

16 November 2023



The Hon. Sonya Kilkenny
Minister for Planning, Minister for the Suburbs
Victorian Government
sonya.kilkenny@parliament.vic.gov.au

Dear Minister

Letter of Support: Keysborough Golf Club

Golf Australia recognises the need to form a collaborative approach towards land and club use in Victoria. Golf is one of Australia's biggest sports and has significant community benefits. More than 2.7 million Australians played a form of golf in 2021/22 and the sport has grown to be the second largest organised ball sport in Australia (second to football/soccer, AusPlay 2022). National household expenditure on golf increased from \$3.6 billion in 2017 to \$10.1 billion in 2023, flowing into economic, social and environmental benefits of more than \$3.1 billion for the Australian community and economy.

As participation and demand for golf continues to grow and the benefits of golf course land is better understood, Golf Australia has determined it has a critical role in any processes that considers the conversion of golf course land to other uses. Golf Australia is committed to assessing and responding to every case presented, including in early discussions through to formal planning processes.

Our guidance is underpinned by an extensive assessment of each case and as necessary seeks external advice to reach a position.

Golf Australia has carefully considered our public position. As a starting point, a no net loss of golf course land is a requirement for this position. The relocation of the current Keysborough Golf Club, including proposed capital investment to broaden the golf offering, will better meet the needs of the local community.

Support for the rezoning of the Keysborough Golf Club site at 55 Hutton Rd, Keysborough VIC 3173 is conditional on:

1. The relocation of the Keysborough Golf Club by the proponent Intrapac Property in an agreed timeframe.

The proposed new KGC facility will include:

- A new 18-hole course, configured in three six-hole loops facilitating short course competition.
- The new course will be 6,600 metres long, par 72 and will be a high-quality club course designed by Graham Marsh Golf Design
- A new 6-hole par 3 course
- Driving range
- New clubhouse with sealed carpark

Participation at a new Keysborough Golf Club location would increase significantly compared with the current golf offering on the current site at 55 Hutton Rd, Keysborough. This will

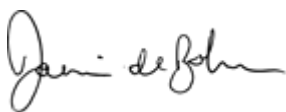
contribute to Golf Australia's strategy of 'more Australians playing more golf'. The aim is to create a sporting community hub that will connect the growing population in the area using different formats of golf and active recreation. It will attract different demographics with the off-course options, proven to appeal to younger and more diverse people in the community than on-course golf only.

2. The required public open space contributions and environmentally significant assets (trees, flora, fauna) are protected and incorporated into the planning permit for the rezoning of the Keysborough Golf Club site, noting the Victorian Government can ensure that the conversion of golf course land can and should provide greater open space outcomes for the proposed development of a low-density residential development and its future community residents. Golf Australia expect that the surrounding golf clubs and the Keysborough Golf Club redeveloped site will become direct beneficiaries as new residents seek nearby golf courses and facilities to play.

Golf Australia appreciates the ongoing opportunity to work closely with the government when considering the future development of surplus golf course land. The establishment of the Planning Guidelines for the Conversion of Golf Course Land for Other Purposes by Victorian Government in partnership with Golf Australia, provides a pathway to ensure that quality outcomes are delivered (noting that it is timely to review this document in response to golf's significant participation growth).

Golf Australia looks forward to continuing our work with government to identify ways to support the long-term growth and sustainability of golf in Victoria while maximising its public value both now, and well into the future.

Kind regards,

A handwritten signature in black ink, appearing to read "Damien de Bohun".

Damien de Bohun
General Manager -
Clubs, Facilities & Places to Play