



DINGLEY  
—VILLAGE—

## 5 Key Things about Streets + Houses

The new neighborhood at Centre Dandenong Road will reflect all that's great about Dingley Village. Feedback from locals over the past five years and the input of planning experts has been used to design an inclusive, attractive, high-quality residential development that will enhance the area for everyone who calls Dingley Village home.

New buildings should add to community spirit.  
Here are **5 key features in the new masterplan**.

1

The sensitive placement of open spaces, access roads and different housing forms and sizes will create a smooth transition between the existing Dingley Village and the new neighborhood. A deliberate focus on establishing a **sense of community and pride** during design and building of the new neighbourhood (known as “place-making”) will create an enduring personality that will sit comfortably with traditional Dingley Village character.

2

Variety in block sizes, orientation and what the new houses would look out on has been carefully planned to encourage diversity and provide a **wide range of housing options**. Differing block fronts avoids uniformity. This allows opportunity to create interesting and attractive streetscapes.

3

**Blocks will vary in size** from townhouse lots overlooking open spaces to large family lots that provide for a generous private garden. Townhouse blocks will be contained to the centre of the site, with substantial buffers to existing, established homes. Larger blocks are positioned around the site's boundary, backing on to existing properties, and will be limited to two storeys.

4

In total, **823 low to medium-density residential blocks** will be created, with a mix of detached and attached homes.

5

The proposal provides for around 16 homes for each hectare to be developed, which compares to similarly sized areas of Dingley Village where there are about 13-14 homes per hectare. The **proposed density is modest** when compared with other new neighbourhoods in Melbourne's key growth areas where densities range between 17-24 homes per hectare.