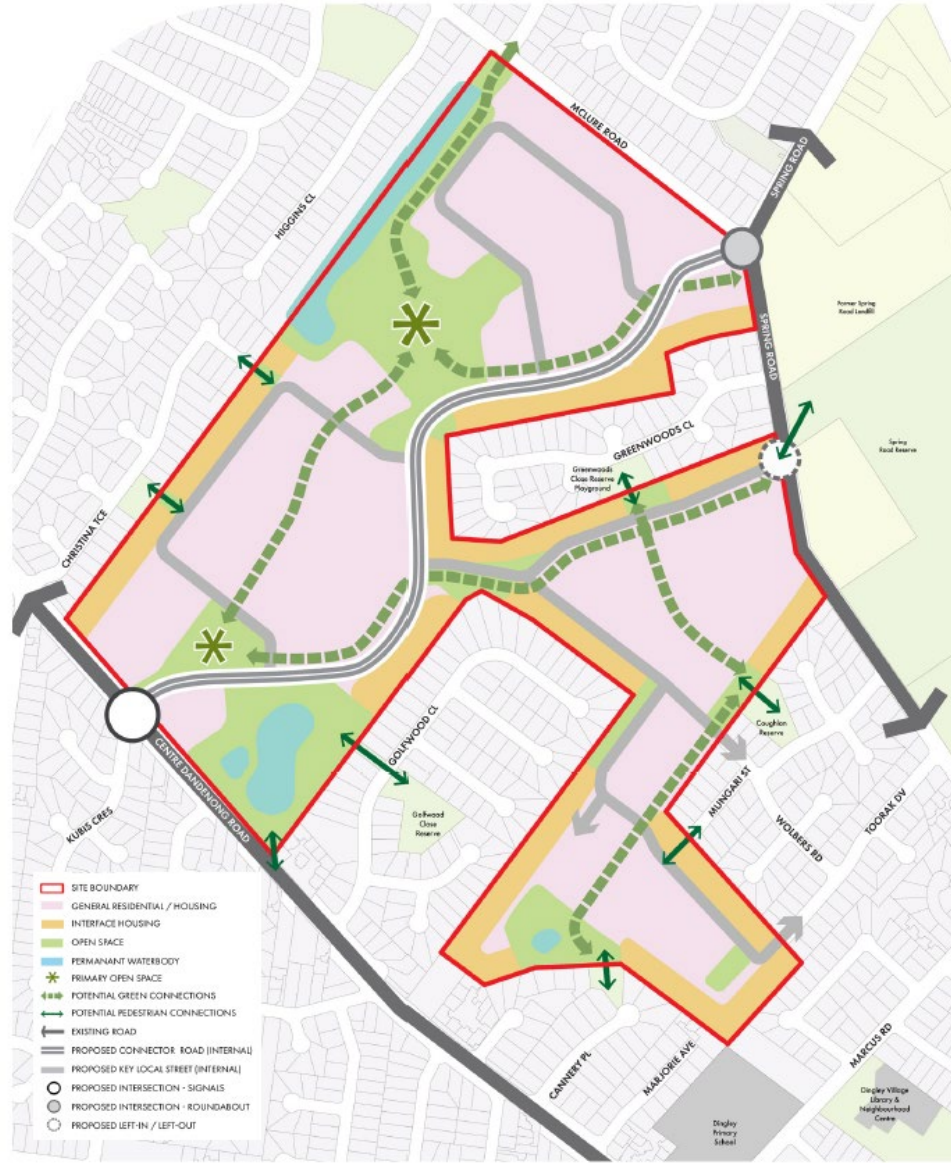
Interfaces

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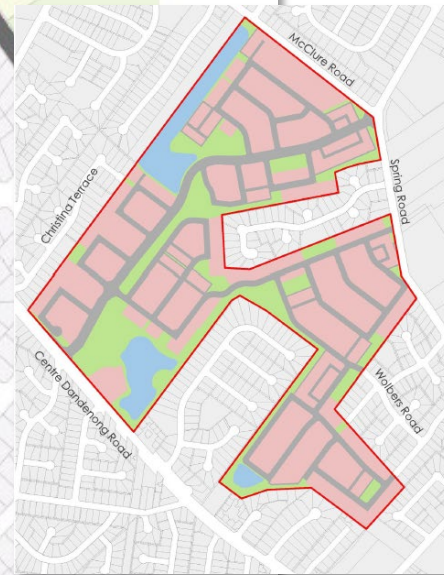
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Solar
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ACCESS & CIRCULATION

TREES & ECOLOGICAL VALUES OVERLAID



04 ACCESS & CIRCULATION

SUMMARY

mesh

Relevant Objective/s

- To create a high level of permeability through the site for pedestrians, cyclists, public transport and private vehicles, integration with surrounding land and the neighbourhood and mitigation of adverse traffic impacts.

Key Findings

- Generally, roads align outside PEV areas which is positive. Noting that this is difficult to avoid in central narrowest part of the site.
- Some roads bisect the PEV area close to High Value Trees and vegetation.
- Some roads align through or close to High Value Trees, and unclear if they are proposed to be retained. Unclear generally how many trees (and their value) will require removal to accommodate the road network.
- Connector road weaves through site in an indirect alignment and is characterised by views to trees and travelling through open space. Alternative more direct alignment was included in previous proposal, however other design and accessibility/built form benefits are acknowledged.
- Signalised intersection along Centre Dandenong Rd is fixed therefore making it difficult to avoid High Value Trees near entry.
- Existing T intersection at Spring Rd proposed to be upgraded to a 4 way roundabout. The proposed alignment of the connector creates a slightly uncentered roundabout. However, seems generally workable.
- Left in left out proposed at McClure Rd. Unclear if a T intersection was tested to provide fully directional access in and out.

04 ACCESS & CIRCULATION

SUMMARY

Relevant Objective/s

- To create a high level of permeability through the site for pedestrians, cyclists, public transport and private vehicles, integration with surrounding land and the neighbourhood and mitigation of adverse traffic impacts.

Key Findings

- Potential to protect a significant tree at entry from east (Wolbers Rd).
- Key local road connection provides gateway to trees and facilitates permeability.
- One court bowl in the south. Additional lots proposed to front McClure mirror lots on north side of road.
- Confirm capacity for McClure Rd road to accommodate visitor parking and driveways. Noting there is a traffic calming device on McClure opposite the site. Spring Road carriageway appears large enough to accommodate carparking.
- Pedestrian link proposed to connect to Mungari St in lieu of road connection, which is consistent with the outcome of previous proposals.

04 ACCESS & CIRCULATION

RECOMMENDATIONS

mesh

Relevant Objective/s

- To create a high level of permeability through the site for pedestrians, cyclists, public transport and private vehicles, integration with surrounding land and the neighbourhood and mitigation of adverse traffic impacts.

Recommendations

1. Opportunity to explore adjustments to the connector road alignment if it provides increased protection of trees and high priority area.
2. Review proposed crossing point of the PEV and open space network to avoid High Value Trees.
3. Explore possibility of repositioning the smallest retention basin to avoid the cul de sac as per previous proposals.
4. The shared path network is not included on the FP and should be added as an important structural elements of the access and movement network.
5. Potential to include visitor parking on both sides of the Boulevard Connector, given the presence of parkland in this vicinity.
6. Potential for the DP to imbed some level of flexibility to widen nature strips on the cross sections to accommodate the retention of significant trees.
7. A typical laneway cross section is suitable in a situation where the lots front a road. In locations where lots directly front onto open space via a paper road, consideration needs to be given to how visitor carparking can be incorporated in the laneway (mews style) or in adjacent carparking pods.

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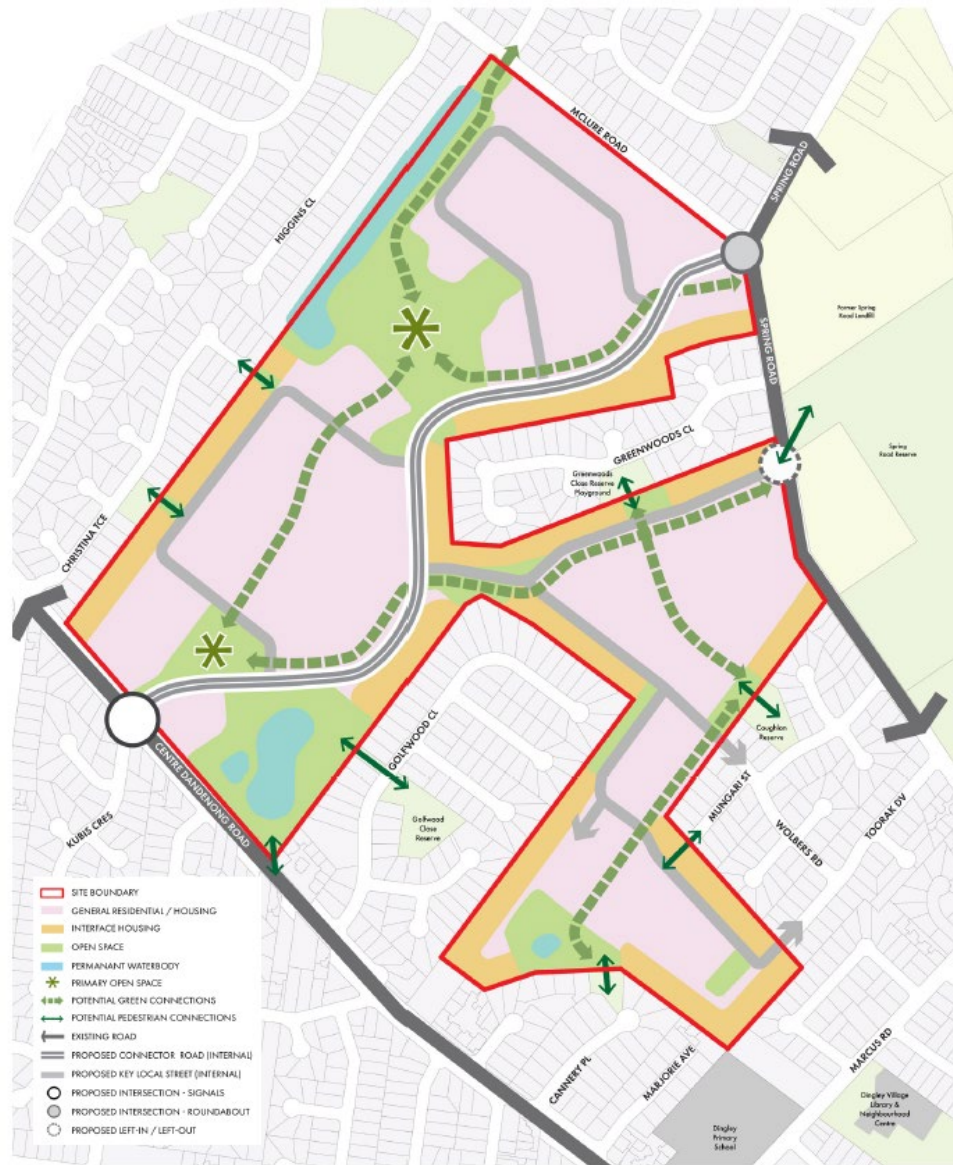


Figure 19. Framework Plan

4.5.1 Interfaces

To ensure a sensitive transition to, and interface with adjacent neighbouring dwellings (external to the Site), the Development Plan and Framework Plan include height controls and setback requirements.

Building Heights

As outlined in Section 2.3.1 of the Development Plan, the majority of the Site is zoned GR27 with three areas zoned NR27. The applicable zones dictate the mandatory maximum building heights, being 11 metres and 3 storeys within the GR27 and 9 metres and 2 storeys within the NR27.

The Development Plan varies the building height requirements of the GR27 in those areas identified by the Framework Plan as being subject to an additional height control. Specifically, the Development Plan introduces an additional height control, ensuring that all land within the Site that immediately abuts an existing residential area (external to the Site) is limited to a height of 9 metres and 2 storeys above finished ground level. This height control is demarcated by the Interface Housing shown on the Framework Plan. As such, any land zoned GR27 that directly abuts an existing neighbouring dwelling (external to the Site), would be restricted to a building height of 9 metres and 2 storeys.

Where the Framework Plan Height Control does not apply to land within the Site, the mandatory building heights, per the relevant zone (GR27 or NR27) apply.

Setback Provisions

Where residential development within the Site abuts existing residential development external to the Site, the Development Plan introduces the following setback provisions:

- A minimum setback from the rear boundary on the periphery of the site where abutting existing dwellings, of the greater of:
 - 5 metres from the rear boundary
 - 5 metres from an existing dwelling (excluding the outbuildings and works normal to that dwelling).

Figure 33 provides a visual example of how these minimum setbacks would be calculated on land designated as Interface Housing, where the Site adjoins existing residential development.

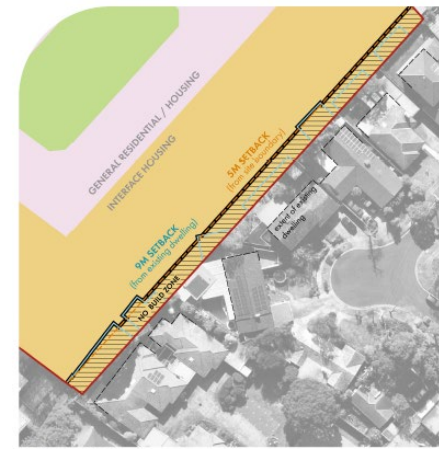


Figure 33. Interface and Setback Plan

05 INTERFACES

SUMMARY

mesh

Relevant Objective/s

- To ensure a sensitive transition and interface with adjacent neighbouring dwellings (external to the site) through the implementation of appropriate height controls and setback requirements.
- Open space and landscape should contribute to an integrated open space network that integrates with existing public open spaces abutting the site, maintaining view lines and site permeability.
- Provide connections to adjoining land, especially adjoining public open space.
- Provide cycling lanes that maximise connection with the adjoining area.
- Provide guidance on the interface treatments of dwellings addressing public open space to promote positive integration and passive surveillance as well as for screening and amenity purposes within setback areas.

Key Findings

- General approach of the DP is to remove trees along the periphery and back the lots on to the existing homes. Generally, these peripheral lots are larger and deeper 12.4/14/16m x 32m to provide space to achieve the setbacks identified in the DP.
- Generally, entries and gateways are characterised by open space.
- Where open space abuts the site, green links have been provided to extend the park into the site, however they don't always align with the width of the existing park.
- Water and open space provides a green interface into the development from Centre Dandenong Road which is positive.
- An edge road provides parallel access to Centre Dandenong road and is an appropriate interface and mirrors the service road interface on south side.
- Rear loaded medium density appropriately sited within an open space setting directly front Centre Dandenong Rd. Unclear if it is proposed that the laneway will connect to Centre Dandenong Rd. If so, may need traffic advice.
- Front-loaded 12.4/14 and 16m x 28m deep lots proposed to front McClure Rd. Existing trees will not be able to be accommodated along the frontage with this interface. If tree retention along McClure Rd is preferred, then a landscape strip or combination of edge road, side boundaries and or rear lanes may/should be considered.

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INTERFACES

RECOMMENDATIONS

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Relevant Objective/s

- To ensure a sensitive transition and interface with adjacent neighbouring dwellings (external to the site) through the implementation of appropriate height controls and setback requirements.
- Open space and landscape should contribute to an integrated open space network that integrates with existing public open spaces abutting the site, maintaining view lines and site permeability.
- Provide connections to adjoining land, especially adjoining public open space.
- Provide cycling lanes that maximise connection with the adjoining area.
- Provide guidance on the interface treatments of dwellings addressing public open space to promote positive integration and passive surveillance as well as for screening and amenity purposes within setback areas.

Recommendations

1. Explore potential for a green linear strip of landscape buffer along McClure Rd to protect High and Moderate Value Trees.
2. Ensure medium density housing with direct front to open space provides positive delineation between public and private realm and encourages passive surveillance of the parkland.
3. In narrow developable areas between trees and priority areas, discrete sections of lots are proposed to 'back on' to open space. The presentation of these homes to the parkland and the street will be important to ensure privacy, passive surveillance and ensure they contribute some amenity to the streetscape. In some cases, a lane may be better replaced with a local access street.
4. See recommendation 6 in relation to open space.

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NOTES:

1. All areas in table above are measured in hectares unless otherwise noted and are subject to rounding.
2. Subdivision plan is subject to detailed design and review by the consultant team and Council or any relevant assessing authority.
3. All oncost/ yield estimates are preliminary only for concept development purposes.
4. All oncost/ yield estimates above are subject to approval by relevant authorities.
5. Waterway and drainage estimates are subject to confirmation by technical consultants and approval by relevant authorities.
6. Wetlands and recreational public open space (RPOS) that have not been ascertained by consultants, herbage, vegetation or other conditions. Wetland areas for water treatment or permanent water bodies and strips less than 10 metres wide or median strips must not be cleared as open space.
7. Hatch have not consulted with Council or the relevant assessing authority in the preparation of the Subdivision and Stopping Plan.

06 Subdivision & Staging

SUMMARY

Relevant Objective/s

- The development plan must include a development staging plan and the plan must provide for:
 - The coordinated delivery of local infrastructure that ensures the effects on the surrounding community are mitigated through the construction process.
 - Staging of the delivery of the stormwater infrastructure, to ensure that stormwater runoff is effectively mitigated during construction.
- To provide a range of lot sizes and dwelling diversity to cater for a variety of housing needs, including affordable housing.

Key Findings

- Staging in the Subdivision Plan proposes initial development (Stage 1 & 2) to commence via the left in left out intersection and key local street proposed at Spring Road.
- At Stage 3 & 4 the development front shifts to the south via the signalized intersection at Centre Dandenong Road.
- Stage 4 delivers a continuous link through the development between Centre Dandenong Rd and Spring Rd, The southern segment in this scenario is delivered as a connector and the northern portion as a key local road.
- The full length of the central connector is not delivered until stage 8.
- Stage 1-5 will establish a key part of the central open space network.
- Stage 4 appears to be when upgrades to the MW retention basin is proposed.
- The final stages of development (Stages 12-14) connects the development to the adjacent local network to the east. Stage 15 delivers the pod of medium density on Centre Dandenong Rd.

06 Subdivision & Staging

SUMMARY

Key Findings

- The proposal comprises a broad range of lots ranging in size, width, depth and configuration.
- Proposed density of around 24 DPH is supported in an established area close to schools, open space and an established activity center/village.
- Both rear and front-loaded medium density lots are introduced which is positive.
- Rear loaded medium density fronting the connector road creates a positive presence to the street and removes the need for driveway cross overs across the shared path which provides a safer outcome.
- Rear loaded lots that directly front open space via a 'paper road' are also incorporated in the plan and provide flexibility to develop areas that are constrained and limited by trees and other features.
- Standard T and H lane ways are also present and are an important part of delivering medium density product that fronts a variety of interfaces.
- Laneways are considered a positive initiative. They are an important tool used to minimise the impact of driveways on the streetscapes and trees, whilst also facilitating uninterrupted visitor parking along the primary street frontage.
- Visitor parking is often difficult to deliver for lots that directly front open space via a paper road. More information required to understand how visitor parking will be provided.
- General approach of releasing a diversity of lots in each stage is also positive to ensure a diverse offer is presented to the market at each stage of delivery.

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Subdivision & Staging

RECOMMENDATIONS

Recommendations

1. More information required to explain the rationale for the staging and how it responds to the location and capacity of surrounding / existing services and roads, traffic volumes and movements, intersection upgrades and stormwater runoff / drainage strategy.
2. Provide further evidence that the left in left out at McClure Rd can support interim traffic generation and movement before the full extent of the connector road is established in stage 8.
3. Confirm the rationale for the left in left vs a fully directional T intersection.
4. If it is determined that the left in left out can not support traffic and movements generated via the stage 1 - 4 development (before the roundabout at Spring Rd is delivered), consider whether establishment of the full extent of the connector road should be delivered earlier in the development.
5. Confirm whether any temporary drainage basins or works are required to support Stage 1 and 2, or any other stages of development, prior to the new basins being delivered.
6. The medium density pod proposed on Centre Dandenong Rd (final stage 15) provides passive surveillance of the parkland and frames the gateway into the development. Potential for increased density here in the form of apartments or 3 storey product if the proponent was open to increased densities in the later stages of the development. Alternatively, more detailed consideration of access and built form character and quality is recommended.
7. Sprinkling some wider lots amongst narrower front-loaded lots is suggested to provide some relief for cross overs and space for street trees in the nature strip.
8. Narrower front loaded medium density lots at 'module book ends' provide good opportunity to increase density and yield in discrete lengths. Avoiding this type of lot on both sides of the street is recommended to avoid too many driveway cross overs on both sides. This typology is best positioned on end blocks facing parkland or edge roads.

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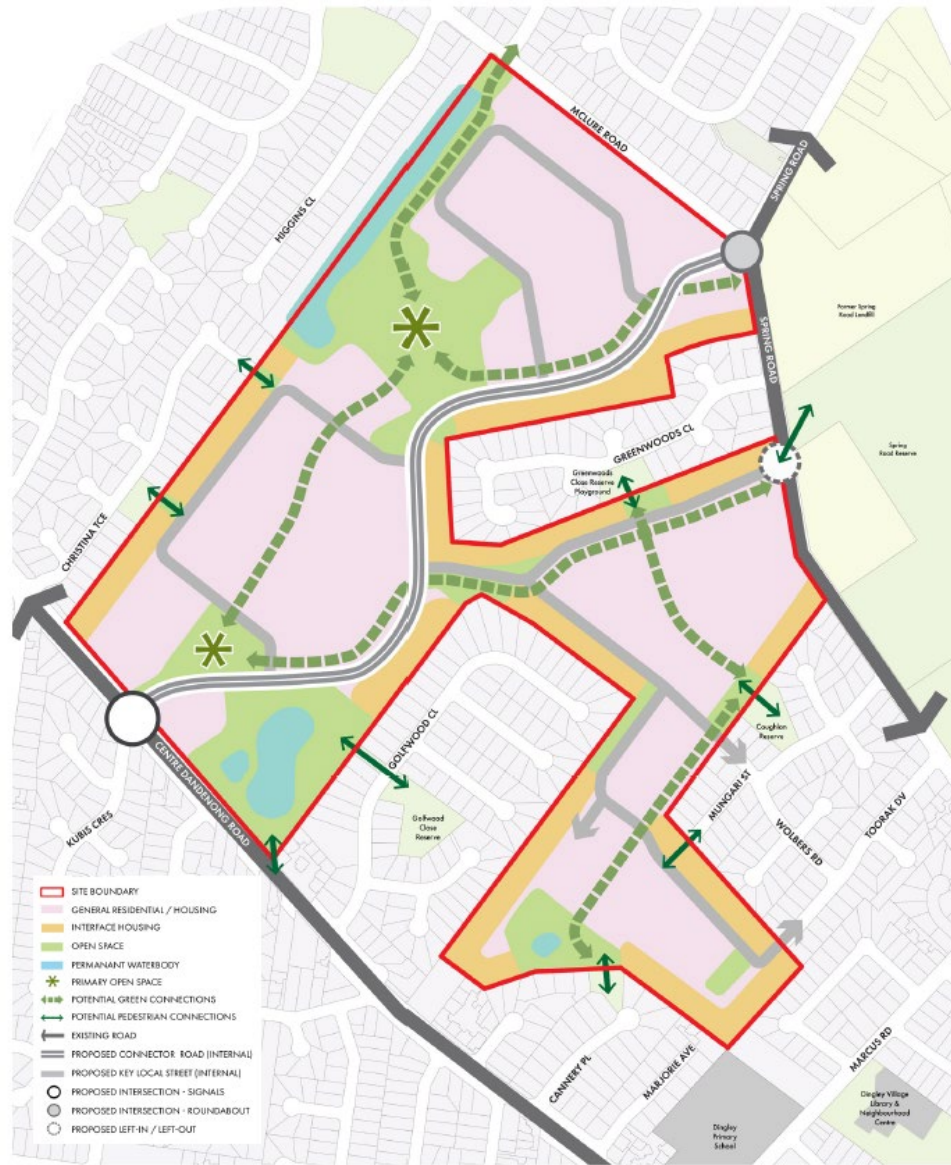


Figure 19. Framework Plan

56.04-3

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VC42

Solar orientation of lots objective

To provide good solar orientation of lots and solar access for future dwellings.

Standard C9

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

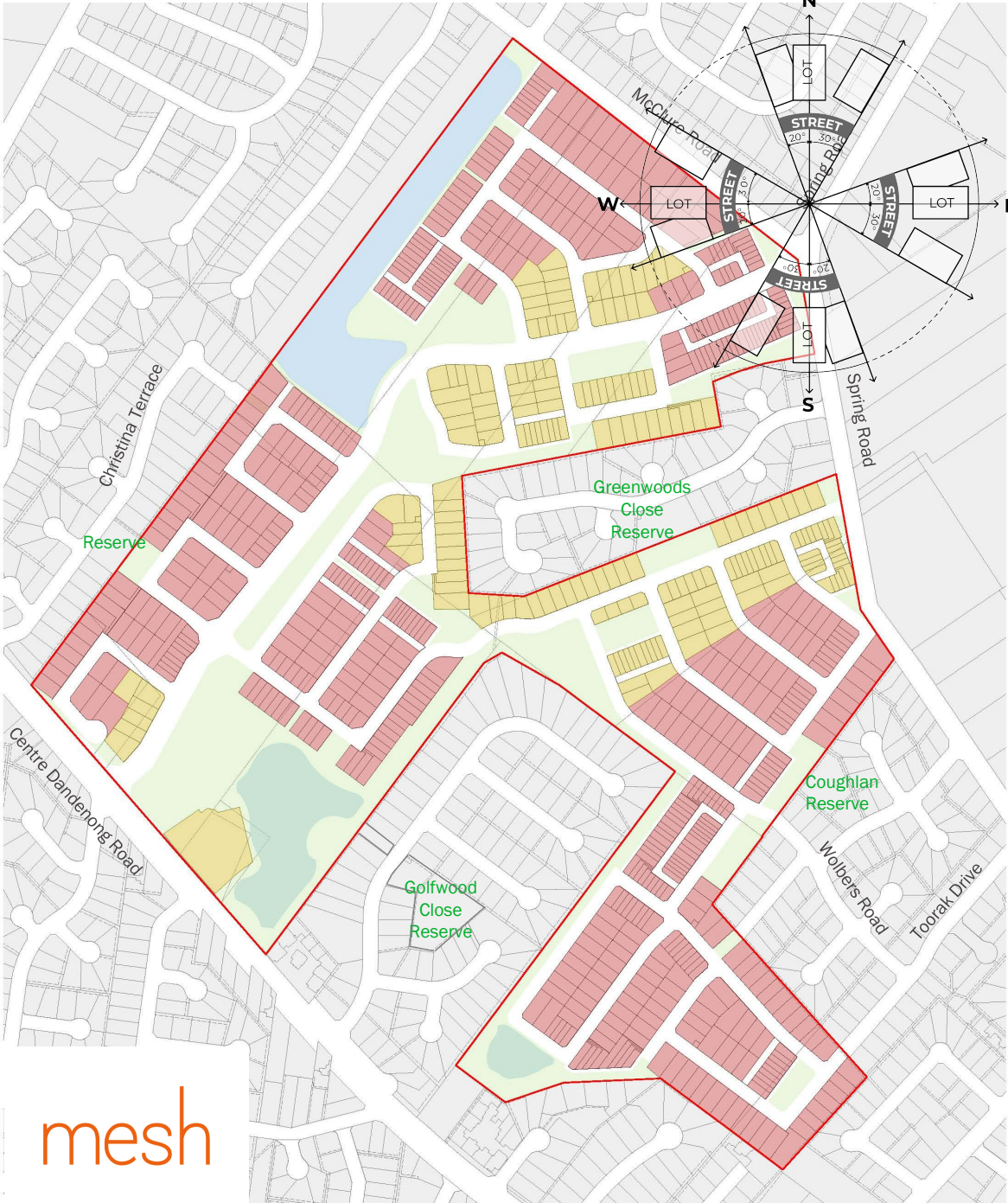
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SOLAR ORIENTATION

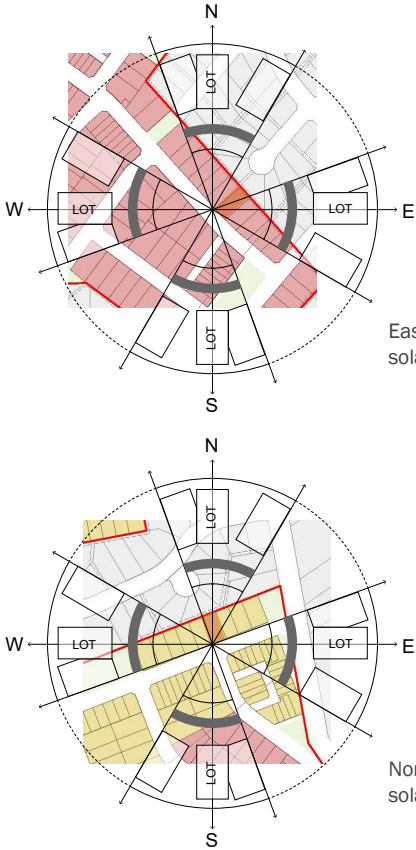
PREVIOUS PROPOSAL & SOLAR ORIENTATION



DRAWING KEY

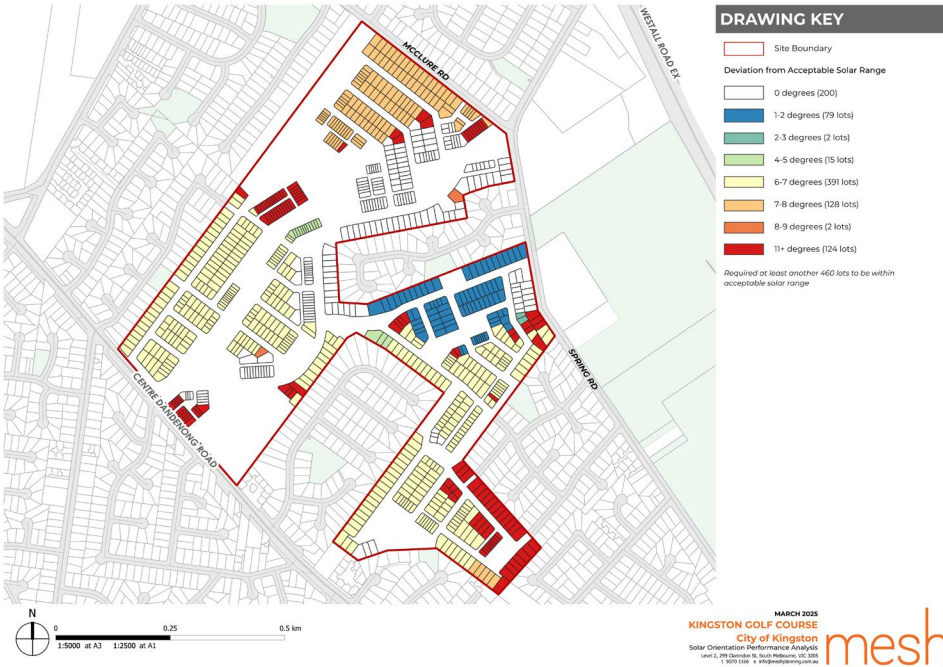
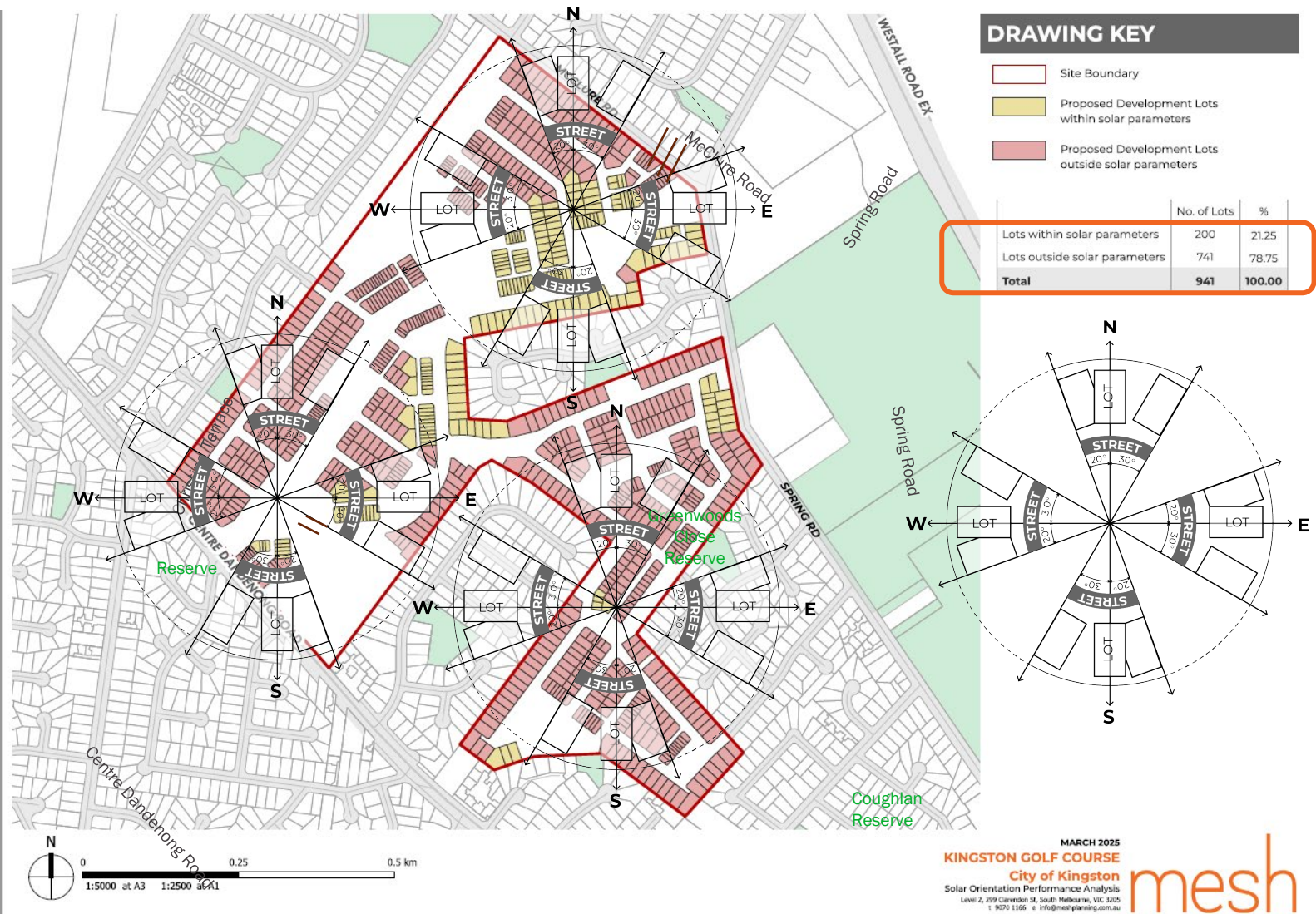
- Site Boundary
- Proposed Drainage Land
- Proposed Vegetation Retention
- Proposed Development Lots within solar parameters
- Proposed Development Lots outside solar parameters

KINGSWOOD SOLAR ORIENTATION PERFORMANCE ANALYSIS		
	Current Proposal	
	ha	%
TOTAL RESIDENTIAL AREA	26.8	100 %
Lots within solar parameters	7.0	26%
Lots outside solar parameters	19.8	74%



SOLAR ORIENTATION

CURRENT PROPOSAL & SOLAR ORIENTATION



07 SOLAR ORIENTATION

SUMMARY

Relevant Objective/s

- To provide good solar orientation for at least 70% of all lots and preserve solar access for future dwellings.

Key Findings

- Achieving the 70% target appropriate solar orientation is difficult for a range of reasons including;
 - Unusual shape of the site where boundaries are not aligned within solar parameters.
 - Layout is responding to a variety of site features that affect the orientation including existing trees, vegetation and fixed or limited points of access.
- Around 21% (200 lots) of lots generally have appropriate solar orientation. However, this is an indicative figure only and slight tweaks to the layout or orientation can change the figure.
- An additional 81 lots are within 1-3 degrees of the appropriate solar orientation, and if tweaked could take that percentage to 30%.
- An additional 391 lots are within 6-7 degrees of appropriate solar orientation. If these lots were reoriented by this amount, the percentage would rise to 73%.

07 SOLAR ORIENTATION

RECOMMENDATIONS

Relevant Objective/s

- To provide good solar orientation for at least 70% of all lots and preserve solar access for future dwellings.

Recommendations

1. Given the unusual shape of the site, the presence of trees and other site influences, it is difficult to achieve the 70% solar orientation objective. Noting that some minor tweaks could increase the number of lots within the appropriate solar parameters it is recommended that the proponent be encouraged to review the plan of subdivision to assess whether it is possible to increase the number of lots that are within the preferred solar orientation parameters.

Other Findings

- The former golf course is a complex site – decisions have been made in the design response about vegetation retention and removal and responses to other site features, however the Development Plan does not contain a consolidated site analysis plan to show how the elements informing the design response interrelate.
- The Development Plan would benefit from inclusion of a clear and transparent progression from the analysis plans, to design response and framework plan in a spatial layered manner.
- The Framework Plan that is contained within the Development Plan should capture all structural elements identified in the supporting figures that are important to communicate the vision and expectations.
- Inclusion of the plan of subdivision offers the opportunity to assess translation of the directions that are contained within the Development Plan. However the role of the Development Plan should be retained noting that plans of subdivision may change over time.
- The proposal provides positive placemaking initiatives. For instance, design initiatives such as management of access control along the north-western side of the spine road to facilitate an uninterrupted pedestrian/cycle way, interspersed with patches of retained vegetation and view lines to open spaces, further supported by rear loaded higher density housing is particularly positive.
- Several of the plans and figures are small and hard to read especially when cross referencing the key, which makes it difficult to understand clearly the intent that is being communicated.
- The plan commits to a minimum 20% open space, however clarification is required to whether all of this is considered useable and accessible. Furthermore, not all open space is represented on the Framework Plan, and therefore it is unclear which areas of open space are being committed to, in the Development Plan and Framework Plan.
- The width, size and position of open space proposed along the perimeter of the site as extensions and links to existing parks, does not always match full extent of existing reserves.

Other Findings

- Some review of the approach to vegetation retention/removal is recommended noting the following:
 - Representation of open space in the Framework Plan is inconsistent with the Environmental Priority Area, Landscape Concept Plan and Subdivision Plan / Land Budget.
 - Priority vegetation areas and open space represented as 'Potential Green Connections' in the FP is not communicating or elevating these areas as important open spaces for tree protection.
 - Open space could be refined or extended to protect more of the significant and high value trees and EVCs.
 - It is not clear if trees within Priority Environmental Value areas are all proposed for retention or protection in open space.
 - No mapping has been included showing the location of indigenous, native and exotic trees – just tree value. This information would be valuable.
 - High Value Trees are generally prioritized for protection but difficult to determine which species comprise this category.
 - Rationale for the alignment of roads and how they respond to the priority areas would be useful.

Thankyou

City of Kingston

mesh

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25 March 2025

Tanya Sokolowski
Principal Strategic Planner | Strategic Planning
Email: Sokolowski@kingston.vic.gov.au

Dear Tanya

Planning referral:
Peer review of Ecology and Heritage Partners flora and fauna assessment
of former Kingswood golf course
Our reference: Matter 36607

Regarding Council's request for peer review of the flora and fauna assessment prepared by Ecology and Heritage Partners in relation to the former Kingswood golf course I can provide the following.

The EHP report is:

EHP 2025. Flora and fauna assessment of the former Kingswood Golf Course, 179–217 Centre Dandenong Road, Dingley Village, Victoria. Prepared for Satterley Property Group, Ecology and Heritage Partners Pty Ltd, Victoria, January 2025.

I inspected the site with Corey Smith, Principal Vegetation Officer, on 13 February and 12 March 2025.

Review of assessment report

- The EHP report has the required scope for an assessment under the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).

Inaccurate native tree information

- The information on trees is confused. The tree data is from the latest arborist report (ATC Land Management 2024) but EHP cites Homewood Consulting in Figure 2 Ecological features.
- As EHP utilises ATC Land Management for tree data, issues arise.
- Numerous misidentifications were found in ATC Land Management by limited sampling:

ATC Land Management

Blue Box 1658
Brown Stringybark 881, 882
Brown Stringybark 889
Brown Stringybark 1004
Manna-gum 323, 324, 325, 770
Narrow Peppermint 908, 910, 913, 1724, 3460, 3649

Correct species

Coast Manna-gum
Coast Manna-gum
Narrow-leaved Peppermint *E. radiata*
Swamp Gum
Swamp Gum
Coast Manna-gum

Peppermint *E. radiata* 1328, 1329
 River Red Gum 322
 Yellow Box 2830

Coast Manna-gum
 Swamp Gum
 Narrow-leaved Peppermint *E. radiata*

- 'Narrow Peppermint' is an unorthodox common name, the usual common name for *Eucalyptus nicholii* being Narrow-leaved Peppermint or Narrow-leaved Black Peppermint (DoE 2008). It is also known as Willow Peppermint. Confusingly, in Victoria, Narrow-leaved Peppermint is another species, *Eucalyptus radiata*, which also occurs on the former golf course.
- Despite ATC listing Narrow Peppermint as 'State Native', *Eucalyptus nicholii* is not native to Victoria.
- Many or most of the 94 ATC Narrow Peppermint trees are indigenous Coast Manna-gum *Eucalyptus viminalis* subsp. *pryoriana*.
- A Narrow-leaved Black Peppermint (ATC Narrow Peppermint) *Eucalyptus nicholii* was found (tree 3649), so the species is present but rare among the many planted trees.
- The EHP report may inherit identification errors from ATC as many trees misidentified by ATC are inside and outside the impact area (EHP Figure 2).
- EHP not recognising Coast Manna-gums 908, 910, 913 suggests reliance on ATC identifications to some extent. EHP may have only checked ATC identified indigenous trees, leaving out ATC exotic Narrow Peppermint, Brown Stringybark and Blue Box of which many are Coast Manna-gum.
- ATC has 30 Brown Stringybark *E. baxteri* trees, a species which does not occur on the site and or in the bayside suburbs. Most or all of these are likely to be Coast Manna-gum. It is not clear if EHP checked these trees for inclusion in the native vegetation removal report.
- ATC has nine Large trees (DBH ≥ 70 cm) listed as exotic Narrow Peppermint (529, 601, 605, 853, 908, 1724, 1946, 3649) and Blue Box (1658). It is not clear if EHP checked the identity of these trees for inclusion in the Native vegetation removal report.
- ATC has many scattered Small trees (<70 cm DBH) of native species, many called Narrow Peppermint, with various names other than Coast Manna-gum, River Red-gum and Yellow Box. It is not clear if EHP checked the identity of these trees for the native vegetation removal report.
- The EHP native vegetation removal report (Appendix 3) has 16 Large canopy trees and 2 Small scattered canopy trees as tree native vegetation to be removed. The considerable number of small native canopy trees within patches is not stated. EHP should confirm they have undertaken their own tree identifications, that they have checked the ATC data for misidentifications, and that the tree native vegetation to be removed figures in the native vegetation removal report are accurate.
- Since some Coast Manna-gums are missing from the native vegetation removal report, for example trees 908, 913 and 910 (above), the extent of proposed native vegetation removal (5.866 ha) is an underestimate. Any missing Large tree also requires a Large tree offset.

Undermapping of native vegetation

- Undocumented patches of native vegetation were found within the impact area by limited sampling.
- Swamp Scrub is undermapped. One stand is mapped but two more stands occur, including the largest. Two patches of Swamp Paperbark occur near the northern entrance. It is not clear whether the pre-1750 EVC is Swamp Scrub or if the vegetation originates from plantings. If it is from plantings, then almost all of the scrub is coppice growth from the original plantings as it is recruiting new stems at its margins which is typical of Swamp Paperbark. Another more likely originally planted patch now mostly recruitment is in the south. The planted vegetation exemption does not apply to recruitment either from seed or coppice and applies only to original plantings. Accordingly, these patches are lost as they are within the impact area. Either EVC benchmark Swamp Scrub or Damp Sands Herb-rich Woodland may be used for the native vegetation removal report.



Undocumented Swamp Scrub, impact area



Undocumented Swamp Scrub, impact area, 9.11.21

- Other examples follow.



Trees 908, 910 and 913, not Narrow Peppermints, form an undocumented patch of Coast Manna-gums, impact area



Undocumented patch composed of various indigenous species, impact area



Trees 22-25 are Swamp Gums forming an undocumented patch, impact area

- Several undocumented and unaccounted for native vegetation patches within the impact area result in underestimation of the area of native vegetation within the impact area, causing underestimation in the loss and offset calculation.

Issues with the development design

- Meeting the Guidelines but going no further, the ecological assessment does not consider impact on local biodiversity when the most of the site's native vegetation is removed in the largest proposed clearance of native vegetation in the City of Kingston area in over 50 years.
- The Golf Course Redevelopment Standing Advisory Committee (Advisory Committee) report (PPV 2022) findings include:
 - The Advisory Committee concludes:
 - In terms of site values, constraints and opportunities:
 - There are opportunities for protection and enhancement of the site's environmental values, that may benefit National, State and locally significant species.
 - Further work is needed to:
 - Better describe environmental values including a review of the biodiversity strategic context or an assessment of locally significant environmental values.
 - Prioritise the environmental values or provide a map of the priority values which would assist in providing a transparent transition from site analysis to design.
- The EHP report does not include a review of the biodiversity strategic context or an assessment of locally significant environmental values required by the Advisory Committee.
- There is no analysis of the fate of the 67 recorded indigenous flora species regarding location within the proposed 20% open space, including over 20 species of local significance in the municipality listed in the City of Kingston Biodiversity Strategy (Biosis 2021, EcoFutures 2024).
- The natural stand of River Red-gums 724, 726, 727, 731, 733 and 734 is significant but the proposed small park protects only four trees (trees 724 and 734 are lost) and these are hemmed in. The park may not provide sufficient separation between trees and public, noting people should not be under the trees especially on days of strong wind. Tree 734 is in the path of a road, but the park could be extended to the south to include tree 724 and two habitat zones DS2 for more open space.



Stand of natural River Red-gum hemmed in within proposed small park

- The largest area of Damp Sands Herb-rich Woodland with large Coast Manna-gums and indigenous understorey species including herb Austral Stork's-bill (vulnerable in Kingston) is also the best example of this vegetation type on the former golf course but is unprotected. Austral Stork's-bill is one of numerous locally significant species that be eliminated from the former golf course.



Damp Sands Herb-rich Woodland, impact area, 9.11.21

- It appears that native vegetation within the proposed parks is not all retained. All of the habitat zone DS2 is marked as impacted vegetation. DS2 is Coast Tea-tree dominated. This species is natural in the sense that it is locally indigenous and it colonised the Melbourne Sandbelt of its own accord after the end of Aboriginal burning. It is also a highly sculptural form tree species with impressive individuals at maturity especially when underpruned. Many if not all of the Coast Tea-tree should be retained within the designated parks where underpruning would also enhance visibility in the parks.
- Various ecological features referred to in this review are shown in Attachment 1.

Conclusion

- Clause 52.17 of the Kingston planning scheme is triggered by the permit application in relation to habitat zones, large trees and scattered small trees as defined in the Guidelines.
- The Ecology and Heritage Partners report does not review the biodiversity strategic context or assess locally significant environmental values as required by the Advisory Committee.
- The Ecology and Heritage Partners report undercounts indigenous trees and undermaps native vegetation within the impact area, which undermines the loss and offset calculation in its native vegetation removal report.
- The development design outlined in the Ecology and Heritage Partners report does not respond well to the site's locally significant ecological features.

References

ATC Land Management 2024. Former Kingswood Golf Course 179-217 Centre Dandenong Road Dingley Village: Preliminary arboricultural report. 30 July 2024.

Biosis 2021. Statement of evidence for Standing Advisory Committee Hearing: Amendment C199 – former Kingswood Golf Course proposed redevelopment, Dingley Village – Flora.
Dr Jeff Yugovic, expert retained by City of Kingston, 19 November 2021.

DELWP 2017. Guidelines for the removal, destruction or lopping of native vegetation.
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www.environment.vic.gov.au/data/assets/pdf_file/0021/91146/Guidelines-for-the-removal,-destruction-or-lopping-of-native-vegetation,-2017.pdf

DoE 2008. Approved conservation advice for *Eucalyptus nicholii* (Narrow-leaved Peppermint).
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PPV 2022. Draft Kingston Planning Scheme Amendment C199king, and associated development plan and permit Proposed Kingswood Golf Course Redevelopment, Dingley Village Advisory Committee Report: Volume 1. Planning Panels Victoria, 18 March 2022.
<https://planning-schemes.app.planning.vic.gov.au/All%20schemes/amendments/C199king?schemeCode=king>

Regards

A handwritten signature in black ink, appearing to read 'Jeff Yugovic'.

Jeff Yugovic
Senior Associate Ecologist

Attachment 1. Ecological features

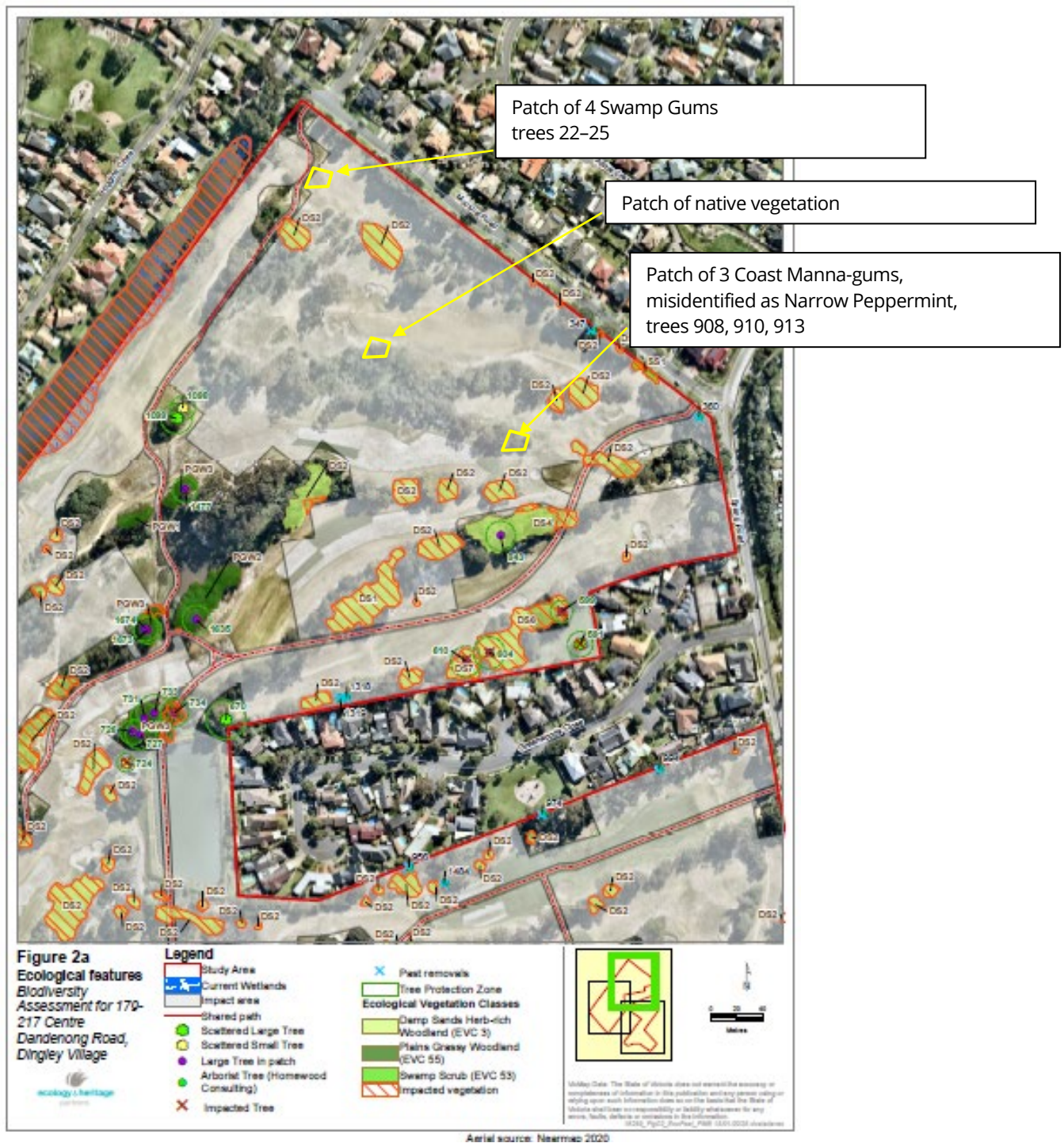




Figure 1c. Ecological features

Appendix 3 – Vegetation Officer comments

Native vegetation removal

- Ecological report determines 5.2 hectares of native vegetation within site with 4.9 hectares proposed to be removed
- 28 large trees recorded, 14 proposed to be removed
- 7 small trees recorded, 6 to be removed

The extent of native vegetation to be removed is excessive.

The ecological assessment of the native vegetation and site EVC's is incomplete and underestimates the extent of native vegetation within the site and therefore underestimates the extent of the native vegetation removal. Both the extent and quality of native vegetation removal have been underestimated.

There doesn't appear to have been an attempt to incorporate the existing native vegetation into the development.

We believe the site has an overall higher biodiversity value than the submission suggests.

Landscape Master Plan

Landscape Master Plan seeks to mirror the overall Dingley Village 'Garden Suburban' character to the proposal.

Due to the proximity of Kingswood to local areas such as Spring Road reserve, Braeside Park, Rowan Woodland reserve. The current plan does not adequately promote integration of high-level native and indigenous plantings and does not focus on the themes of connectivity, threatened species protection and habitat values as detailed in Kingston's biodiversity strategy.

The landscape master plan and the removal of virtually all native vegetation and site EVC's are linked in that the retention of areas of native vegetation, with the proposal designed around retained native veg and EVC's would have resulted in a landscape treatment that was more natural and site responsive.

The list of proposed indigenous street trees includes non-indigenous trees.

The list of plant species for revegetation of the Plains Grassy Woodlands EVC includes plant species not found within that EVC in Kingston.

The requirement for 4m high trees in front setbacks is not supported. 4m tall is essentially a large shrub and provides very little benefit in its contribution to any of, reducing urban heat through cooling hard surfaces, contribution to amenity or contribution to biodiversity.

There shouldn't be a requirement for lawns in the private realm, given the lot sizes mulched garden beds with low growing plants would be preferable, and even in larger lots a mulched garden bed with ground covers is preferable to lawn.

Private realm plant species

The plant species for the private realm should be discarded and a new list provided which emphasises indigenous species.

- Recommended trees provide no height greater than 7 metres, defining all trees as small and providing limited opportunity to achieve significant canopy at maturity.

- Species such as Tuscarora Crepe Myrtle would provide just 12.4m², whereas *Eucalyptus pauciflora* (Snow Gum) would provide 28.3m².
- This list reduces the opportunity to increase urban cooling in the private realm, but it also encourages residents to pick the smallest tolerated species 4x3 resulting in minimal benefits for cooling and limited or no biodiversity support.
- Habitat pollinator species is not a sufficient descriptor as species listed such as 'Pyrus' encourage limited species and promotes significant presence of the introduced honeybee (*Apis mellifera*), which forces out indigenous pollinator species and contributes to hollow invasion, excluding indigenous bird species and arboreal mammals.
- There is a distinct lack of indigenous vegetation included with only 2/13 species in trees, with many categories with 0. This does not align with councils popular Gardens for Wildlife program and discounts the suitability of indigenous vegetation in a landscape setting.
- Historical representation of EVC's such as Damp Sands Herb Rich Woodland and Plains Grassy Woodland is minorly present in this list, despite many species being suitable.
- Accent plants provide no environmental value and are species which often become too large and dominant as feature plants, requiring removal. If there is the availability of a suitable indigenous version over a cultivar native species, it should be considered, as they grow to the conditions and provide services to local species.

Arborist assessment

We have a difference of opinion with the arborists assessment of the site trees and consequently a difference of opinion relating to the retention value of the site's trees.

Retention values have not incorporated the biodiversity value. The DPO requires the arborist report to assess the *Biodiversity value, including local significance and habitat value.*, this hasn't been included in the assessment of the trees, however due to the significant level of mis-identification of the trees, any assessment would be irrelevant.

The site contains numerous *Eucalyptus ovata* with 2 main locations for multiples of the species. One is the north-east corner of the former golf course, around the northern end of the Melbourne Water retarding basin, this was confirmed on a recent combined site inspection. The other is adjacent to a water body in the central part of the site with the trees interspersed with *Eucalyptus camaldulensis*. Neither of these locations have *Eucalyptus ovata* recorded as being present in the ATC report.

ATC recorded 6 x *Eucalyptus viminalis* subsp. *pryoriana*, this species is the dominant canopy tree in the Ecological Vegetation Class (EVC) Damp Sands Herb-rich Woodland, the most widespread of the EVC's found on site. Council officer observations during multiple site visits, supported by the contents of numerous reports submitted, is that the number of *Eucalyptus viminalis* subsp. *pryoriana* is substantially higher than 6 and likely to be over 150.



Figure 1 Example of 3 x site indigenous trees, *Eucalyptus viminalis* subsp. *pyroriana*, Coast Manna Gum, incorrectly identified in the ATC Land Management report and therefore not assessed as a patch in the Ecology report

Whilst some of the tree assessments seem reasonable, overall, the applicant's arborists have provided a report which includes significant numbers of misidentified trees, mostly site indigenous, which impacts their retention value but also means that the amount of native vegetation removal is underestimated.

It appears from the sample of trees inspected that most of the *Eucalyptus viminalis* subsp. *viminalis*, Coast Manna Gums, have been identified as either *Eucalyptus nicholii*, Narrow leaved Black Peppermint, or *Eucalyptus radiata*, Narrow-leaved Peppermint. The number of *Eucalyptus ovata*, Swamp Gum, growing within the site is also higher than identified in the report with the Swamp Gums being incorrectly identified as *Eucalyptus globulus*, Blue Gum or *Eucalyptus viminalis* subsp. *viminalis*, Manna Gum, neither of which occur naturally within the site or the City of Kingston.

The extent of tree removal from within the site is excessive and there is the opportunity for far more trees to be retained in the public realm with minor design changes.

No trees are proposed to be retained within the private lots. There is no reason not to retain trees within private lots. Trees are retained regularly within private lots on development sites. Trees adjacent to the perimeter boundary of the former golf course, along with trees in the front or rear setbacks of lots are ideally located for retention and would improve the amenity and biodiversity of the redeveloped site.



Figure 2 Tree 770, *Eucalyptus ovata* (site indigenous), identified as *Eucalyptus viminalis* (L) & Tree 3460, *Eucalyptus viminalis* subsp. *pryoriana* (large tree in EVC 3, not included in EHP report) identified as *Eucalyptus radiata* (R)

Sample of tree population that were reinspected and determined that the genus/species was identified incorrectly

Table 1 Sample of trees reinspected by Council

ATC report Tree ID			Site determination by Council		
ID no.	Botanic name	Common name	Botanic name	Common name	Site indigenous?
133	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
200	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
322	<i>Eucalyptus camaldulensis</i>	River Red Gum	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
323	<i>Eucalyptus viminalis</i>	Manna Gum	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
324	<i>Eucalyptus viminalis</i>	Manna Gum	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
325	<i>Eucalyptus viminalis</i>	Manna Gum	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
492	<i>Eucalyptus globulus</i>	Blue Gum	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
605	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
770	<i>Eucalyptus viminalis</i>	Manna Gum	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
853	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
881	<i>Eucalyptus baxteri</i>	Brown Stringybark	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes

882	<i>Eucalyptus baxteri</i>	Brown Stringybark	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
889	<i>Eucalyptus baxteri</i>	Brown Stringybark	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	Narrow-leaved Peppermint	Yes
910	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
913	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1004	<i>Eucalyptus baxteri</i>	Brown Stringybark	<i>Eucalyptus ovata</i>	Swamp Gum	Yes
1180	<i>Quercus robur</i>	English Oak	<i>Quercus canariensis</i>	Algerian Oak	No
1303	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1306	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1328	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1329	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1485	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1486	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1630	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1740	<i>Eucalyptus sp.</i>	Gum Tree	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1743	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
1747	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
2043	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
2830	<i>Eucalyptus melliodora</i>	Yellow Box	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Yes
3003	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
3460	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes
3649	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna Gum	Yes

Appendix 4 - Traffic and transport officer comments

Development Plan

Walking, cycling & strategic context	
Reference	Comment
Page 25 figure 19	Framework Plan language updated to reflect what will be delivered rather than 'potential' connections. This plan should also show cycling connections.
Page 33 figure 23	Clarify whether the southern Spring Road intersection is meant to be a standard T intersection or a left in/left out arrangement. Ensure consistency across all documents and plans.
Page 34 figure 26	The shared use path is not included in this cross-section – it's unclear what happens to this path, despite the intention of providing it for the entire length of the main connector road.
Page 36	Upgrades to the roundabout at Centre Dandenong Road/Tootal Road intersection to add a lane will impact on pedestrian and cycling connections, proposed upgrades should consider how to ameliorate these impacts.
Page 37 figure 32	Further improvements are recommended to cycling and pedestrian connections: - Cycling connections should be provided to Christina Terrace – including via the northern most green connection to the court bowl of Christina Terrace – and facilitating a cycle path connection through to McClure Road. Consideration should be given to how cycling paths in the site are connecting to external roads/paths eg. The McClure Rd/Wheatland Crescent shared path. - Cycling connection via the main connector road through to Golfwood Close.

	- The pedestrian connection through to Cannery Place be upgraded to also provide a cycling connection (subject to demonstrating this infrastructure does not impact the retention of trees). - The roundabout at the McClure Rd/Spring Rd intersection needs to consider safe bicycle provision. The figure shows on-road cycle connections external to the site – it's unclear what is meant here – whether a dedicated on-road bike lane is being proposed or if the figure is referring to the existing road network. The DPO8 requires dedicated bike lanes either on or off road. The DTP are unlikely to support a dedicated bike lane in both directions, which would need to be constructed the full length of Centre Dandenong Road between Tootal Road and Lower Dandenong Road, not just outside the subject site. A shared use path is the preferred option to be constructed at the front the site – both Centre Dandenong Road and Spring Road. The proposed increase of lots on Spring Road with crossovers also needs to address the incorporation of a shared use path on this road and address safety for the operation of the shared use path.
Public transport	
Page 33 figure 23	The access and circulation plan does not show the pedestrian link that is shown on other plans via open space to Cannery Place. This linkage is important for residents in the south-eastern precincts of the estate to access bus stops on Centre Dandenong Road.
Page 36	Changes to the Tootal Road/Centre Dandenong Road roundabout should consider current and future public transport provisions. This may include working with DTP to identify potential for additional bus stops and bus head-start lanes in this area.
Page 37 figure 32	There should be more detail on whether “Potential Future Bus Stops” will include direct construction of bus bays/bus stop infrastructure,

	ready for use by public bus services when deemed necessary by DTP/PTV. Providing these stops during the construction of the road allows buses to be added with minimal works when required, on the bus capable road.
Page 37 section 4.4.4	There is insufficient discussion on the proposed north / south new bus route through the site and how it is intended this will tie in to the existing bus and public transport network and the existing road network.
Proposed road layout	
Page 33 figure 23	The arrangement of connections to Wolbers Road and Toorak Drive have the potential to create 'rat runs' through these local streets. The proposal has not appropriately considered this. Traffic calming measures need to be implemented in these small local streets, or consideration of one-way traffic arrangements to and from the estate.
Page 34 figure 24	The road widths shown on the staging plan (figure 34) are inconsistent with figure 24 and cross section plans. It's unclear how the variation in road widths will be treated and where the width is reduced what is removed from the cross section – for example if the main connector road has several sections that vary in width.
Page 35 figure 28	The local access street #3 carriageway width needs to be increased to 7.5m to facilitate two way traffic and on-street parking on one side.
Page 45 figure 34	Any roads that have a dead end should be provided with a turning area /court bowl for vehicles to turn around.

Traffic Impact Assessment, One Mile Grid (2024)

Reference	Comment
Page 22	Public transport services only directly operate to Springvale, Cheltenham and Mentone Railway Stations.

	Every-day hourly services on Route 811 and limited weekend service on Route 812 prevents this connection at many times, however. Route 828 provides the only consistent, weekday connection (1 bus every 20 minutes). There is strong mention of the presence of bus services on Centre Dandenong Road, however limited discussion of the frequency and service of these routes, this should be addressed.
Page 23 section 4.4 Bicycle facilities	It is unclear what this section means and where the designation of Centre Dandenong Road as an 'informal bicycle route' comes from.
Page 34 section 5.5 Existing traffic capacities	Refers to typical design guidelines for standard roads – these guidelines should be referenced.
Page 38 section 6.3.2	There is insufficient consideration of the impact to local streets and integration with the development – it's recommended there are traffic calming measures are implemented to address 'rat running' through these local streets.
Page 39 figure 24	Clarify whether the southern entry to Spring Road is a T intersection or left in/left out (as per corresponding comment for figure 23 of the Development Plan)
Page 41 figure 25	The 2.5m shared path is not consistently reflected in the Development Plan. This figure should provide for a shared path on the site's frontages to Centre Dandenong Rd and Spring Rd. Further consideration is required regarding providing a connection to the shared path across McClure Road and to Wheatland Crescent.
Page 42 section 6.6	Further details of car share spaces should be provided if there is an intention to provide them on the site. Further information is requested regarding EV charging on the site and where they would be located.

	Consideration should be given for the provision of accessible parking provision for visitors to the site. Consideration should also be given to a bike repair station on the site. It is unclear what is meant by the following, considering no maps have showed new bus stops within 100m of the proposed signalised intersection: ‘In addition, the internal footpath network will connect to Centre Dandenong Road and the existing bus stops located on either side of road – with the new signalised intersection providing a controlled pedestrian crossing point to access westbound bus stops.’ Bus stops should be provided at this location to ensure close access to public transport. This is particularly important on the west side of Centre Dandenong Road, where access will be provided through the signalised intersection.
Page 44 figure 26	The road hierarchy plan is confusing and hasn’t included where the bike paths are in the hierarchy. The road widths are not reflective of the indicative road widths that are included on the concept subdivision plan.
Page 56	The provisions in Clause 56.06-3 should be followed on the main connector road, to ensure provisions for future bus stops address Standard C16. Linkages to bus stops on Centre Dandenong Road must be short and safe, with stops located close to the proposed signalised intersection.
Page 58	The provisions in Clause 56.06-6 should be followed on the main connector road, to ensure provisions for future bus stops address Standard C19.

Page 80 Appendix A	Bus Priority signals are not shown in any Functional Layout Plans. Will this be provided here as discussed on Page 39, or could the meaning of “Bus priority operation will be included in the signal phasing operation” be expanded upon.
Page 80	Design of the roundabout needs to better consider cycle use of the roundabout and proposed and existing shared paths in the area. There are existing shared paths on McClure Road and this development should be providing a shared path to the site’s frontage on Spring Road.
	The proposed intersection for the southern site connection to Spring Road is missing from the functional layout plans. This must be provided and clarification given as to whether this is a left in/left out or T intersection arrangement.
Page 81	Functional layout plan for signalised intersection to Centre Dandenong Road should show how the proposed shared path connects to the existing shared paths (such as north of Christina Terrace) or cycle routes on Centre Dandenong Road. Unclear how bus priority in signal phasing will work.
	Turning lanes into Kubis Crescent are recommended to be increased to allow for storage of vehicles, based off the provided Sidra results.
Page 83	Functional layout plan for Centre Dandenong Road / Tootal Road roundabout shows poorer outcomes for pedestrians crossing Centre Dandenong Rd on southern approach. This also fails to consider use of the crossing by cyclists or connections to existing shared path on Centre Dandenong Road (south west), and proposed Centre Dandenong Road (north east) or Tootal Road (including connections via the laneway running behind the petrol station).

Appendix 5 - Design Guidelines assessment

It is not clear how the Design Guidelines are intended to operate and how they will be administered and enforced. This aspect of the Guidelines is a critical issue and requires careful consideration to the potential consequences of some of the current drafting.

Ensuring there is consistency throughout the document in how it approaches requirements will be important – for example are the Guidelines ‘for information purposes only’ (cover page), or do they entail mandatory requirements – and how are those requirements given effect.

Overall, the Guidelines require a thorough drafting review to ensure they are clear and consistent, with an opportunity to refine components that appear to duplicate or overlap with other sections. This review needs to provide for clear direction in the document about the urban design principles that should be employed in house designs and an articulation of the built form character that is being sought.

Noting the issues outlined in this assessment are not exhaustive, a review of the Guidelines should consider:

- Resolution of how the Guidelines are applied and how they will operate.
- Providing clarity and detail about the design and approval process, including clearly articulating a governance framework.
- How sustainability initiatives can be embedded throughout the document to ensure there is a consistent approach to ESD outcomes (in addition to the dedicated section of the Guidelines).
- Consideration of the role of the Guidelines if they are replicating Building Regulations.
- If variations to the Regulations are being sought, there should some rationale and information to demonstrate it will deliver an appropriate outcome (for example side setbacks).
- Opportunities to refine and consolidate sections that address similar or the same matters.
- Thorough proof reading to remove errors and inconsistencies (such as references to incorrect legislation or planning provisions – see page 7 of the Guidelines for examples).

Section 4 Design & building approval process

The Guidelines note dwellings on lots less than 300sqm must be in accordance with the Guidelines or a separate planning permit will be required from Council. The Guidelines seek to apply the Small Lot Housing Code (2019 – not the current version), with some variations to the standards of the Code. It is not fully understood how this exemption is able to be applied to lots less than 300sqm, or how the Small Lot Housing Code is considered in this context as it is not part of the Kingston Planning Scheme.

It is unclear what the status of the Guidelines is as an approved document that forms part of the development plan, and the ability for it to be ‘subject to change by Satterley Property Group at any time without prior notice’. If the Guidelines are required to be to the satisfaction of the responsible authority, any changes would need to be approved by the responsible authority. This section of the Guidelines should be reviewed through the lens of the requirements of the DPO8.

This section should also outline what will happen when the estate is built, and the time limits that should apply to the application of the Guidelines. The content in section 10 regarding the lifespan of the Guidelines should be brought forward in the document and incorporated into section 4. It is strongly recommended the Guidelines expire at a set time post all stages being complete. The proposed timeframes are unwieldy with each lot having a separate expiry (five years from the settlement date, and there is no clarity around who is responsible for enforcing this).

It is unclear who is responsible for checking compliance with the Guidelines after construction. The landscaping section (for example) provides requirements for the completion of landscaping, however there is no discussion around how this is enforced.

This section refers to a Design Review Panel, however it is unclear who comprises the Panel, their qualifications, role and ambit of exercising discretion in the approval of non-conforming designs.

Step 4 of the design and building approval process graphic notes that an approved non-conforming design would also require a planning permit from Council, however a lot over 300 square metres would be exempt from a planning permit. This should be clarified, and relevant changes made throughout where Council is no longer the responsible authority.

Section 4.1 Submission requirements

This section includes a paragraph regarding non-conforming designs that may be considered on their individual merits. Specifying some parameters for how discretion will be exercised would be helpful for users of this document.

It is unclear how the approval process for non-conforming designs is established, and the interaction of this part of the Guidelines with section 5.1 where text notes that: 'drawings and the construction of dwellings on lots of less than 300sqm must be in accordance with these Design Guidelines or a separate planning permit will be required from Kingston Council.'

Section 5.1 Lots less than 300sqm

The section titled Lots Abutting Public Open Space should be clarified to note it relates to side and rear fencing.

The Small Lot Housing Code was updated in 2024, further clarification is required around the use of the 2019 version of the Code.

Section 5.2 Lots greater than 300sqm

Clarification is sought whether the building siting requirements of the Guidelines encourage outcomes that would be less than those required under the *Building Regulations* 2018, and if they are the same it's not clear what purpose it serves articulating them in this document.

Section 5.2.1 Setbacks

Front setbacks:

Consider defining the term 'principal front building line'.

For corner lots where it is noted the preferred setback is 2 metres – this should be the setback that is required, rather than permitting a lesser setback of 1 metre.

Reference to 'feature piers': Piers, columns, or any building / facade elements projecting in the front setback, within 2.1 metres from 'natural ground level' should not be permitted. This excludes door and window shading elements.

Side setbacks:

It is unclear why only a 1 metre setback from one side boundary is required for any wall height, whilst greater setbacks are required for lots less than 300sqm. Setbacks less than the Building Regulation is not supported.

Garage setbacks:

The first dot point regarding garages on corner lots needs refining to better detail the outcome being sought, it is confusing.

The second dot point should increase the position of garages behind the front wall to 1 metre to provide a discernible recession.

Lots adjacent to existing dwellings:

Text needs to be updated to correctly reference the boundary setback requirement being the greater of either 5 metres from the boundary or 9 metres from an existing dwelling (excluding the outbuildings and works normal to that dwelling).

Section 5.2.2 Height

The two-storey height limit that applies to lots that adjoin existing residential lots external to the site, is discussed in this section and refers to these lots as 'Interface Housing' shown on the Framework Plan. The Framework Plan does not adequately identify all interface housing lots, and this may cause confusion in the future. This section needs to be amended to articulate this requirement clearly.

Section 5.2.4 Façade activation – materials, balconies, verandahs and porticos

This section should include greater/more specific guidance, including diagrams and photos of best practice to illustrate the outcome being sought.

This section should also provide a palette of materials and colours and provide much greater guidance for how these are used and applied. This section also needs to address fundamental requirements regarding durability and sustainability of the materials.

- References to 'articulation' should be balanced with an explanation to avoid excessive use of architectural features or treatments, excessive application of different materials and finishes, to avoid making the facades appear too 'busy'.
- 4th dot point under Requirements / Controls: change in materials between ground and upper floors is encouraged 'on different planes, so that the external ground and first floor wall surfaces are slightly recessed from each other and not on the same plane'.
- Same principle applies for 5th point (varied materials).
- Express windows and openings on external walls with recessed or extruded frames and shades to avoid presenting a flat facade with windows and walls on the same plane.
- The location of heating and cooling units and all external services should not be visible from the public realm, including front and side facades.

- All balcony balustrades and railings should be of metal or timber battens / slats. Glass balustrades should not be permitted.

Section 5.2.5 Garage doors

As above, the outcome being sought should be illustrated with an image showing how it can be achieved.

- Materiality and finishes of the garage doors should be recessive and complementary to that of the higher quality of the front façade.
- The flat roof or parapet of the garage should maintain a low height to avoid dominating the street and should not exceed the height of the main ground floor façade, or other architectural features such as an entry porch, in case of a two-storey dwelling.

Section 5.2.6 Corner lots, return and front fencing

It is unclear why there are two sections in the Guidelines that address fencing that would apply to lots over 300sqm. The approach to fencing generally across all lot sizes is confusing and there is scope to provide one consolidated section that addresses fencing for all lots and provides clear guidance – and including consideration of interfaces to external roads.

There is no clear guidance provided for side and rear fencing – especially for how these are to be treated where they abut public open space. There is a reference to section 5.3.14 for fencing design and requirements however this section does not address height or transparency – unlike how lots under 300sqm are treated. Section 5.3.14 makes references to gates in a fence – it's not clear if this is giving consideration to allowing gates in side and rear fences access to public open space, which should be actively discouraged.

Section 5.3 General siting and design requirements for all homes within the estate

Section 5.3.1 Orientation and lot layout

This section provides insufficient guidance regarding the siting of dwellings on lots. Content which encourages the orientation of dwellings to maximise solar access is positive however other matters are not addressed that significantly impact solar access and daylight to windows.

This section needs to provide greater guidance around how to avoid unreasonable overshadowing, otherwise its usefulness is limited and does not add anything beyond the requirements that are otherwise articulated via the Building Regulations.

This section provides limited guidance for walls on boundaries, and only notes that building on boundary is preferred on the south and west boundaries. It's not clear what value this section provides beyond the standards that are set by Building Regulations.

Section 5.3.2 Privacy and passive surveillance

There is an opportunity in this section to better articulate the urban design outcomes being sought – for example what type of screening would be supported where its required.

The third dot point relating to window sill heights should be amended to specify a maximum sill height of 1.2m to facilitate passive surveillance.

Section 5.3.3 Car accommodation

Where language is 'should' or 'encouraged' this should be strengthened to 'must' to achieve the objectives for this section and enable street tree planting.

The fourth dot point should be rephrased to:

Attached housing must provide tandem garages to minimise street impact.

It's not clear what is driving the last dot point that says a double garage 'must' be provided for lots with a width greater than 12.5 metres – it is contradictory to the objectives and should be deleted, or alternative advice provided for accommodating two car spaces.

Section 5.3.4 Driveways

Permeable materials for driveways should be encouraged.

Section 5.3.5 Services, non-permanent structures and ancillary items

Meter enclosures should be a separate dot point and not included with roof equipment. It should be rephrased to:

- *The location, design, and colour of meter enclosures, mail boxes, and other equipment fronting the street should be carefully designed and integrated to complement the overall design of the house, and to minimise their impact on the streetscape.*

Section 5.3.6 Garden area

It's not clear whether these are 'mandatory' in terms of the wording used – and if so, how this would be possible for lots under 300sqm with 100% site coverage, and that would otherwise be exempt if designated as a 'medium density site in an approved development plan'.

Specifying garden area requirements consistent with the zone would be appropriate for lots over 400 square metres, particularly where Council is seeking residential lots to contribute to tree canopy coverage on the site. Specifying garden area requirements for lots less than 400 square metres does not appear realistic.

For lots over 400sqm the text should be clear the garden area requirements are mandatory and cannot be varied.

There is text referring to a document regarding the reformed residential zones, this should be deleted.

Beyond specifying a minimum garden area, there is no further guidance regarding how private open space should be arranged to maximise useability – eg minimum dimension or location.

Section 5.3.7 Architectural character and visual style

This section contains very broad language and not enough substantive guidance. It would improve the useability of this document to include more images and photos to demonstrate what best practice looks like. Consideration should also be given to embedding sustainability initiatives in imagery throughout – eg a review to remove photos of dwellings with dark coloured roof tiles is recommended.

The second photo on page 23 should be removed, and replaced due to:

- Visual bulk created by first floor cantilever dominates the streetscape, and conflicts with the third objective.
- White colour palette conflicts with the site's landscape values and should be replaced with muted colours which will also make the upper storey appear recessive.
- The application of feature stone tiles on the 'secondary façade' is confusing in terms of defining the principal entry and façade.
- Large areas of render finish should be discouraged as they don't age well due to their poor durability issues.
- Double storey built form to the street further compound its visual bulk, particularly the two-storey grey render walls on the secondary façade which present no relief due to lack of windows. The example conflicts with the objective copied below. Replace with lighter colours and provide upper setbacks where possible, to mitigate its visual bulk and impact on the public realm.

All walls visible from the secondary streets must be detailed to match the front elevation. This includes having at least one habitable room window visible at each level of the second frontage, positioned forward of the side boundary fence.

The following sentence from the second dot point under 'Requirements/Controls' should be rephrased:

A high standard of house design is expected, and ~~various styles~~ variations in contemporary character are encouraged.

Section 5.3.8 Roof design

A very important requirement to actively discourage dark coloured roofs is missing. This should be highlighted as a key requirement and addressed in this section.

Section 5.3.9 Entries

Capture / reflect this clause provided in 5.2.4:

- Every dwelling must feature a front covered entry porch, portico, balcony, or verandah that is at least 1.2m in width, with a minimum landing depth of 1.2m.

Section 5.3.10 Corner lots and lots adjoining public open spaces

No guidance on side fencing treatments to public open space. Refers to section 5.3.14 for fencing requirements that is absent detail.

Section 5.3.11 Materials – external walls, garage doors and glazing

Similar to section 5.2.4, this section needs to specify a palette of materials and colours and how they should be used. The palette of materials must also address requirements around durability and sustainability.

Confusing overlap with 5.2.4 & 5.2.5, potential to move all Materials comments to this section.

Section 5.3.13 Landscaping

The separate Landscape report which notes it does not address landscaping requirements for residential lots, contains the preferred species list for residential lots. This species list needs to be included in the Design Guidelines where they are to be applied. This list also

needs to be revised to ensure it selects species appropriate for a residential garden – for example, the nominated *Eucalyptus pauciflora* (Snow Gum) is not suitable from a safety perspective. This list also needs to properly incorporate native and indigenous species in accordance with the DPO8, as the current list is made of predominantly exotic species.

The Guidelines only address front garden requirements, they should be expanded to also provide guidance for planting (especially tree planting) in the setbacks to side boundaries and private open space. The Guidelines and development plan must meaningfully address urban heat and facilitate a tree canopy that strengthens ecological values and habitat links. The plan does not adequately address these matters in the private realm and relies too heavily on future Council reserves and parks to do this.

The Guidelines should also address how tree retention in private lots is managed. The development plan is required to provide principles for tree and vegetation principles in residential lots, applying the first principles of retaining high value trees and vegetation with amenity values that adjoin existing lots. It is strongly recommended the Guidelines are amended to incorporate guidance for how this is achieved.

Landscaping timeline and plan

This section notes the front garden must be fully landscaped in accordance with the Guidelines within 3 months of a Certificate of Occupancy, or 24 months after settlement. It is not clear how this will be checked or enforced and who is responsible for doing this. This timing is also inconsistent with the timing specified in section 10.1 and should be clarified.

Front garden design

The provision of at least one canopy tree in the front garden is supported, however the minimum mature height of 4 metres is insufficient and is too small to meet the definition for a 'small tree'.

Section 5.3.14 Fencing

This does not provide sufficient guidance, and as discussed elsewhere appears to contemplate gates to public open space from side or rear boundary fencing – this is unacceptable but may be an unintended consequence of drafting. It is not clear why else a gate would be required, where front fencing is not permitted in this estate - if it's intended to apply to corner lots with a gate to a side boundary fence that faces a street, this should be specified.

The diagrams used for this section are unclear in terms of what they are intending to show. There is also no detail around the height of fencing that would be considered appropriate, or whether permeability is contemplated or if it must be solid etc. This is the only content in the Guidelines or development plan that deals with fenced interfaces to public open space and requires more specificity.

Sustainability guide

See appendix 6 for comments on proposed sustainability initiatives.

Appendix 6 ESD officer comments

Documents reviewed:

[25/14827 - Design Guide lines - 201224](#)

[25/14828 - Development Plan-201224](#)

[25/14815 - Sustainability Report-211124](#)

Summary

- The submitted Design Guidelines have now been reviewed with comments below.
- The sustainability initiatives contained in the Development Plan remain unchanged, and therefore Councils initial concerns and comments remain unchanged. These are detailed further below in this document.
- The updated SMP identifies a wider range of initiatives than the original version, however there is a lack of firm commitment to achieve the noted initiatives. The translation of the SMP into the Development Plan has not been updated to include these new initiatives. Further comments on the SMP have not been provided, as the scope of comments provided on the Development Plan and Design Guidelines sufficiently captures Councils concerns regarding sustainability items.

Comments on the Design Guidelines

Council is supportive of the focus on sustainability initiatives detailed within the Design Guidelines. There are however opportunities to revise the language around commitments sought in the design guidelines to ensure initiatives proposed are achieved, as well as to include additional initiatives to ensure improved sustainability and liveability outcomes. Detailed comments have been provided in the table below.

Sustainability principle	Concerns	Suggested objectives/principles
General	The development plan states <i>"dwellings aim to be net carbon positive over their life"</i> however there is nothing detailed in the Design Guidelines about this, or how it will be achieved.	Design Guidelines to be updated to state that dwellings will be designed to enable net-zero or net-positive carbon in operation, and indicate the initiatives identified to achieve this.
	Sustainable transport options within dwellings have not been considered, however are mentioned within the SMP.	Design Guidelines should be updated to include a 'Sustainable Transport' section that commits to: All dwellings include at least 1 bicycle parking space in a secure, accessible and weather protected location. Ensure all dwellings are electric vehicle (EV) ready by providing a minimum 32A dedicated circuit from the switchboard to the garage to enable charging.

	Opportunity to extend the breadth of initiatives included in the Guidelines.	Refer to list of suggested principles/targets to enable net-zero or net-positive carbon dwellings, noted in the row labelled “Dwellings” in the Development Plan table below.
6.1 Solar Orientation	Does not specify which orientations are best suited to the different shading types listed.	External operable shading devices to be provided to all east and west facing habitable room windows. External fixed shading devices and/or appropriately sized eaves to be provided to all north facing habitable room windows.
6.2 Passive Heating and Cooling	Should require light-coloured roofs and set SRI or SA values to be met. To ensure better urban cooling outcomes, this should be extended to driveways as well. Very supportive of the inclusion to require blower door testing. The following initiative, although well intentioned, will be unclear to purchasers and builders/developers on how it is to be achieved or demonstrated, and therefore highly unlikely to be achieved. <i>“Dwellings will be required to be designed and built to achieve a minimum 20% reduction in greenhouse gas emissions compared to what is required under government regulations.”</i>	All roofs and driveways to be specified with colours/materials which have a Solar Reflective Index (SRI) of 50 or greater, or Solar Absorptance (SA) of less than 0.6. Council strongly urges the applicant to set a clearer target that will lead to reduced greenhouse gas emissions, such as improved NatHERS rating. This is a well understood assessment tool across the industry. E.g. a minimum NatHERS star rating of at least 0.5 stars above the minimum NCC requirement at the time of building design, is required.
6.3 Energy-Efficient Appliances	<i>“A minimum solar system must be installed, and be battery storage, and car charging ready.”</i> The minimum capacity is not clear, and it should be further specified that this	Update to: “Unless significant shading from existing vegetation is demonstrated, provide a solar photovoltaic system of not less than 3 kilowatts in size per dwelling, or not less than 6 kilowatts in size per larger dwellings of 4 bedrooms or greater.”

	is referring to a solar photovoltaic system. Appliance selection refers to selecting 'above-average rated', which does not guarantee high efficiency.	Update to: "Installation of energy efficient appliances within 1 star of best available." Suggested initiative to include: Installation of energy monitoring systems for each dwelling.
6.4 Water Efficiency	<i>"All dwellings will be required to collect water within tanks and use it in your garden, toilet flushing and laundry."</i> Should set a minimum rainwater tank size to ensure adequate re-use can occur within dwellings, and that tanks do not regularly overflow.	Update to: "All dwellings will be required to collect rainwater runoff from roofs within tanks (of minimum 2000L) and...."

Comments on the Development Plan

	Principles from Development Plan	Concerns	Suggested objectives/principles (implementation through design guidelines may be required)
Dwellings	Renewable energy generation and storage will be encouraged, greenhouse gas emissions will be reduced, and dwellings aim to be net carbon positive over their life. Solar orientation and dwelling design will be encouraged to increase thermal comfort, reduce energy consumption, and consider risks associated with climate change. Dwellings will significantly reduce their reliance on potable water supplies, compared to standard practice.	Loose language does not commit the development to achieve the principles. Not specific about how the principles will be achieved. Missing commitment to all-electric. Missing objectives for reduced urban heat from materials used	To enable net-zero or net-positive carbon dwellings, every dwelling will incorporate the following design features; - Orientation and building features to achieve maximum passive solar access. - All-electric, with no new gas connections. - a minimum NatHERS star rating at least 0.5 stars above the minimum NCC requirement at the time of building design. - Double glazing to all habitable room windows and glazed doors.

		for dwelling construction	e. Unless significant shading from existing vegetation is demonstrated, provide a solar photovoltaic system of not less than 3 kilowatts in size per dwelling, or 6 kilowatts in size per larger dwellings of 4 bedrooms or greater.” f. Connection to rainwater collection tanks (minimum capacity 2000 litres) per dwelling. g. Installation of energy monitoring systems for each dwelling. h. Installation of energy and water efficient appliances and fittings, within 1 star of best available. i. All roofs and driveways to be specified with colours/materials that have a Solar Reflective Index (SRI) of 50 or greater, or Solar Absorptance (SA) of less than 0.6. j. Permeable balustrades where external balustrades are specified. Provide lots with areas and dimensions that enable the appropriate orientation, siting and construction of a dwelling, and future dwellings, for solar access. Promote lot orientation which encourages roof lines capable of supporting solar PV.
Public Realm	Design of the public realm should seek to include water sensitive urban design, minimise extremities in temperatures and negative microclimatic factors and	Principles are vague. Unclear how these will be achieved. Public realm principles in	The public realm will feature street side swales, raingardens and stormwater retention basins to manage flood risk and treat stormwater.

	consider risks associated with climate change. Design of the public realm should promote a safe environment and passive surveillance, and public design initiatives should encourage active lifestyles and allow multiple uses for a diverse range of community members.	second paragraph stray from environmental sustainability focus.	Active transport routes between destinations will be provided with protection from direct heat through relatively uninterrupted canopy cover. Extremities in heat will be managed in the streetscape with increased canopy cover, ground level vegetation and the use of light-coloured materials (Solar Reflective Index (SRI) greater than 50, or Solar Absorptance (SA) less than 0.6) for impervious ground surfaces. Streetlights and other public infrastructure requiring energy supply (pumps etc.) will be of the highest efficiency standard and where possible integrate smart technology (e.g. motion sensors) and be powered by renewable energy.
Infrastructure	Construction stage of redevelopment of the site will utilise products and materials insofar as practicable to reduce embodied carbon and best standard practice will be incorporated. Incorporate of infrastructure design to consider climate change risks. Waste management to reduce landfill waste and encourage practices such as recycling.		Redevelopment of the site to use products and materials, wherever practical, that have: • high recycled content and end of life recyclability • low embodied carbon • been sourced locally. Infrastructure will be designed to ensure climate resilience by considering risks associated with increased storm events, flooding, heat waves and drought. At least 80% of demolition and construction waste will be recycled.
Travel	Transport modes to reduce greenhouse gas emission including the provision of public transport services and accessibility to these services and electric car ownership will be encouraged by	Multiple ideas included in one phrase here.	Reduce transport related carbon emissions by: Considering and incorporating cycling facilities into the design process so that potential conflicts with other modes and terrain or right-of-

	providing suitable infrastructure. Encourage active transport and travel links that provide safe, attractive and direct access and involvement in community car-sharing programs.		way constraints are adequately resolved. Integrating off-road pedestrian and cycle paths with open space network and development centres. Ensuring all dwellings include at least 1 bicycle parking space in a secure, accessible and weather protected location. Ensuring all dwellings are electric vehicle (EV) ready by providing a minimum 32A dedicated circuit from the switchboard to the garage to enable charging.
Integrated Water Management	The proposed development will reflect the strategic objectives and outcomes listed in two key Integrated Water Management (IWM) documents: • Dandenong Catchment Integrated Water Management Plan (Dandenong Integrated Water Management Forum, 2021) • Kingston's Integrated Water Story: The Full Picture (City of Kingston, 2022) Satterley will work with City of Kingston and South East Water to find a balanced approach to Integrated Water on the Site. Fundamental IWM objectives for the Site include: Water Usage Identifying alternative water sources to reduce potable water demand on site. Options include: • Recycled water (purple pipe) infrastructure: Potential to connect	This section is okay. Note further stormwater matters are covered in Section 4.2 Hydrology, earlier in the DP.	

	to a proposed South East Water Recycled Class A main in Tootal Road. • Aquifer Storage and Recovery (ASR). The Site includes an existing ASR facility, which was previously used to irrigate the former golf course. A modified and relocated system may allow for irrigation of public open space areas on the Site. Due to direct competition of water sources, it is likely that only one of ASR or recycled water supplies would be selected. Best Practice Nitrogen Removal Ensuring effective stormwater quality treatment assets are selected for the Site, to achieve Best Practice treatment targets for key pollutants, including 45% reduction for Total Nitrogen. Discussed in Section 3.4. Flood Management Creating considered flood storages within the Site to improve downstream flood-affected areas. Healthy and Valued Urban Landscapes Water is integral to the health and wellbeing of our landscapes and community. Our proposed basins are intended to be part of the public realm and placemaking, enabling opportunities for recreation, improved ecological value, and local cooling.		
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Appendix 7 Community Infrastructure Assessment Report

Kingswood Golf Course Redevelopment

May 2025



City of
KINGSTON

1. Introduction

1.1 Background

Kingston City Council Officers have prepared this report in response to the community infrastructure assessment submitted by ASR Research on behalf of Satterley Pty Ltd. relating to the proposed redevelopment of the Former Kingswood Golf Course site.

The ASR community infrastructure assessment must respond to the requirements for social impact and community and social infrastructure:

The development plan must identify:

- *The likely social impacts of the demand for community and social infrastructure resulting for the proposed development.*
- *Projects on and off site that may be suitable for funding through infrastructure contributions.*
- *Possible funding and implementation mechanisms for the provision of community infrastructure.*

Infrastructure Contributions

Before the first plan of subdivision is certified the Owner of the land must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 specifying agreed infrastructure contributions to community infrastructure and active open space, such payment set out in the agreement, payable on a per dwelling basis, subject to indexation.

The Owner must pay the responsible authority's reasonable costs associated with the preparation and registration of the agreement."

As reflected in the population profile, Dingley Village has seen very little population growth over the years. It is a tight-knit community that is ageing in place.

ASR Research has indicated that for the purposes of their assessment, a residential dwelling yield ranging from 800 (low scenario) to 900 (high scenario) had been assumed for the Kingswood development. The dwelling yields are likely to generate a residential population ranging from 2,160 people (low scenario) to 2,430 people (high scenario).

This equates to approximately 17 - 19% increase to the forecasted population growth for Dingley Village in 2036, by far the biggest rate of change the suburb has ever seen.

Access to appropriate community facilities is crucial for the health and wellbeing of any thriving local community, as it enables participation in community life. Council's responsibility is to advocate for the local community to minimise impact on the current community.

In response to the Proponents' submission, Council has undertaken its own due diligence to ensure future provision and access to community infrastructure in Dingley Village is sufficient, fair and equitable.

Council notes that for the purposes of undertaking their assessment, ASR Research had conducted an audit of the following community infrastructure categories:

1. Early years services;
2. Open space (active and passive);
3. Community meeting spaces, libraries and learning centres;
4. Indoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & emergency services; and
8. Residential aged care.

2. Community Infrastructure Planning in Kingston

2.1 Population Projections

The City of Kingston has updated its population forecasts with .id consulting since ASR prepared this report. The forecasts now include Kingswood Golf Course redevelopment with 822 assumed dwellings and infill.

The updated forecasts for the Dingley Village-Heatherton Planning Area, reflecting the ASR report are:

Table 1 – Revised Population Projection as of October 2024

	2024	2026	2031	2036	2041	No. change from 2024 to 2041	% change from 2024 to 2041
Average household size	2.69	2.69	2.66	2.63	2.62		
Dwellings	5060	5072	5372	5915	5945	885	17%
Households	4885	4900	5183	5695	5717	832	17%
Total Population	13368	13393	14076	15322	15352	1984	15%

Recommendation: The new population forecasts outlined in table 1 should be used in any future community infrastructure assessments. This includes an update to Table 4 – Target Population Projections for key Community Infrastructure Age Cohorts.

2.2 Relevant Policies and Strategies

The following policies and strategies were referenced by ASR Research in the report.

Recommendation: Council officers have highlighted several changes noted in blue text which should be accounted for when planning for infrastructure in Kingston:

- City of Kingston Planning Scheme;
- Council Plan 2021-2025 & Living Kingston 2035;
- City of Kingston Public Health & Wellbeing: 2021-2025;
- City of Kingston Golf Course Policy (2015);
- City of Kingston Open Space Strategy (2012); [Superseded with Kingston Open Space Strategy 2023](#)
- Kingston Cycling and Walking Plan 2023-2028;
- City of Kingston Sport and Recreation Strategy 2018;
- Family and Children's Strategy (Incorporating the Municipal Early Years Plan): 2020 to 2024;
- Proposed New Regional Sporting Fields at Delta site, Heatherton;
- City of Kingston Aquatics Facility Plan, Revised Report (May 2021);
- Family and Children's Strategy (Incorporating the Municipal Early Years Plan): 2020 to 2024;
- 2023-2026 Kingston Youth Strategy; [Including Action Plan](#)
- City of Kingston Active Youth Spaces Strategy (2011); [Superseded with Kingston Play Your Way 2023](#)
- City of Kingston, Library Strategy 2019 - 2030 (May 2019); and
- City of Kingston Arts & Cultural Strategy 2018-2022.

- City of Kingston Biodiversity Strategy 2023
- City of Kingston Urban Forest Strategy 2023
- City of Kingston Urban Cooling Strategy 2020
- Pavilion Assessment & Prioritisation Policy

2.3 Current Community Infrastructure

Council notes that the Proponent's audit report includes a 1.6km radius from the subject site. In light of this information, Council has prepared Table 2, outlining existing Council owned community facilities situated within this catchment. Council anticipates these services and facilities are likely to experience additional pressure from increased service demand as a result of the proposed redevelopment.

Information to note: The following information is an updated list of Council owned community facilities relevant for the Dingley Village catchment.

Table 2 – Register of Council-owned Community Facilities

Category	Type	Facility (site)	Street address
Family Youth and Children's Services	Maternal and Child Health	Dingley Village Neighbourhood Centre and Early Years Services (2 rooms)	31B Marcus Road
	3 and 4 year old kindergarten	Dingley Village Neighbourhood Centre and Early Years Services (2x33 rooms)	31B Marcus Road
	3 and 4 year old kindergarten	Jacks Avenue Kindergarten (1x27 room)	67-69 Jacks Avenue
	Occasional child care	Dingley Village Neighbourhood Centre and Early Years Services (1x24 room)	31B Marcus Road
	Playgroup - Community run	Dingley Village Neighbourhood Centre and Early Years Services (1x24 room)	31B Marcus Road
	Playgroup - Supported	Dingley Village Neighbourhood Centre and Early Years Services (same room as above)	31B Marcus Road
	Vacant	Marcus Road Kindergarten (now relocated to Dingley Village Neighbourhood Centre)	37-39 Marcus Road
Community Venues	Community Information and Support	Make a Difference Dingley Village	29 Marcus Road
	Community meeting venue - Local	Dingley Village Community Rooms and Library	31D Marcus Road
	Historical Society	Dingley Village Historical Society	31A Marcus Road
	Library (centre-based)	Dingley Village Community Rooms and Library	31D Marcus Road

	Neighbourhood House or Community Learning Centre	Dingley Village Neighbourhood Centre and Early Years Services	31B Marcus Road
Leisure and Recreation	Scouts or Guides	Dingley Scout Hall	65 Centre Dandenong Road
	Sports pavilion	Chadwick Reserve Pavilion	100-116 Howard Road
	Sports pavilion	Dingley Reserve Sports Club Pavilion	31F Marcus Road
	Sports pavilion	Dingley Tennis Club	2 Rowan Road
	Sports pavilion	Rowan Road Reserve Baseball Pavilion	640 Springvale Road
	Sports pavilion	Rowan Road Reserve Netball Pavilion (Lynne Fleming Pavilion)	2 Rowan Road
Other	Residential care - Supported Residential Service	Abbeyfield Dingley Village House	267 Spring Road
	Public toilet	Dingley Reserve Public Toilet	31 Marcus Rd
	Public toilet	Dingley Village Football Pavilion	Marcus Rd

2.3.1 Open Space

Table 3 outlines open spaces within this catchment, likely to experience pressure associated with the development.

Table 3 – Register of key public open spaces in Dingley Village

Location	Hierarchy	Type	Function
1. Spring Road Reserve	District	B	Recreation
2. Rowan Road Sports Reserve	District	B	Sports
3. Dingley Village Tennis Courts	District	B	Sports
4. Rowan Road Reserve Remnant Bushland	District	C	Conservation
5. Dingley Souter Reserve	District	B	Sports
6. Chadwick Reserve	District	B	Sports
7. Holland Avenue Reserve	Neighbourhood	B	Recreation
8. Cassava Court Reserve	Neighbourhood	B	Recreation
9. Williams Close Reserve	Neighbourhood	B	Recreation
10. William J Bardoel Park	Neighbourhood	B	Recreation
11. Heathland Way Reserve	Neighbourhood	B	Recreation
12. Golfwood Close Reserve	Neighbourhood	C	Recreation
13. Chaldron Place Reserve	Neighbourhood	C	Recreation
14. Ashbourne Place Reserve	Neighbourhood	C	Recreation
15. Mews Reserve	Neighbourhood	C	Recreation
16. The Grange Estate Reserve	Neighbourhood	C	Recreation
17. Golf Links Crescent Reserve	Neighbourhood	C	Recreation
18. Gartside Reserve	Neighbourhood	C	Recreation
19. Caruana Woodland Reserve	Neighbourhood	C	Conservation
20. Swallow Reserve	Neighbourhood	C	Recreation
21. Coughlan Reserve	Neighbourhood	C	Recreation
22. Greenwoods Close Reserve	Neighbourhood	C	Recreation
23. Redwood Drive Reserve	Neighbourhood	C	Recreation
24. Laurie Barnett Reserve	Local	B	Recreation
25. Gumley Court Reserve	Local	C	Recreation
26. Balcombe Place Reserve	Local	C	Recreation
27. Christina Terrace Reserve	Local	C	Recreation
28. Cannery Place Reserve	Local	C	Recreation

* Table only lists key public open spaces. Restricted and private open spaces not listed. **Sports reserves may contain multiple playing fields.

2.4 Planning Ratios

Kingston City Council has recently reviewed its community infrastructure planning ratios to ensure they are current and reflective of the diversity and unique needs of the Kingston community.

Council submits the following relevant ratios which are currently used both for Council funded projects and preferably for external projects (including State Government and privately funded).

Community Infrastructure Category	Hierarchy	Planning Ratios	Unit Type	Notes
Community venue				
Neighbourhood Houses/Community Centre/Hub	Local	1 per 15,000 persons (all ages)	Facility	
Community meeting spaces/halls	Local	1 per 9,000 persons (all ages)	Facility	Small scale space with basic amenities.
Community meeting spaces/halls	District	1 per 20,000 persons (all ages)	Facility	Moderate amenities, which may include a kitchen and an

				additional meeting space.
Community Information and Support Services (formerly Citizen Advice Bureau)	District	1 per 40,000 Persons (all ages)	Facility	Particularly important to support families of lower socio-economic status in the Dingley area.
Men's Shed	District	1 per 40,000 Persons (all ages)	Facility	
Arts and Culture				
Studio and Workshop	Local	1 per 9,000 Persons (all ages)	Facility	
Rehearsal Venue	District	1 per 30,000 persons	Facility	
Community Education and Learning				
Library	District	1 per 40,000 Persons (all ages)	Facility	
		2,087sqm gross floor area per 40,000 Persons	Floorspace	
Historical Society	District	No specific planning ratio – preferred future delivery is through multi-use spaces		
Family, Youth and Children's Services				
Maternal and Child Health	Local	1 consulting room per 110 birth notices	Consulting room	
Playgroup	Local	2.1 playgroups per 1,000 children aged 0-5 years	Group sessions	
3 and 4 year old Kindergarten	Local	<i>KISP currently under review</i>	Licensed places	
Long Daycare	Local	150 places per 1000 children aged 0-5 years	Licensed places	
Youth Services	Regional	1 high order facility per 75,000 persons	Facility	
Aquatic, Sport and Recreation				
Scout and Guide Halls	Local	No specific planning ratio – preferred future delivery is through multi-use spaces	Facility	
AFL	State, Regional or Local	Varies dependent on hierarchy	Facility	Pavilions service each sport
Cricket	Local	Varies dependent on hierarchy		

Soccer	Local	Varies dependent on hierarchy		
Hockey	District	Varies dependent on hierarchy		
Basketball Courts	District	1:9500	Facility	
Netball Courts	District	1:4520	Facility	
Playgrounds	Regional, District, Suburb, Local and Small Local	1 per 1400 Persons (all ages)	Facility	Hierarchy of playgrounds as defined in Council's 2023 Playspace and Active Recreation Strategy 'Play Your Way'
Tennis	District			
Baseball	Local			

2.4.1 Quantity Assessment of Community Infrastructure

The ASR Research report provides assessment for response measures of the proposed development for the following community infrastructure types:

- Passive Open Space
- Active Open Space
- Council Indoor Recreation Centres & Aquatic Leisure Centres
- Multipurpose Community Centres and Community Meeting Spaces
- Early Years Services:
 - Long day care,
 - 3 & 4 year old sessional kindergarten,
 - Maternal & child health,
 - Occasional child care,
 - Playgroups.
- Neighbourhood Houses
- Libraries
- Education Facilities
- Justice, Police & Emergency Services
- Acute & Community Health Services
- Aged Care Places (residential & home care)

In response to current local needs, Council recommends the following community infrastructure be included as part of the provision assessment:

- Youth Services

-
- Community Information and Support Services (formerly Citizen Advice Bureaus)
 - Playgrounds

Youth Services

Council has identified an existing service gap for young people in Dingley Village. Young people in Dingley Village rely on the bus network or families to access services outside of Dingley Village. There is currently a gap in the facilities / services within Dingley Village to provide engaging activities for young people.

ASR Research's population projection outlines an additional forecast of 1,774 – 1,996 for 15+ age cohort. This will see an even heavier pressure for Council in supporting this cohort.

Priority provision for young people could include:

- Counselling services
- Programming services, such as:
 - Arts
 - Sport and recreation
 - Life skill workshops

Community Information and Support Services (formerly Citizen Advice Bureaus)

Make a Difference Dingley Village is the local community support service for the Dingley Village community. The service is currently located in a residentially zoned building at 29 Marcus Road.

The introduction of more affordable housing stock to Dingley Village is likely to create greater demand for support from this service within the Kingswood Estate.

Subject to Council approval, there is opportunity for Make a Difference Dingley Village to be supported with a more purpose-built facility to better enable the organisation to respond to the respective community needs.

Playgrounds

Through the development of the 2023 Kingston Playspace and Active Recreation Strategy 'Play Your Way', Council has identified an oversupply of existing playgrounds within the suburb of Dingley Village.

Dingley Village currently has **16** playgrounds and **8** active recreation facilities.

- The **16** playgrounds consist of 10 'Small Local' and 6 'Local' level playgrounds. In addition, Braeside Park (Parks Victoria owned and managed) features a 'Regional' level playspace, located south of Centre Dandenong Road which can be utilised by the residents of Dingley Village. 10 out of the 16 playgrounds are reaching the end of their asset life, and a suburb wide review of the provision and rationalisation of these playgrounds is required.
- The **8** active recreation facilities in Dingley Village consist of 4 basketball half-courts, 1 rebound wall, 1 skate park, 1 pump track and 1 cricket practice net.

The 'Play Your Way' Suburb Analysis for Dingley Village details that Council's service level for walkable access to a playspace is up to 10 minutes' walk (approximately 800m) from home to a playspace for every resident. In 2023, for the suburb of Dingley Village, 98% of the population had access to play within a 10-minute walk from home. This is shown below:

Total Population (2023)

10,747

Population within 800m Percentage of population

10,532 (98%)

The application of the general planning provision of one playground per 1,400 residents demonstrates that across 2021 to 2036 (population forecast) there is a considerable surplus of approximately 8 playgrounds in Dingley Village.

By taking the revised population forecast for 2036 for the suburb of Dingley Village (as shown in Table 1 above), and dividing this by the ideal playground provision rate of 1:1400 people, the suburb of Dingley Village would require approximately **11** playgrounds across the entire suburb, resulting in a surplus of **5** playgrounds.

The former Kingswood Golf Course residential development proposal includes up to four additional play spaces for this suburb (proposed by proponent), including a 'Large' playspace close to the Centre Dandenong Road frontage.

Council has three existing playspaces located at the edges of the former Kingswood Golf Course, which are Golfwood Close Reserve (near Centre Dandenong Road), Greenwoods Close Reserve (within the northeast pocket of the development with access off Spring Road) and Coughlan Reserve (within the southeast pocket with access also off Spring Road). Additionally, the Gartside Reserve playspace is located to the immediate northwest of the development site. Two further open spaces about the development including Cannery Place Reserve (southeast of the development) and Christina Terrace (northwest of the development).

The 'Landscape Masterplan' which forms part of the Development Plan proposes two new 'large playspaces' (one close to Centre Dandenong Road), two new small playspaces to the eastern part of the reserve, five new 'exercise hubs' dotted throughout the development, one new basketball court and one new scooter track near the Centre Dandenong Road frontage.

Due to the over-supply issues with existing playground provision within the suburb of Dingley Village (and the need for rationalisation of these assets), if the Developer was to install a further 4 playspaces this would bring the total of playspaces within Dingley Village to **20**, resulting in a **surplus of 9 playspaces** (based on the projected suburb population and the ratio of 1:1400).

To avoid adding to the oversupply and asset management problem, we recommend that the developer not install 3 of the 4 proposed playgrounds (i.e. all new playspaces shown except the new 'large playground' near the Centre Dandenong Road entry to the housing development).

Due to the lack of 'District' level and above playspaces in the suburb, and the unlikely installation of the proposed new playspace as part of the Spring Road Reserve Masterplan development (due to site issues), we would support the installation of a minimum 'District' level playspace as part of the development (in line with definition of a 'District' level playspace as contained within the 2023 Play Your Way Strategy), however we would not support the remaining playspaces. We recommend pedestrian connections are installed to all adjacent open spaces to the development to help integrate the development into the surrounding neighbourhood and residential areas.

The three existing Council playspaces within the development area (Golfwood Close Reserve, Greenwoods Close Reserve and Coughlan Reserve) do require upgrades and are often subject to community request for renewal/improvements.

Of note, there are no existing outdoor gyms/fitness stations within Dingley Village. This is something that may be encouraged within the Development Plan to provide for the suburb however we would encourage the co-locating of exercise equipment in a 'cluster' to maximise benefits and community use, rather than a spread-out chain of exercise 'pods.'

For further information please refer to the 2023 City of Kingston 'Play Your Way' Playspace and Active Recreation Strategy and corresponding Playground Suburb Analysis for Dingley Village.

2.5 Building Condition and Capacity

In determining its readiness to meet future community infrastructure demand, Council also examines its existing network of community infrastructure performance through building condition and capacity, relating directly on the functionality of buildings.

For the purpose of this assessment, Council wishes to state that the following facilities are deemed unfit for purpose and require capital investment in order to meet future demand. These are:

- Jacks Avenue Kindergarten
- Dingley Village Make a Difference
- Dingley Village Library
- Dingley Village Tennis Pavilion
- Rowans Road Baseball Pavilion

3. Response to Recommendations

The ASR Research report recommends the following three main off-site community infrastructure contributions as part of the proposed development of the former Kingswood Golf Course (6.8):

- Funding toward the redevelopment / development of an existing or new off-site active open space reserve (i.e. a sports reserve).
- Funding toward the redevelopment / development of an existing or new off-site construction of a sports pavilion.
- Funding toward the redevelopment / development of an existing or new off-site multipurpose community centre.

Whilst the newly built facilities in the subject area (e.g. Dingley Village Neighbourhood House, Library and Early Years Centre) were designed to be future ready, the proposed redevelopment will create further demand pressure that Council had not accounted for.

The analysis undertaken by Council Officers have demonstrated high priority gaps that were not reflected in recommendations submitted by ASR Research. It is recommended that the following be included in the final community infrastructure assessment report. These are:

- ***Sessional Kindergarten -***

Council is currently in the process of finalising an agreement with Department of Education (DoE) regarding its Kindergarten Infrastructure and Services Plan (KISP).

The KISP enables DoE and Council to share information and agree on:

- Current supply (or capacity) and demand for funded kindergarten in the LGA
- Forecast demand for Three- and Four-Year-Old Kindergarten
- Expectations about how demand growth will be accommodated over the roll-out (for example, the use of existing capacity and building new or expanded capacity, and the role of different types of provision).

The final kindergarten numbers are not yet finalised with DoE and are subject to change.

Council is anticipating unmet demand for additional kindergarten capacity in the Dingley Village catchment area by 2036, at which point kindergarten hours double as per the new State reform.

Noting that the forecasted unmet demand does not take into account the additional demand that will be generated by the Kingswood redevelopment.

The ASR Research population projection indicates, Kingswood redevelopment would generate an increase in the number of children aged 4 years old by 25, this means 25 additional kindergarten places (equivalent to approximately 1 additional kinder room).

It is recommended that an off-site financial contribution is made toward the redevelopment of an existing facility or development of a new off-site facility to include additional kindergarten capacity (refer to Appendix 5 for more details).

- **Youth Services (12-25 years)**

There is an existing gap in access to relevant services and programs for young people in Dingley Village.

ASR Research's population projection outlines an additional forecast of 1,774 – 1,996 for 15+ age cohort. This will see an even heavier pressure on Council's ability to support this cohort.

Priority provision for young people could include:

- Counselling services
- Programming services, such as:
 - Arts
 - Sport and recreation
 - Life skill workshops

It is recommended that funding contribution is made toward the redevelopment / development of an existing or new off-site facility.

- **Community information and support services**

The introduction of more affordable housing stock to Dingley Village is likely to create greater demand for this service within the Kingswood Estate.

Make a Difference Dingley Village currently offers food relief and financial support services to this catchment. The service currently operates out of a facility that is not deemed fully fit for purpose and will likely experience pressure in service delivery, as a result of higher volumes of demand for service.

The ASR report provides indicative estimates for various forms of community infrastructure that lend themselves to some form of quantifiable demand and / or supply measure.

A contribution could still be relevant for the additional demand from the new community for the following services / facilities to be able to invest in better responding to the new needs:

- Playgroups
- Occasional Child Care
- Long Day Child Care (if the private sector does not respond to the need)
- Neighbourhood Houses
- Library

- **Indoor Stadium Facilities**

Basketball continues to be the fastest-growing team-based sport in Australia, with Kingston boasting 6,500 players registered with associations in the south-east region. Of these players, 1,350 are registered with the Chelsea and District Basketball Association, based at Bonbeach. However, they utilise a facility with non-compliant courts, restricting their ability to serve players of all ages and abilities. Consequently, teams are leaving to play with associations where competition services extend beyond the U16 level.

Participation in Kingston is double the metropolitan rate and is expected to increase, particularly in the north of the municipality. Basketball Victoria expects a 15% growth within ten years, compounded by the forecast population growth of 21,000 in the same region due to the Suburban Rail Loop project. Applying council's provision ratio of 1:9500 indicates a shortfall of ten courts by 2041.

Participation rates and the popularity of sports such as pickleball, wheelchair and blind sports, volleyball, and badminton continue to increase in Kingston. While the recent construction and upcoming delivery of indoor facilities in neighbouring municipalities have addressed the current need, they will not future proof the projected growth in the north. Therefore, the allocation of off-site financial resources towards indoor stadiums is considered a priority of council.

There are other recommendations provided by Council and these have been summarised in Table 4 and To conclude, Council's final responses have been summarised in Table 4, against recommendations submitted by ASR Research.

Table 4: Summary of recommendations and response measures

Service / Community infrastructure type	ASR Research Recommended Response Measures (Table 5, p29)	Council's Response
Passive Open Space	This Assessment recommends that open space measures that form part of the Development Plan adhere to the provisions, requirements and recommendations contained in: 1) the Kingston Planning Scheme (Schedule 8 to Clause 43.04 Development Plan Overlay - DPO8); 2) recommendations outlined in the Golf Course Redevelopment Standing Advisory Committee report (March 18, 2023); 3) the <i>Planning Guidelines for the Conversion of Golf Course Land to Other Purposes</i> report (June 2020), and 4) the Kingston Open Space Strategy (2023). Under Schedule 8 to Clause 43.04 Development Plan Overlay (DPO8) of the Kingston Planning Scheme a Development Plan prepared for the former Kingswood Golf Course must be prepared in accordance with a number of objectives including the delivery of at least 20 per cent of developable site area as usable, accessible open space. The Development Plan must show or make provision for open space and landscape that: • <i>Is integrated into the site which includes not less than 20 per cent of the developable area of the site as useable and accessible public open space. This land may be encumbered by easements, reservations, heritage, vegetation or other conditions. Wetland areas for water treatment or permanent water bodies and strips less than 10 metres wide or median strips must not be counted as open space.</i> • <i>Contributes to an integrated open space network, integrates with existing public open spaces abutting the site, maintaining view lines and site permeability.</i> • <i>Provides an amenity function to existing dwellings that adjoin the site.</i>	Permeability and walkability to open spaces is important and a key outcome of Councils Open Space Strategy. Living Links is a collaborative urban nature program working to create a web of green spaces across Melbourne's south-east. The subject site has the potential to add an additional 'link' between the Dingley-Dandenong Bypass Trail and Mordialloc Freeway Bypass. * See map in Appendix A. The retention and protection of existing trees is important to Kingston which is emphasised through our Urban Forest Strategy. The Strategy aims to protect and enhance our urban forest, increasing our tree canopy cover to 20% by 2050.

	• <i>Provides for unstructured passive and active uses and supporting infrastructure and embellishments appropriate to intended function.</i> • <i>Provides safe or restricted access and buffers around water bodies.</i> The final open space plan for the subject site should also adhere to the following recommendations of the Golf Course Redevelopment Standing Advisory Committee (Advisory Committee) report (March 18, 2023): • <i>wetland areas for water treatment and permanent water bodies should be excluded as open space unless they are relatively small components of the open space that hosts them.</i> • <i>open space strips narrower than 10 metres or located in median strips should also be excluded as open space – these are more appropriately considered as ‘tree reserves’ or part of the road, rather than usable open space.</i> Based on the current Framework Plan prepared as part of the Development Plan, it is also clear that the proposed development will deliver a range of significant benefits for the existing surrounding community including: • an extensive network of neighbourhood and small local parks providing a diverse range of amenity and experiences; • expansion of, and improved connectivity to 5 abutting local parks and additional long term connectivity options into the surrounding neighbourhood; • a network of linear open spaces that will facilitate: 1) an attractive landscape setting and 2) an extensive network of off-road shared pathways that connects the development to the surrounding community; and • every residential dwelling within the subject site will be within 300 to 400 metres of a passive open space reserve (whether that be an existing adjacent open space or a proposed new open space within the subject land). Where applicable, a proposed Development Plan for the subject site should demonstrate how it can assist Council achieve relevant actions and planning priorities for Dingley Village as identified in the Kingston Open Space Strategy (2023).	
Active Open Space	Despite the additional demand generated for structured sport, the subject site is not considered a suitable location for a new outdoor sports reserve. Given the irregular shape and size of the subject site, combined with the residential focus of the proposed Plan, locating a sports reserve within	Active recreation elements such as basketball/netball half courts, futsal goals can be incorporated into playgrounds within the

	the development would most likely cause adverse amenity impacts for both existing nearby residents and the new future community (e.g. carparking, traffic, noise and lighting). Given these circumstances, an off-site financial contribution provided by any future development towards the upgrade and / or expansion of existing nearby active open spaces reserves, or the establishment of a new active open space reserve (e.g. Spring Road Reserve and Kingston Fields) can be justified (refer to Appendix 5 for more details).	development area to support sport based activity. Off-site contribution towards either Dingley netball court upgrade and Dingley tennis courts and pavilion upgrade and proposed Kingston Fields site will support recorded increases in participation in AFL, Cricket, Hockey Baseball and Soccer. Spring Road Reserve will not address active recreation activities following confirmation of the usage constraints (EPA) due to former land use.
Council Indoor Recreation Centres & Aquatic Leisure Centres	The provision of existing high ball indoor recreation centres and Council indoor and outdoor aquatic leisure facilities within, or close to the catchment area is considered to be adequate, both in terms of supply and proximity. Therefore, no response measures are recommended.	There are no dedicated indoor stadium facilities in Kingston. Waves Aquatic and Leisure Centre is Kingston's regional facility and with the increase in population growth in this area, the facility will require an upgrade and expansion to meet future demand. Current participation data has shown that demand is increasing for indoor courts, specifically in the north area of Kingston for sports such as basketball, netball and pickleball. Population growth resulting from SRL is expected to grow by 21,000 and based on Kingston's provision ratio of 1:9500 indicates a shortfall of 10 basketball courts by 2041.

Council Community Centres	Although the proposed former Kingswood Golf Course development generates a moderate need for a new multipurpose community centre, an off-site financial contribution toward the redevelopment of an existing facility or development of a new off-site facility can be justified (refer to Appendix 5 for more details).	Agree Also included in Conclusion
Long Day Child Care	Although a number of Long Day Child Care facilities exist within the 1.5 kilometre catchment area there is a potential need and opportunity to seek private market interest in establishing a facility as part of the proposed development of the subject site. This recommendation should be interpreted as a non-mandatory requirement and to be explored on a commercial basis only.	Agree Unless the private sector does not meet the demand. Then Council may consider investment in long day child care.
Sessional Kindergarten	Given the documented need for additional kindergarten capacity in the Dingley Village catchment area by 2029, and the additional demands generated by proposed former Kingswood Golf Course development, this assessment recommends that the development provide an off-site financial contribution toward the redevelopment of an existing facility or development of a new off-site facility that will include additional kindergarten capacity (refer to Appendix 5 for more details).	Agree Missing from Conclusion summary Must align with Council's KISP agreement with the Department of Education (see notes below)
Maternal and Child Health	The proposed development of the subject site does not generate sufficient demand to warrant additional MCH facility provision within Dingley Village. The Dingley Village MCH was recently relocated to the Dingley Village Neighbourhood Centre and accommodates 2 MCH consulting rooms. This will provide sufficient capacity to meet the future needs of the Dingley Village community.	Agree
Occasional Child Care	The proposed development of the subject site does not generate sufficient demand to warrant a new occasional child care facility within Dingley Village.	May place additional demand on the existing Occasional Child Care.
Playgroups	The proposed development of the subject site does not generate sufficient demand to warrant a new playgroup venue within Dingley Village.	May place additional demand on the existing playgroups.
Neighbourhood Houses	Given Council's commitment to upgrading the existing Dingley Village Neighbourhood Centre and other adjoining facilities at the Dingley Village Hub, no additional provision within Dingley Village is required.	Council anticipates additional demand pressure on the existing neighbourhood house service.
Libraries	Given the relatively recent redevelopment of the existing Dingley Village Library in 2019, no additional provision within Dingley Village is required.	Council anticipates additional demand pressure on the existing library, as this library was not designed
Education Facilities	<i>Government Primary Schools</i>	While officers agree with this assessment as to the issues around existing schools

	• It is estimated that the proposed development of the subject site will generate between 130 and 145 additional Government Primary School enrolments by full development. • These additional Government Primary School enrolments are likely to be accommodated across the three Government Primary School Zones which apply to the subject site. These are the Dingley Primary School, Kingswood Primary School and Spring Parks Primary School (Valley Campus). • This assessment concludes that these existing schools will be able to satisfy the additional enrolment demands of the development without requiring significant upgrade to their respective enrolment capacities. • This conclusion is further strengthened by the opening of the Keysborough Gardens Primary School in early 2020. It is anticipated that the relatively high enrolment demand generated from the neighbouring suburb of Keysborough for the two Government Primary Schools located in Dingley Village will continue to decline over the coming years, and provide both schools with sufficient spare capacity to accommodate the demands generated by the subject site. • The population forecasts (which do not include the current dwelling and population yield of the former Golf Course site) also suggest that the proposed development of the subject site will be beneficial for the long term viability of both the Kingswood Primary School and Dingley Primary School. <i>Government Secondary Schools</i> • It is estimated that the proposed development of the subject site will generate between 100 and 110 additional Government Secondary School enrolments by full development. • It is likely that these additional Government Secondary School enrolments will largely be accommodated by the Parkdale Secondary College, the zoning for which includes the subject site . • Any capacity constraints the school may currently have may need to be addressed by DE as part of future provision planning in this catchment area. • However, this assessment concludes the proposed development of the subject site does not justify the need for an additional Government Secondary School within the local catchment area. Any need for additional Government Secondary enrolment capacity should first be sought by	Dingley Village does not have a public secondary school, and residents have long noted the primary school is at, or close to capacity. While the former Department of Education and Training advised the Minister for Planning they did not have an interest in acquiring the Kingswood site when the land was offered, community members need a level of confidence there is a plan to provide additional capacity by expanding existing schools or building new schools when they are required.
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	assessing the feasibility of expanding facilities at Parkdale Secondary College. <i>Independent Schools</i> • It is estimated that the proposed development of the subject site will generate approximately 40 to 50 additional Catholic Primary and 45 to 50 additional Catholic Secondary School enrolments by full development. The site will also generate approximately 15 additional other independent primary school enrolments and 30 additional other independent secondary school enrolments by full development. • In 2020, Melbourne Archdiocese Catholic Schools (MACS) confirmed that the catchment area encompassing the subject site has sufficient Catholic primary and secondary schools to cater for future demand and it has no interest in securing an additional school site. • Whilst this assessment was unable to identify any major provision issues or proposals from other independent school provider relevant to the catchment area, this assessment has determined that the Study Area is well supplied with a large and diverse number of independent schools.	
Justice, Police & Emergency Services	A review of all the current strategic plans prepared by agencies responsible for the delivery of law courts, police services and emergency services in the catchment area has not identified any new infrastructure priorities in the vicinity of the subject site.	Agree
Acute & Community Health Services	A review of all the current strategic plans prepared by agencies responsible for the delivery of public acute, sub-acute and community health services in the catchment area has not identified any new infrastructure priorities in the vicinity of the subject site.	Agree
Aged Care Places (Residential & Home Care)	Existing provision levels in the catchment area, along with the projected demand estimates indicates that additional provision within the subject site may be both desirable, and generate commercial interest from existing residential aged care providers. The proponents of any future development of the subject site are encouraged to seek expressions of interest from private / community based residential aged care providers to establish a new facility within the subject site. This should be interpreted as a nonmandatory requirement and to be explored on a commercial basis only. However, other planning considerations such as height controls may also impact on the feasibility of establishing a residential aged care facility within the development.	Agree

Appendix A: Living Links Map





City of
KINGSTON



1230 Nepean Highway,
Cheltenham, VIC 3192
PO Box 1000, Mentone, VIC 3194



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