



KINGSWOOD

- DINGLEY VILLAGE

FACT SHEET URBAN DESIGN

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 sheet provides an outline of the urban design principles influencing the masterplan and an introduction to some elements of the build height (also referred to as built form) and density of the dwellings planned as part of the project.

DESIGNS TO BLEND THE NEW WITH THE OLD

The layout of the development and the housing types will minimise any visual impact on surrounding residents by applying the urban design principle of marrying like with like.

Existing pocket parks around the site will be expanded to better integrate new and existing neighbours and provide better connections to the local shopping precinct on Marcus Rd.

Land lots on the site's perimeter will be larger and deeper than lots internal to the site. Mandatory setback will be specified in design guidelines to ensure that new homes maintain reasonable distances from existing homes. In addition, building heights will be capped at two storeys for perimeter lots, while lots internal to the site will be capped at three storeys.

Social sustainability and housing diversity are also central to the estate's urban design concept. A mix of lot sizes will provide diversity of housing options to suit a variety of household sizes and budgets. This diversity will enable households of all ages and changing sizes to remain in a community where they have established roots.

HOW MANY DWELLINGS WILL BE BUILT ON THE SITE?

ASRP1 planners propose 760 lots for the 54-hectare site. This will allow a significant percentage of the site to be available for passive recreational use in large and small parks, the central reserve, and landscaped linear links.

Buildings will be a mix of low-density and medium-density providing dwelling sizes suitable for large and small households.

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WHAT IS THE SIZE OF PROPOSED LOTS?

It is anticipated that lots within the proposed masterplan will vary in size from about 100sqm for terrace and townhouse medium-density lots to 600sqm for lots accommodating low-density homes. Larger lots will be placed on the site's perimeter and smaller lots more central.

WHAT IS THE DIFFERENCE BETWEEN LOW & MEDIUM DENSITY HOUSING?

Low-density housing is a large lot accommodating a detached home of 1-2 storeys. Low-density housing is proposed for the perimeter of the site as it best compliments the neighbouring houses. This is explained on the Kingswood project website under the Proposed Density Plan.

Medium-density housing is attached dwellings, typically in the form of townhouses and terraces of 2-3 storeys in height.

There are no plans for high-density lots at Kingswood. The proposed zoning does not permit it.

WHAT GUIDELINES WILL CONTROL HOUSE DESIGN?

New homes and buildings built on the estate will need to follow a set of Council-approved Design Guidelines to support the delivery of a consistent streetscape and neighbourhood character that fits seamlessly into the surrounding neighbourhood. The Guidelines cover appropriate siting of differing housing types, considering existing homes and the newly created open space around them.

In addition, the design guidelines will require all new homes to be built to meet the highest environmental performance standard utilising the Urban Design Institute of Australia's EnviroDevelopment rating tool.

WHAT WILL THE HOUSES LOOK LIKE?

The development aims to help families stay in the area as their needs change by providing alternative house types and sizes, in keeping with Victoria's "Homes for Victorians" strategy.

Contemporary examples of medium-density and low-density dwellings are provided on the Kingswood project website under Proposed Residential Product Examples.

HOW WILL THE EXISTING BOUNDARY FENCES BE TREATED?

All boundary fences will be replaced by the developer with standard timber paling fences before construction commences on a precinct-by-precinct basis.

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