



KINGSWOOD

- DINGLEY VILLAGE

FACT SHEET PLANNING FOR COMMUNITY

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. Plans have been formed to ensure the new neighbourhood blends seamlessly with the existing community.

This sheet provides some answers to questions about the impact of the proposal.

UNDERSTANDING DINGLEY VILLAGE

When planning started, our Project Team spent time talking with local community groups and surveyed many individuals to find out what was special about Dingley Village. We learned that people valued the village feel which contributed to a strong sense of community. Our plans have been designed to enhance these attributes and minimise the disruption to existing routines.

Special features of the proposal include:

- Better connectivity between the neighbourhoods to the east and west of the site facilitating walking and cycling access to school and the town centre by linking existing pocket parks.
- Publicly accessible open spaces including walking trails, playgrounds, BBQ facilities and exercise work stations.
- A Mixed-Use Precinct providing opportunities for new and existing residents to socialise in the context of beautifully landscaped open spaces. This precinct may include a bistro, cafe, meeting rooms, and/or function spaces.
- The inclusion of a childcare centre and associated kindergarten within the Mixed-Use Precinct to help alleviate load on existing facilities.
- Greater diversity of housing options to provide first-home buyers, down-sizing retirees and the aged to stay in the community they have been living in.

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PATHS & PARKS

Pedestrian pathways will be 1.5m wide and shared paths will be 2.5m wide. Ponds and waterways will be lined with timber boardwalks, viewing decks, shelter and picnic areas. For example, it is proposed that Precinct 1, the first in the site to be developed, would include:

- One large centralised neighbourhood park facilitating informal family recreation experiences and social gatherings.
- A significant boulevard of linear open space providing an attractive entry into the development and facilitating off-road bicycle / pedestrian movement throughout the development.
- Expansion of and improved connection to Christina Terrace Reserve.
- One significant water body with landscaped surrounds and amenities that allow for quiet recreation.
- The potential for a café overlooking the water body closest to the entry of Centre Dandenong Road, providing an attractive community gathering point.

ROOM FOR ACTIVE RECREATION

The proposed development will not generate sufficient demand to warrant the establishment of a sports reserve on the site. The site's irregular dimensions would also make a sports reserve difficult to accommodate without conflicts over noise, lighting, car parking and traffic. However, the Project Team is aware of the demand on existing sports facilities in Dingley Village and Kingston Council's priorities to establish more playing fields. For this reason, the developer has committed to providing Council with a significant cash contribution towards the development of two adult-sized playing fields in Dingley Village and the upgrade of the local community centre on Marcus Rd. (Refer to the Community Benefits factsheet for more details about the cash contribution.)

WHAT NEW FAMILIES WILL MEAN TO EXISTING LOCAL SCHOOLS

Our planners have worked closely with the Department of Education and Training and other education providers to understand the impact of an increase in the local population. Many children from outside the local area now attend Dingley Village primary schools. With a new school planned for nearby Keysborough South, local school places will open up for children moving to Dingley Village. Our research indicates that surrounding secondary schools will have capacity to accept enrolments from the projected numbers of secondary students in Dingley Village.

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