



Notice of the Preparation of an Amendment to a Planning Scheme and

Notice of an Application for a Planning Permit

Given Under Section 96C of the Planning and Environment Act 1987

Amendment C151

Planning Permit Application KP134/2016

The land affected by the Amendment is 179-217 Centre Dandenong Road, Dingley Village, known as the Peninsula Kingswood Country Golf Course.

The land affected by the Application is 179-217 Centre Dandenong Road, Dingley Village, known as the Peninsula Kingswood Country Golf Course.

The Amendment proposes to:

- Rezone the land from part Special Use Zone (Schedule 1) and part General Residential Zone (Schedule 3) to General Residential Zone (Schedule 2).
- Amend and apply Clause 42.01 Environmental Significance Overlay (Schedule 3) to protect and conserve trees that have been identified as significant and worthy of inclusion in the City of Kingston Register of Significant Trees, 2007.
- Insert and apply a new Clause 42.01 Environmental Significance Overlay (Schedule 6) to address landfill gas.
- Insert and apply a new Clause 42.01 Environmental Significance Overlay (Schedule 7) to address groundwater contamination.
- Insert and apply a new Clause 42.02 Vegetation Protection Overlay (Schedule 3) to protect and conserve identified trees.
- Insert Clause 42.03 Significant Landscape Overlay.
- Insert and apply a new Clause 42.03 Significant Landscape Overlay (Schedule 1) to protect and conserve groups of identified vegetation.
- Apply Clause 43.04 Development Plan Overlay (Schedule 8) to guide the future use and development of the land.
- Amend Clause 21.04 (Vision) of the Local Planning Policy Framework to include the subject site as an 'Area for promotion of increased Housing Diversity'.
- Amend Clause 21.05 (Residential Land Use) of the Local Planning Policy Framework to include the subject site as an 'Area for promotion of increased Housing Diversity'.
- Amend Clause 21.11 (Open Space) of the Local Planning Policy Framework to remove reference to the Kingswood Golf Club.

The application is for a permit to:

- Subdivide the land into 508 lots and 6 superlots.
- Development of lots less than 300 sqm.
- Creation of access to Road Zone Category 1.
- Buildings and works (earthworks).

- Removal of native vegetation.

The applicant for the permit is Tract Consultants Pty Ltd on behalf of AS Residential Property No.1 Pty Ltd.

You may inspect the Amendment, the Explanatory Report about the Amendment, the application, and any documents that support the Amendment and the application, including the proposed permit, free of charge, at the following locations:

- **During office hours at the office of the planning authority:**
Kingston City Council, Planning Counter, Level 1, 1230 Nepean Highway, Cheltenham.
- **During opening hours at the Dingley Library**
Harold Box Hall, 31C Marcus Road, Dingley Village.
- **Online** at yourkingstonyoursay.com.au
- **On Department of Environment, Land, Water & Planning website** planning.vic.gov.au/public-inspection

Any person may make a submission to the planning authority about the Amendment and/or application for permit. Submissions should be made in writing including the submitter's name and contact address, ideally clearly stating the grounds on which the Amendment and permit are supported or opposed and indicating what changes (if any) the submitter wishes to be made to the Amendment or proposed permit.

Name and contact details of submitters are required to assist the Council as planning authority, to consider submissions and to notify submitters of the opportunity to attend Council meetings or any public hearing held to consider submissions.

The closing date for submissions is Thursday 30 August 2018.

A submission must be sent to:

Online yourkingstonyoursay.com.au or

Email strategicplanning@kingston.vic.gov.au or

Post: City of Kingston, Strategic Planning Unit, PO Box 1000, Mentone 3194

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

**Paul Marsden,
Manager, City Strategy
City of Kingston**