



KINGSWOOD

- DINGLEY VILLAGE

FACT SHEET CIVIL & DRAINAGE

The Kingswood Dingley Village project will develop the former Kingswood golf course into an exemplary residential community. It will be masterplanned to retain and enhance the community feel and spirit of Dingley Village.

The development will deliver low to medium density housing as well as greater amenity, walking tracks and parkland to the immediate and surrounding community.

This factsheet provides some detail about the civil engineering, water management, earthworks and construction required to bring this new neighbourhood to life.

MANAGEMENT OF STORMWATER & FLOODING

Over the years, parts of Dingley Village have experienced flooding during times of extraordinary rainfall. The existing water storage bodies on the golf course have been unable to contain this, particularly for some homes south of Centre Dandenong Road.

Our planners have worked closely with Melbourne Water when preparing the masterplan for the site so ways can be found to minimise this flooding. Our proposal will solve much of this problem.

Melbourne Water requirements say the residential development must limit the stormwater discharged off site to less than 3.3m³/second, which is within the capacity of the downstream drainage infrastructure. This required storage of 11,800m³ however we have included 62,800m³ of water storage into the proposed masterplan in the form of retarding basins and wetlands.

The capacity will be big enough to store water that would otherwise flood downstream properties in Dingley Village during extraordinary rainfall.

The side benefit of these new water storage bodies is that it provides a healthy new environment for mixed flora and fauna, including birds, frogs and small mammals.

ENSURING INFRASTRUCTURE CAN MEET THE LOAD

Civil engineers have conducted a full assessment of all utility services in Dingley Village, including electricity, gas, water, sewerage and telecommunications, and have confirmed their capacity to take the additional load of new homes at Kingswood. The development of Kingswood will be enabled to take NBN services (or similar) that could fast track the provision of NBN services to the broader Dingley Village catchment.

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CONTACT US

Do you have more questions, or need more feedback?

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TAKING CARE WITH CONSTRUCTION VEHICLES

All development brings construction vehicles and equipment, and some dust and noise will be generated by construction activity. Building contractors will be required by Council to prepare a Construction Management Plan to minimise the effects of construction on new and existing residents and businesses. There are a number of existing guidelines surrounding construction set by the Environment Protection Authority (EPA).

At this stage, it is expected that most access to the site by construction vehicles and contractors will be via Spring Road to minimise disruption to the community.

CARING FOR THE SITE DURING CONSTRUCTION

The Project Team will develop a management plan for those sections of the golf course site not immediately impacted by construction activity. It will be the responsibility of the developer to maintain a safe and secure property in accordance with Council bylaws.

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