

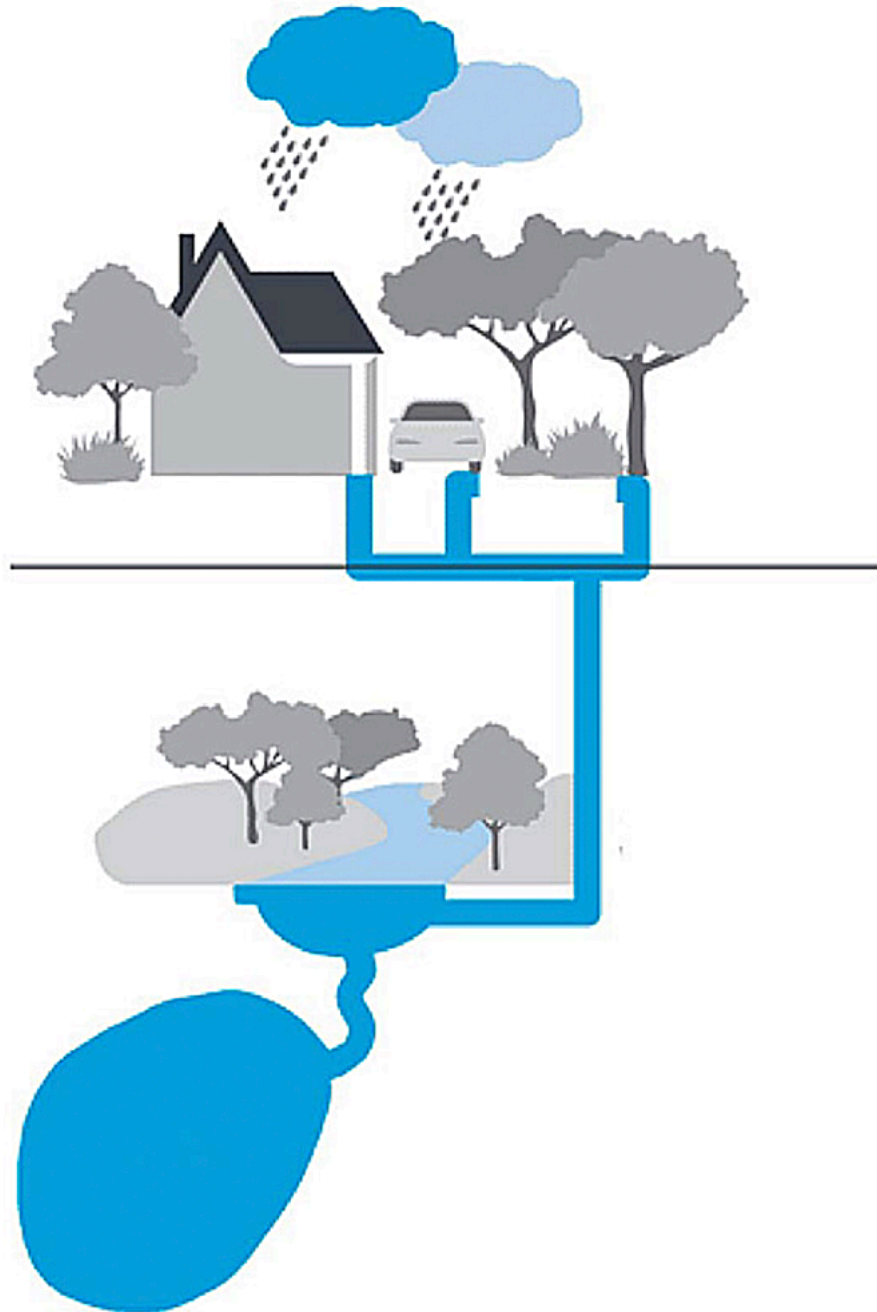
KINGSWOOD WILL FLOOD MUCH MORE, DESTROYING DINGLEY VILLAGE

Revised with new data

By Kevin Poulter, President of Save Kingswood Group inc.

December 1, 2024





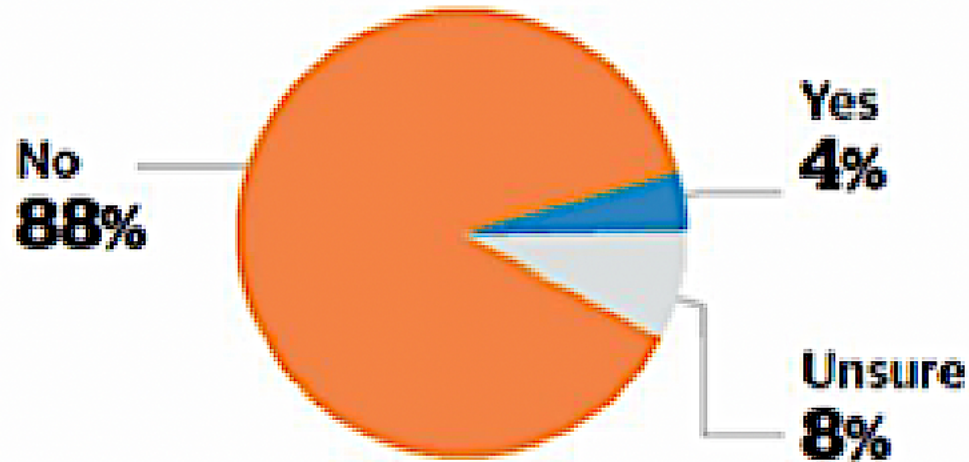
Save Kingswood attended a meeting with Melbourne Water.

They said that new developments which don't adequately provide for drainage, cause Melbourne Water problems all the way downstream to the sea.

So Melbourne Water declared they will not allow such developments.

The AGE survey

Should new buildings be permitted in areas that are known Flood Plains?



**8,000
Objections**

**96%
Against**

Council received 8,000 objections to building on Kingswood and AustralianSuper said that was **96 percent** of Dingley Village residents against it.

How is the developer HALF A BILLION LITRES INNACURATE?

Less flooding due to unusually dry and missing rain bands. However the rains are returning!

Right: Centre Dandenong road completely flooded just a week before December 2024

BEFORE Flood control measures are ripped up and/or discarded by developers!

The main drain under Kingswood was flushed and reamed out over many weeks, then it flooded shortly after.

Kevin Poulter, President, Save Kingswood Group in



This what they plan to remove from the FLOOD PLAIN

**1/ FILL over 40ha+
of greens soak with
roads, Units and
footpaths**

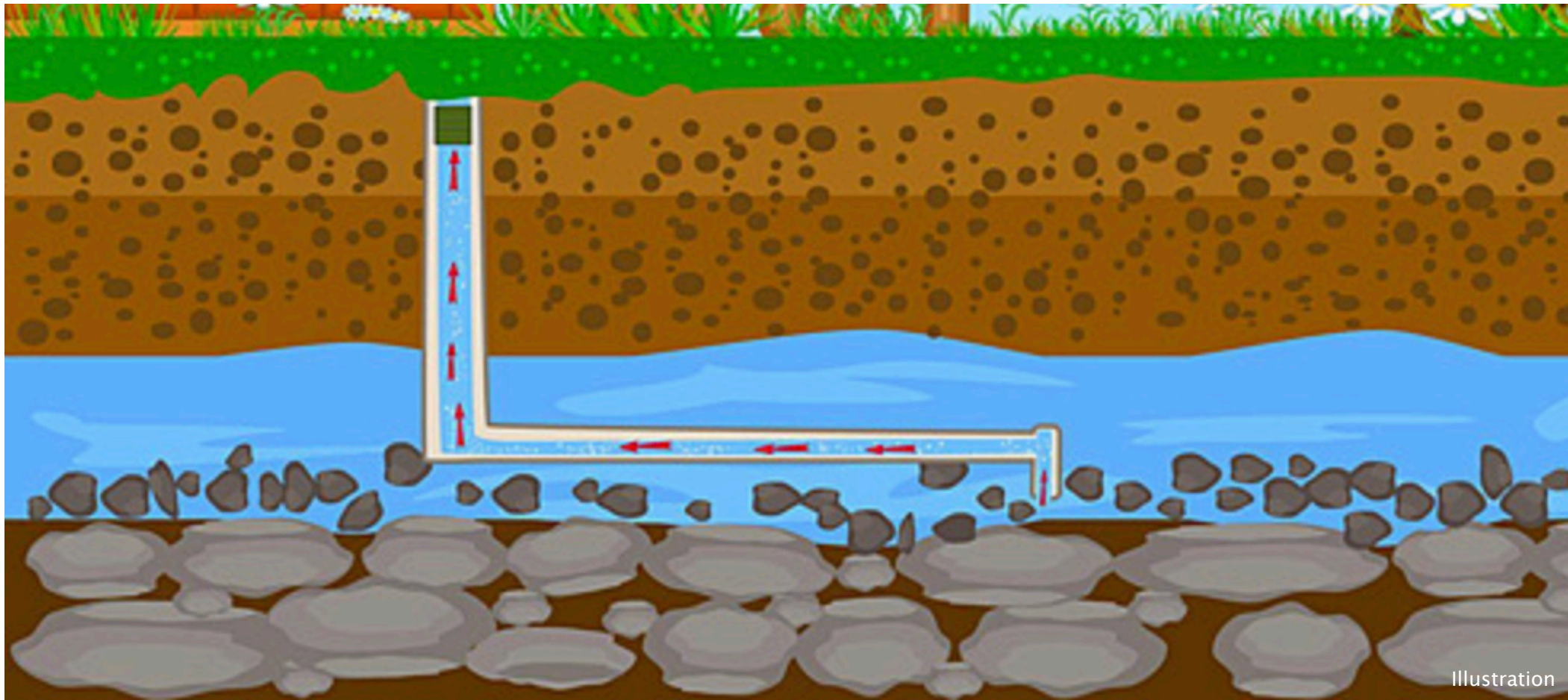


2/ Discard **hundreds of kilometres** of drains.

(Quote) “Given that Kingswood is on a free draining soil, **hundreds of kilometres of subterranean drainage was installed**”.



3/ Discard the Aquifer. (Quote) “The most successful Aquifer in Victoria”, Installed with State Government funding assistance.



4/ Discard Sprinklers

When rains were expected, water was pumped from the Retarding Basin, to sprinklers on the greens. This provided more room for floods in the retarding dam.

A huge bonus was protecting Dingley Village.

Illustration





5/ Fill in dams

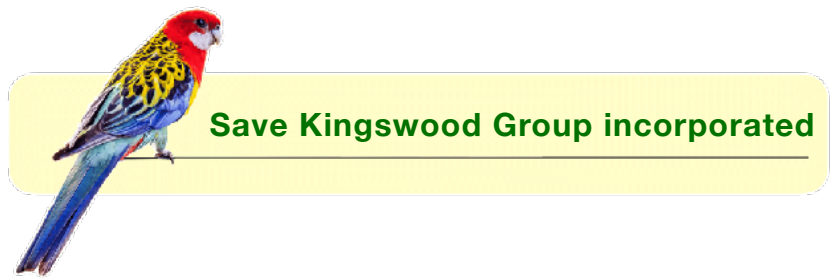
Including destroying the Flora and Fauna Ecology

Build units on the filled in dams!



Save Kingswood Group incorporated

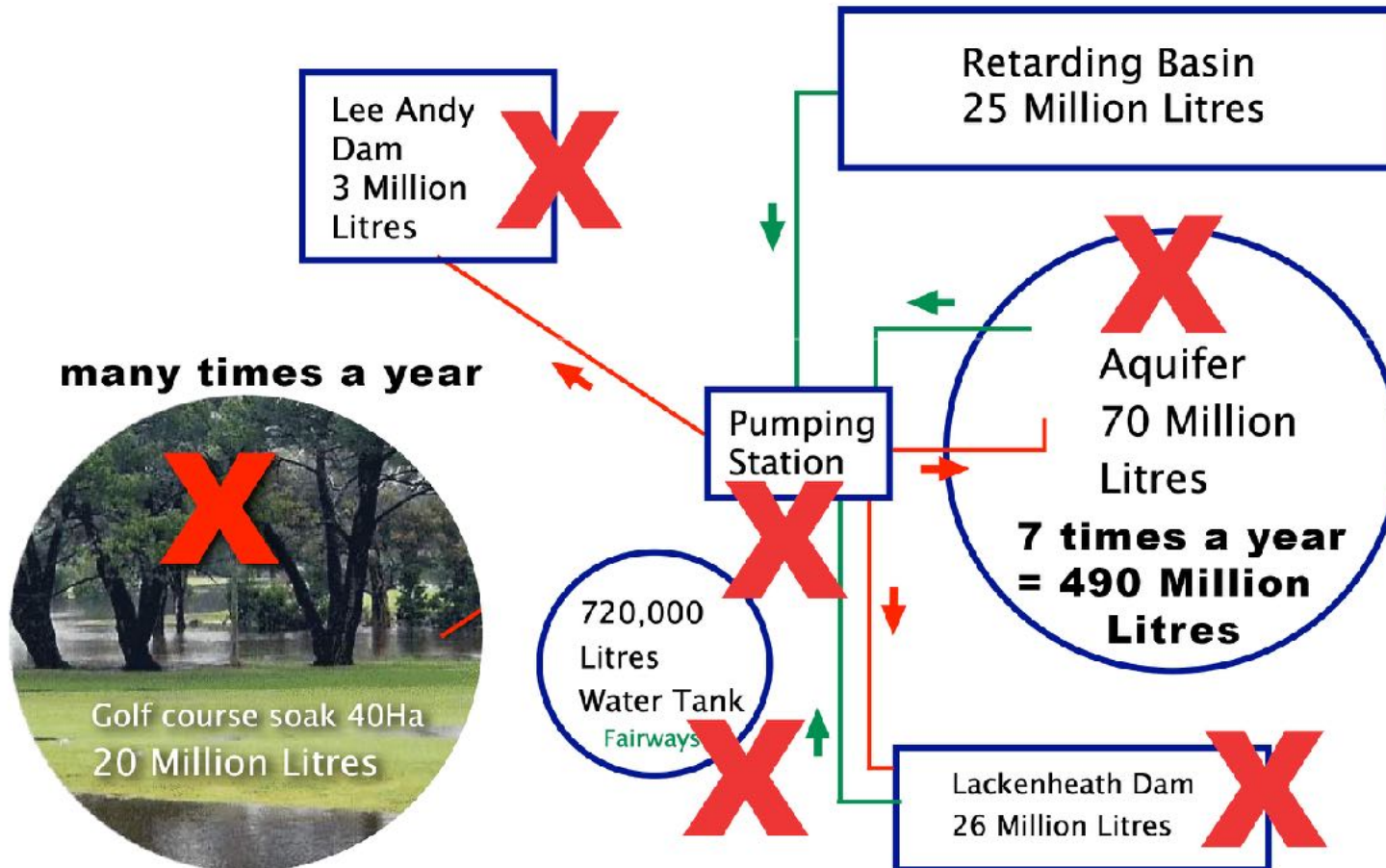
6/ Demolish pumping stations



Illustrations only

The Aquifer and Flood control

The proponent plans to eliminate as shown





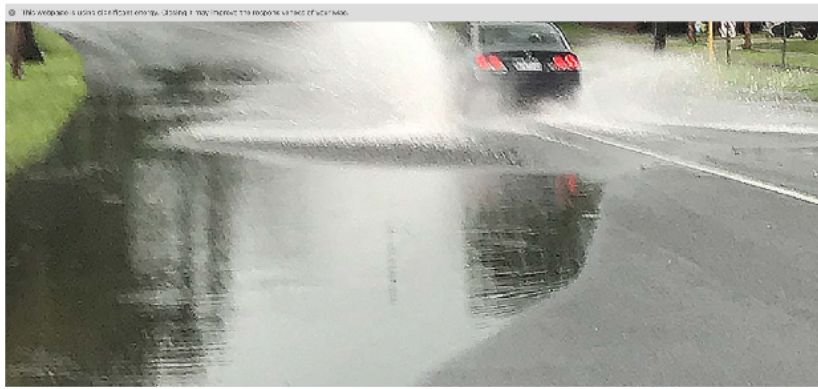
From this

The Retarding Dam only works until its full. Which happens regularly.

Another smaller Retarding Dam to the south is useless, as it will flood Dingley Village



To this



Above:
Centre Dandenong road Arterial



Much of Dingley Village depends on
no floods on Kingswood

Left: Lackenheath Court

Is Dingley Village ready for half a Billion more Litres of floods?

The developers hydrologist and their peers are starting with highly flawed input. No matter how many credentials they and their peers have their reports are very inaccurate because flawed input equals dangerously wrong..

But wait, there's more....

Over 40 reasons why the development is of no net value to Dingley Village

- quite the opposite - it will destroy the Village and make life impossible for residents.



Save Kingswood Group incorporated



The THREE Storey little boxes with short driveways will not allow a medium to large car to fit in the driveways without being **prosecuted** for intrusion onto the footpath.

Only one medium to large size SUV will fit in front, and **the owners will be fined anyway,** due to the three metre rule.

At the time of writing, a number of Dingley Village residents had already received the abovementioned fine.

Centre Dandenong road when it clogs. It took drivers **an hour** to drive through Dingley Village.

They forced two lanes even though there was not enough space.





A development in Cheltenham resulted in birds flying around aimlessly for weeks. I've written to the department of conservation about this and the snakes that will threaten residents. Left hand below: a fox on a roof in Dingley Village.



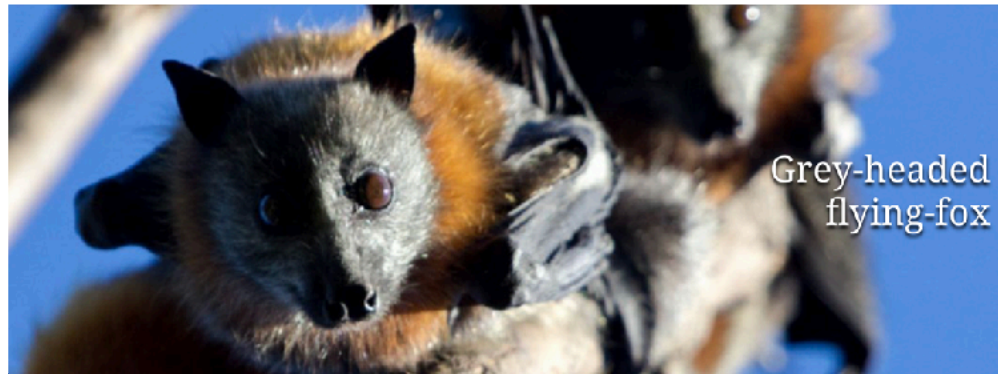
Wildlife destroyed or kicked out

Including grey-haired flying fox, snakes and more



Many trees killed, including those council requested to be planted. Some are dead already.

What happens to protected and endangered Wildlife like Echidnas and the Grey Haired Flying Fox colonies?



How will children, pets and adults avoid the snakes known to frequent the golf course?

Questions sent to the developer

1/ Do you know Melbourne Water said “the developer will need to build a new larger drain in the Lee–Andy court area”?

This is because a house on the corner of Leigh and and McGregor Court (East corner) has been ruined by floods from Kingswood. After passing the buck to Kingston Council, Melbourne water finally admitted it was their business. But the only remedy they offered was "the developer will have to build a new bigger drain past the house”.

2/ what protections do you offer the endangered grey haired flying fox colony? The main colony is near the bend in Golfwood Close.

3/ what care do you plan for protected birds and other species on Kingswood? A similar development in Cheltenham resulted in birds flying around aimlessly for weeks as their habitat was destroyed.

4/ how do you stop a mass of snakes blue tongues, and other critters like Echidnas from entering the homes on the boundary and beyond. A resident on the boundary has already had three snakes in his property, including one in the pool. My daughter chose to build a paling fence with a mesh below it, to protect her dogs from snakes and the like.

5/ do you plan on having a paling fence around all the resident's rear on the perimeter?

6/ Do you have any traffic management ideas to avoid it taking an hour to get through Dingley Village like it has before?

7/ will there be traffic lights on Spring Road exit as it already takes up to 40 minutes for residents to get to the Westall bypass?

8/ How are you going to address the already overloaded services including the supermarket car park being full twice a day?

9/ How are you going to address schools for the children considering Dingley primary has portables and especially Parkdale secondary whose committee said they do not want any more portables?

10/ do you intend to advocate a dedicated bus lane through Dingley village even though this was previously rejected by 96% of respondents to council? Especially as Dingley Village is essentially one lane all the way through and buses often run nearly empty because of the unique destination requirements of Dingley Village residents.

11/ do you know that residents are currently being prosecuted in their streets under the three meter rule and that many of the Kingswood streets would have the same problem if not all of them?

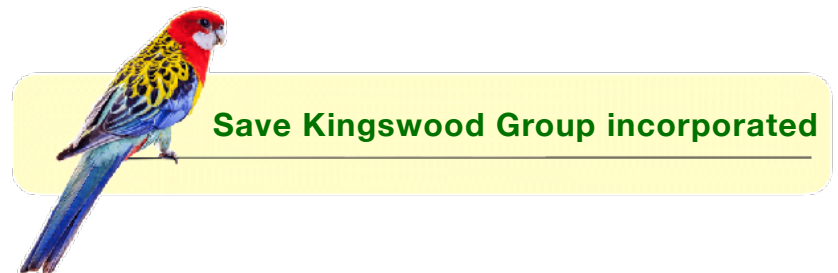
12/ do you know the last plans for 800 lots had flaws in them? Including apparently no room to park a vehicle in front of each block? Also, if they park in their driveway, they would get prosecuted too because the car would cover part or all of the footpath?

It's common practice in Dingley village for residence to fill their garage with possessions and park their cars in the street

13/ is there any chance of a retirement village or aged care facility as there is a big shortage at present?

14/ Dingley village appears to be very keen on having a secondary school as well but so far the education department has dismissed that. Most likely not due to need but rather lack of funding. We have no access to any more secondary students attending a public school. Parkdale High said they have enough portables.

15/ will there be any in character single or double storey residences?



No Net benefit for Dingley Village

- ▲ A twenty percent increase in our Village population
- ▲ Not in Village Character. Dingley Village currently is overwhelmingly one or two storey individual homes, an estimated 80% of large family lots being 550 – 650sq metres. The developer wants 823 lots, with many less than 300 sq metres. They even eluded to 900 or up to 2,000!
- ▲ No Community facilities like sporting ovals.
- ▲ Gross under-provision of parking for residents, coupled with anticipated narrow streets. AustralianSuper even applied to reduce their parking obligations! So each tiny apartment will have up to four cars in tiny streets and nature-strips. (Parking on Nature strips in Dingley Village is a \$120 fine.)
- ▲ No consideration of Amenity.
- ▲ The developer has never consulted residents in a manner that resulted in our ideas being properly adopted. Despite Simon Brookhouse – the Chief Executive Officer of Golf Victoria publishing guidelines for Golf Club mergers, stating that clubs should engage residents first.
- ▲ The previous developer had multiple responses on their website, belittling the value of wildlife and the park in general, in direct response to our objections
- ▲ No preservation of the thousands of trees, estimated at 20,000 native and planted Dingley Village trees, as that's the number of indigenous trees planted.
- ▲ One of AustralianSuper's plans showed a single tree preserved.
- ▲ Loss of the only significant treed open space in Dingley Village.

- ▲ The “lungs” cooling, filter and oxygen production for Dingley Village. As advocated by all councils.
- ▲ Unimaginable thousands of Birds and wildlife lost. How many will be killed or have their homes demolished by developers? The developers will be required to re-locate wildlife. They absolutely will not do that properly and is a hideous imposition for the wildlife currently living in comparative peace. How many thousands will they miss?
- ▲ Increased traffic – the previous Developer's own data suggests up to 6800 vehicle movements per day and 680 vehicle movements per peak hour, on a single lane road, plus soon (a) the Hawthorn Football Club traffic and (b) the Aqua Park traffic.
- ▲ Up to one hour to travel through Dingley Village when traffic increases – proven, as it’s already happened!
- ▲ Not enough Maternal Health places – waiting lists
- ▲ Child Care waiting lists
- ▲ Kinders already full
- ▲ Primary Schools full – portables installed on Dingley Primary preps front lawn playing area. In a recent year, Kingswood Primary turned away 75 applications.
- ▲ NO Secondary Schools – those in other distant towns full – portables installed and Parkdale Secondary has said “enough! we cannot have more portables”.
- ▲ Loss of an aircraft safety and noise buffer for thousands of circuits, take-offs and landings, including passenger Jets and Helicopters. Moorabbin Airport is just seconds flight time away and is one of Australia’s busiest Airports. The Golf Course is also the flight path and health plus noise issues are of concern. They already exceed limits

▲ Health services overloaded now, regularly wait up to 2–3 weeks for the Doctor of your choice.

▲ Lack of sporting facilities now, before 2,200+ extra residents

▲ AustralianSuper had the incredible audacity to show the flood lakes (retarding basins) plus overflow areas in their open space! The retarding basin flood area will not be owned by them.

Dingley Village already floods, before they cover over the Golf Course and Aquifer. Melbourne water has almost no idea of flood incidents, that still occur after they tried to clear 1.4 kilometres of the main drain for a month! The existing Retarding Basin already overflows and mainly soaks into the Golf Course. They want to cover the site with paving, roads and buildings and fantasise that a new retarding basin will hold back the tsunami of waters from upstream Springvale / Clayton and remain on the site.

▲ A homeowner close to the golf course park has been flooded for years.

▲ Shopping more difficult – the carpark is already regularly full, often twice a day – will residents again shop out of town to avoid the chaos?

▲ No developer will provide the \$20 – \$40 million needed to address the essential needs of Dingley Village.

▲ A 20 percent increase in Village population – new town in the centre of town. Overloading a Village that is up to an hour away in peak traffic from Cheltenham railway station and the genuine Activity Centre.

▲ Years of Chaos, noise and Dust – a strain on medical facilities for asthma and other lung complaints. Proven in a nearby destruction!

▲ **We are already meeting the State Government's burden of over-population and providing enough housing.**

▲ Expect more buses in our area, even though many run nearly empty now. Plus an attempt to re-introduce Bus Lanes on Centre Dandenong road, which was previously voted against by 96% of Dingley Village residents in two polls, including a Council poll. Bus lanes would create some of the narrowest road lanes in Melbourne, as Centre Dandenong road is a single lane

▲ NBN and other services clogged, so everyone endures a much slower connection than copper – proven in other areas. Happening now in Dingley Village.

▲ Sewer overloaded?

▲ Electricity huge demands will put stress on power, with potentially lower voltage and longer power outages. Solar roof panels on the units will not solve the problem, rather create a new one, a power can only be accepted into the grid by increasing the voltage. Power authority currently asking Government for permission to turn off solar panels when they wish.

▲ Reduced mains water pressure

▲ We object to a massive roundabout at the intersection of Spring road/McClure roads, plus a second road into Spring road (near where it floods), and roads into Wolbers road and Toorak roads. Both the latter quiet back roads that will become “rat races” / speedways.

▲ We object to the main “speedway” between Spring road and Centre Dandenong roads.

▲ Expect scorched earth of biblical proportions, killing or displacing thousands of wildlife and nearly every tree destroyed. One plan showed 19 trees preserved, another showed just one tree preserved.

▲ Where will the snakes and blue-tongue lizards go? Yes! Into some of the 140 backyards, through the open weave cyclone fence. Both Species are protected.

▲ How many Birds, Echidnas and other wildlife will have their habitat destroyed? How many will be killed?

▲ No consideration for the 140 neighbours on the boundary. They were told when purchasing in a premium area that they had “views forever”. Instead they will have years of dust, plus overshadowing, loss of privacy and noise forever. Plus paling fence **Their property values will dive.**

▲ Do residents know that loss of home values or views are not acceptable objections? But the 140 boundary residents and the close neighbours will lose thousands of dollars in their home value. The previous developer had the gall to say home values in Dingley Village would go up!! The home value losses to the nearby community could easily exceed \$40 million. It's reasonable to expect homes on the boundary would each lose at least \$100,000 each – and their views.

▲ Little consideration for infrastructure

▲ No consideration for current services needs, nor those they will impose.



Save Kingswood Group incorporated

Cannot Build on a FLOOD PLAIN

Hydrologists are only as good as the input information in their calculations.

Flood protection for Dingley Village was not the first intent, but it was a brilliant bonus. That's how Kingswood tried to stop the flooding problems and guard against droughts. S.E. Water requires the developer to keep all water on the site and only release at a slow (specified) rate.

(Sources: Robert Strain, Captain at Kingswood for four years and ISPT)

Nature, including Climate Change has other ideas.

Ask the people of **Maribyrnong**, Lismore, Forbes, Brisbane, Gippsland and many other areas.

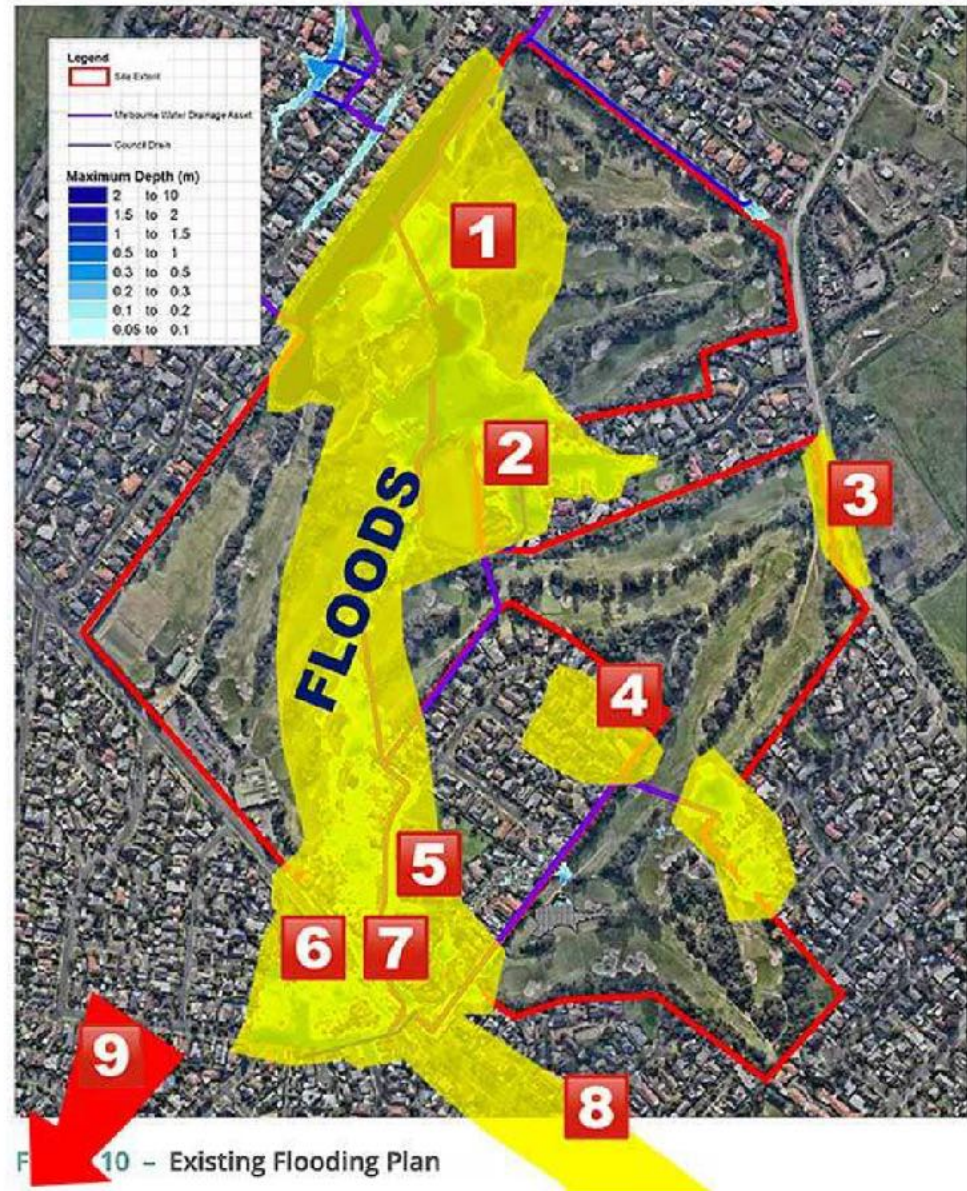
This plan, seen in the proponent's last Plans, looks a lot like the 1966 map used in the previous application. That's how old Melbourne Water's data is.

Save Kingswood has added the more accurate yellow highlight

Note there is also downstream flooding outside the lower left of this map, in homes and the Chadwick reserve.

The yellow overlay and numbers are by Save Kingswood

To Chadwick Reserve



1

Floods inundate Dingley Village Main Retarding Dam- Higgins close



Opposite Higgins close. Note the table floating off the deck and compare to the low intrusion photograph (left)

The immense flood swing of millions of litres can be seen in these photographs. The retaining wall disappears.



Opposite Higgins close. Note the deck under water



1

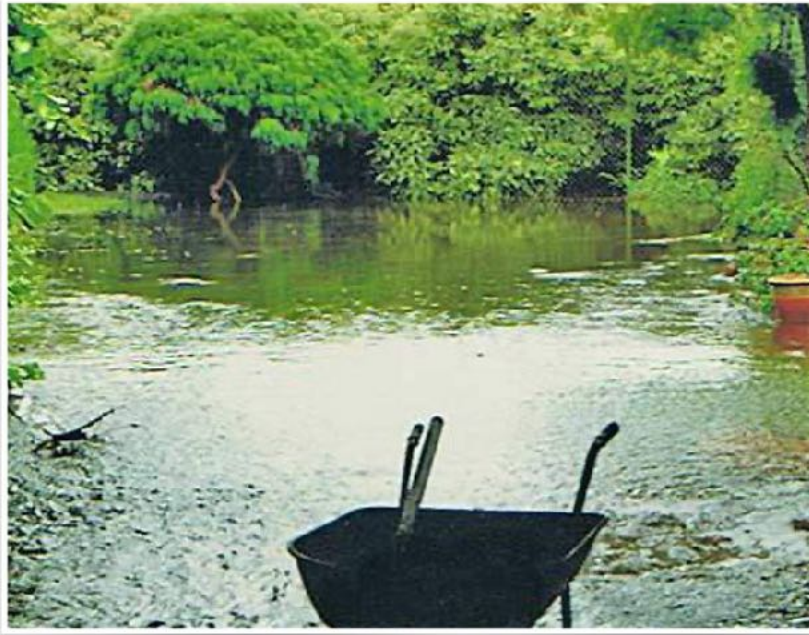
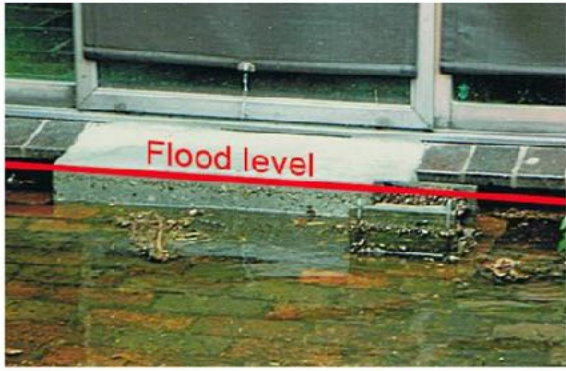
Flooding on the Golf Course Park soaks into the Aquifer - for now.

Retarding Basin wall is under here somewhere

Opposite Higgins close

2

Lackenheath court





Lee Andy court

After years of inundation, Melbourne Water has visited multiple times, but not offered a remedy.

Melbourne Water reportedly said “the developer will have to build a better drain!”

- But does AustralianSuper even know about that requirement?
- Will AustralianSuper remedy?

Or find some way to shirk their responsibilities?

Regardless, **where will the floodwater go?**

Below: undermining house foundations



6

Centre Dandenong road, November 2021, after the main drain under Kingswood was cleared twice. The process took about a month.



“Planning policy states that flood risk must be considered in the preparation of planning schemes and in land use decisions, so as to avoid intensifying the impact of flooding through inappropriately located uses and developments”





Their fantasy drawing shows a marsh – which they claim is good for birds. Unlikely to happen, due to considerable rise and fall – plus Apartments that are apparently **below retarding dam level on concrete slabs**. Certainly if this monster building overfill did appear ...

(1) **There is no way sub-ground level garages can be allowed and**

(2) **There's huge dangers for children.**

Residents throughout Dingley Village are required to have fences around pools, but there is no fence around this much greater danger. Even though at present AustralianSuper put up a temporary fence around the retarding basin, restricting access to wildlife like Straw Necked Ibis, but with nobody on site!

Not insurable. As the flood conditions are widely known, and the apartments would be built on low-lying concrete slabs, the development will be uninsurable by residents. This will affect all of Dingley Village residents.

Hydrology

The Site is currently partially inundated from overflow from an existing Melbourne Water detention basin in storm events.

At the downstream end of the Site and external to the site, significant property flooding is experienced along Golfwood Close, Lee Andy Court, Campbell Grove and Timms Crescent.

Also further south in Centre Dandenong road and Chadwick Reserve. Many homes in the south of Kingswood have a flood overlay.

Melbourne Water flood mapping showing that this affects approximately 70 properties downstream of the Site.

Source Tract: Kingswood Dingley Village Development plan



Kingswood is in the circuits and training path and aircraft need emergency exits







The Retarding Basin at mid level.
This regularly floods Kingswood and reaches the Houses above



Loss of privacy and snakes will get into back yards. (They do already)



Mr. Dreyfus is a huge supporter for us,
but State Government don't listen



WHAT DOES IT TAKE TO GIVE RESIDENTS A SAY IN THEIR FUTURE?



Above: On A Current Affair



Above: On the cover of a Newspaper

Thousands have objected and hundreds attended our meetings. The folly has been on the covers of newspapers and on A Current Affair twice.

In a Democracy, how many residents need to object, before they are heard?

The previous application, which was less invasion than the latest one, resulted in 8,000 responses. Of those, **98 percent were against the development.**

Of the 2% in favour, they were almost entirely in the Peninsula Golf Club whose members are desperately wanting the **\$25 million bonus**, and those looking for profiteering at Dingley Village's expense. *(The date and the amount expired)*

For private study only

www.savedingley.com

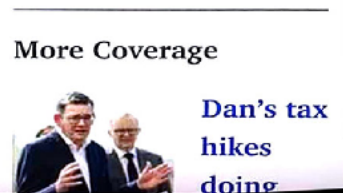


government take control of planning decisions on priority projects.

On Wednesday morning planning minister Sonya Kilkenny said she had approved five projects which would see more than 2,000 homes delivered.

It includes 800 homes in Dingley Village, 480 homes in Preston, 477 homes in Kensington, 300 homes in Hawthorn and 37 homes in Geelong.

The sites include a former University of Melbourne site at Bills St, Hawthorn, and the former Kingswood Golf Course in Dingley Village.



CAN YOU BELIEVE IT?

At a public meeting on 19-11-2024, a resident asked Jack Hoffmann, (a Manager at Satterley)

“you said 800 lots, now 900, what’s to say it can’t be more, like 1000?”

He replied:

“It could be, there’s technically no limit, could be 2000”.

Left Little boxes example

Next time you vote, remember Autocratic Labor in Spring street decided to destroy Dingley Village with overdevelopment, even before final consultation with residents. They also drove the plans to have hundreds of three storey on Kingswood and 200 three storey units around the shops. New housing Strategy

