



DINGLEY
— VILLAGE —

A New Neighbourhood

For Dingley Village

The former golf course site on Centre Dandenong Road, Dingley Village, will become a vibrant new neighbourhood in a proposal now under consideration. When complete, the new community will have more than 14 hectares of open space for all residents to enjoy.

It will feature some 6 kilometres of green linear reserves along many of the boundaries between existing Dingley Village properties and the new homes, along with a large all abilities new playground and park, expanded wetlands and thousands of new trees.

The new neighbourhood 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.

Read more about the proposal at the Project website dingleyvillage3172.com.au

Plans for the new residential redevelopment proposed for the old golf course site in Dingley Village are now on public exhibition and can be viewed online at the Department of Environment, Land, Water and Planning (DELWP). They can be viewed here:

<https://engage.vic.gov.au/GolfSAC-Kingswood>

Interested people can view the proposal and make submissions in writing until 11.59pm on **Friday 6 August**.

Key Features in New Masterplan

- Large new central park
- Larger 'pocket' parks
- An adventure playground, suited to children of all ages and abilities
- New wetlands with viewing decks, picnic shelter, BBQs and more
- Reduced downstream flooding
- 10% more trees
- 90% of plant species introduced will be locally native
- 6km of walking and cycling trails
- Traffic lights and street placement to minimise impact of traffic
- Wide range of housing options
- On-site parking for new residents
- Cultural reserve

For full details of the proposal and the planning process, visit the project website dingleyvillage3172.com.au



A neighbourhood designed for quality living

Here are just some of the great features:

- The neighbourhood will have 14 hectares of open space (about the same in area to eight MCG playing fields). This is more than a quarter of the site.
- There will be green linear reserves along many boundaries separating the existing residences from the new housing.
- 6km of walking and cycling paths, landscaped with grasses, trees and shrubs.
- A large new park for the whole community to enjoy will be a key feature. This park will be big enough for recreational ball sports and include basketball and netball rings, picnic shelters, tables and barbecues.
- The existing pocket parks around the property boundary have been enlarged and integrated into the new neighbourhood. This will make it easy to walk and cycle through the whole community, safely linking pockets of Dingley Village with local schools, shops and businesses without the need to drive.
- Independent tree specialists (arborists and ecologists) have identified those existing trees with special value (ie, those that are indigenous, healthy, with structural integrity, and of a certain age and size) and the retention of these has been integral to the planning of the site's future.
- Around 850 trees currently on the site will be retained and some 2,685 new trees will be planted. This means there will be 10% more trees on the site than when it was a golf course.
- Expert plant selection will consider flora that provides a diverse range of food resources for birds and animals.
- New play equipment and bench seats will be installed under large, shady trees and within peaceful groves so the community can make the most of the amenity. Most of the trees identified with special value will be retained on public open space.
- The new neighbourhood has been awarded the top rating of 6 Leaves under the EnviroDevelopment environmental rating tool. To achieve this, more than 90% of all plant species introduced to the site will be locally native.
- Houses will be designed and constructed to reduce energy and water demand, and to achieve lower associated running costs. Sustainability will be considered across a range of building and site elements including material selection, water consumption, energy generation and waste management.
- The streets and public spaces are designed to allow both residents and visitors to move through and around the site safely and easily by walking and cycling. In turn, this will reduce vehicle movements for short trips.
- The main central boulevard road reserve will be up to 25 metres wide, which is big enough for public transport such as buses.
- Viewing decks will be built beside the main wetlands at both the north and south of the site.
- Careful design of the wetlands and drainage channels in the new masterplan significantly increases on-site storage capacity which will substantially reduce downstream flooding that has been experienced by parts of Dingley Village for many years.
- The removal of some boundary fencing around the site will make the lakes and wetlands visible and more accessible to existing Dingley Village residents.



A neighbourhood contributing to local business

- An additional 800+ households in Dingley Village create extra demand for products and services from local businesses, from accountants to window-cleaners. Banks, cafes, dry cleaners and others can expect more people to walk through their door.
- An estimated annual retail expenditure of \$22.5 million will be generated within the City of Kingston and an additional 150 retail jobs supported annually within the municipality.
- Construction of homes on the site will generate around \$1.3 billion in economic output and provide opportunities for local builders, plumbers, electricians, and other tradespeople. An average of 637 jobs will be supported annually during the lot and dwelling construction phases.
- More people will be seen in churches, at sports clubs or helping out at service clubs or at the neighbourhood centre.



The planning process

In May 2021 the Minister appointed himself as the Planning Authority for Amendment C199 and referred the new proposal to the Golf Course Redevelopment Standing Advisory Committee to coordinate its public exhibition, to receive and review submissions, and to advise on its merits.

The process, set out below, is directed by the Department of Environment, Land, Water and Planning (DELWP) utilising the Golf Course Redevelopment Standing Advisory Committee (GCRSAC).

1. Public exhibition (28 June – 6 August 2021)
This period gives the public time to view the proposal and, if necessary, make a written submission.
2. Standing Advisory Committee directions hearing, at which the committee makes any directions pertinent to the public hearing.
3. Standing Advisory Committee public hearing. The purpose of the public hearing is to give people an opportunity to speak in support of their written submission. This is open to the public.
4. Standing Advisory Committee prepares a report and makes a recommendation to the Minister for Planning.
5. Minister for Planning considers the Standing Advisory Committee report and makes a determination



Questions and Answers

Here are answers to some common questions being asked about the proposal.

Q: I've heard this site is a park, is it?

For 82 years up until 2018 the site was a private golf course with access only to people who paid thousands of dollars in membership fees to the golf club. Some people refer to it as the "Central Park" of Dingley Village but sadly only very few people have been able to access any part of it.

Q: Will the range of housing types change the current character of Dingley Village?

The new proposal supports a range of housing that will appeal to a diverse range of the community including families, downsizers and first-home buyers. Importantly it will help younger Dingley people stay in the area where they grew up, and older people to stay near friends and family as their needs change.

Q: Won't development mean the loss of birds and wildlife?

The environmental landscape design of the new development provides for increased wetlands, creation of biodiversity corridors, and thousands of new trees and shrubs to support existing and future wildlife.

Construction will be staged and managed in accordance with strict permit conditions requiring the preparation of a Construction Site Environmental Management Plan (CSEMP). Before starting any works, all workers on site must be inducted into the CSEMP and its flora and fauna conservation requirements

Q: Will those trees removed from the site during development be replaced?

There are 3,241 trees currently on the site, not 20,000 as some people believe. Around 850 existing trees will be retained and some 2,685 new trees will be planted. This will mean there will be 10% more trees on the site than when it was a golf course. The proposed street tree species will be similar to the surrounding area with a mix of native and non-native species

Q: Parts of Dingley Village have been historically flood-prone. Won't more roads and more houses make this a bigger problem?

The development proposes a series of water bodies and wetlands to be integrated with Melbourne Water's stormwater infrastructure that services the site and surrounding area. These will be large enough to manage almost all expected flooding events. This new infrastructure will contribute significantly to solving historic flooding in the area.

Q: Will it make traffic worse?

Independent traffic engineers have concluded increased traffic volumes will be negligible. The impact to Centre Dandenong Rd is largely offset by the improvement and expansion of surrounding arterial road networks already completed or underway.

Q: When will properties be available for sale?

Until such time the proposal is approved, a sales launch for the project cannot be anticipated. You may however register your interest by going to the website. Your details will be added to our database of registrants.

Q: I've heard child care and kindergartens in Dingley Village will struggle to service the new residents, is this right?

The development has the potential to include the construction of a 120-place childcare centre or kindergarten depending on need. This would be privately developed and owned.

To find out more, visit:
dingleyvillage3172.com.au

