



DINGLEY  
VILLAGE

# 10 Key Differences from the First Development Proposal

The new neighbourhood 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.

There are many different features in this new proposal compared to the last one. Here are **10 key features of the new masterplan**.

1

There will be 14 hectares of open space (comprising both wetland and parklands) in the new proposal compared to 11.1 hectares in the first plan. The parkland area represents 9.7 hectares compared with 6.5 hectares in the first plan - **3.3 hectares more parkland, equal to almost two MCG playing fields.**

2

Almost 60% of those Dingley Village residents whose homes now abut the site will have a **green linear trail and biodiversity corridor** on their back fence - an increase from 8%.

3

The existing Dingley Village neighbourhood will be connected with new open spaces through the **existing boundary pocket parks - doubled in size.**

4

Located on Centre Dandenong Rd and the geographic centre of Dingley, **a new recreational playing field** is located along side an amphitheatre, ball courts, BBQ areas and seating.

5

The new proposal retains 851 trees, compared to the 341 in the first plan. The planting of a further 2,685 trees will give the new neighbourhood **nearly 900 more trees** than when it was a private golf course. These trees will be located within public open space, rather than individual private lots.



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6

The **overall space dedicated to housing has been reduced**, this will enable the planting of extra trees and installation of more art, furniture and equipment into public open spaces and funding of an adventure playground, suited to children of all ages and abilities.

7

**'Superlots' have been removed** to provide more certainty on the house numbers to be constructed.

8

The 50:50 mix of detached dwellings and townhouses provides **improved housing diversity** for a wide range of future residents, including first home buyers and downsizers.

9

The new proposal includes **a Cultural Heritage Management Plan** and the inclusion of an interpretive park to acknowledge the traditional custodians of the land.

10

The **centralised road spine design** limits the ability to 'rat run' through the existing neighbourhood.