

THE COMMUNITY BENEFITS

WHAT BENEFITS WOULD A NEW DEVELOPMENT BRING?

With Melbourne's population expected to grow to 8 million by 2050, the Victorian Government and local government authorities must ensure infrastructure and housing availability meets this unprecedented growth.

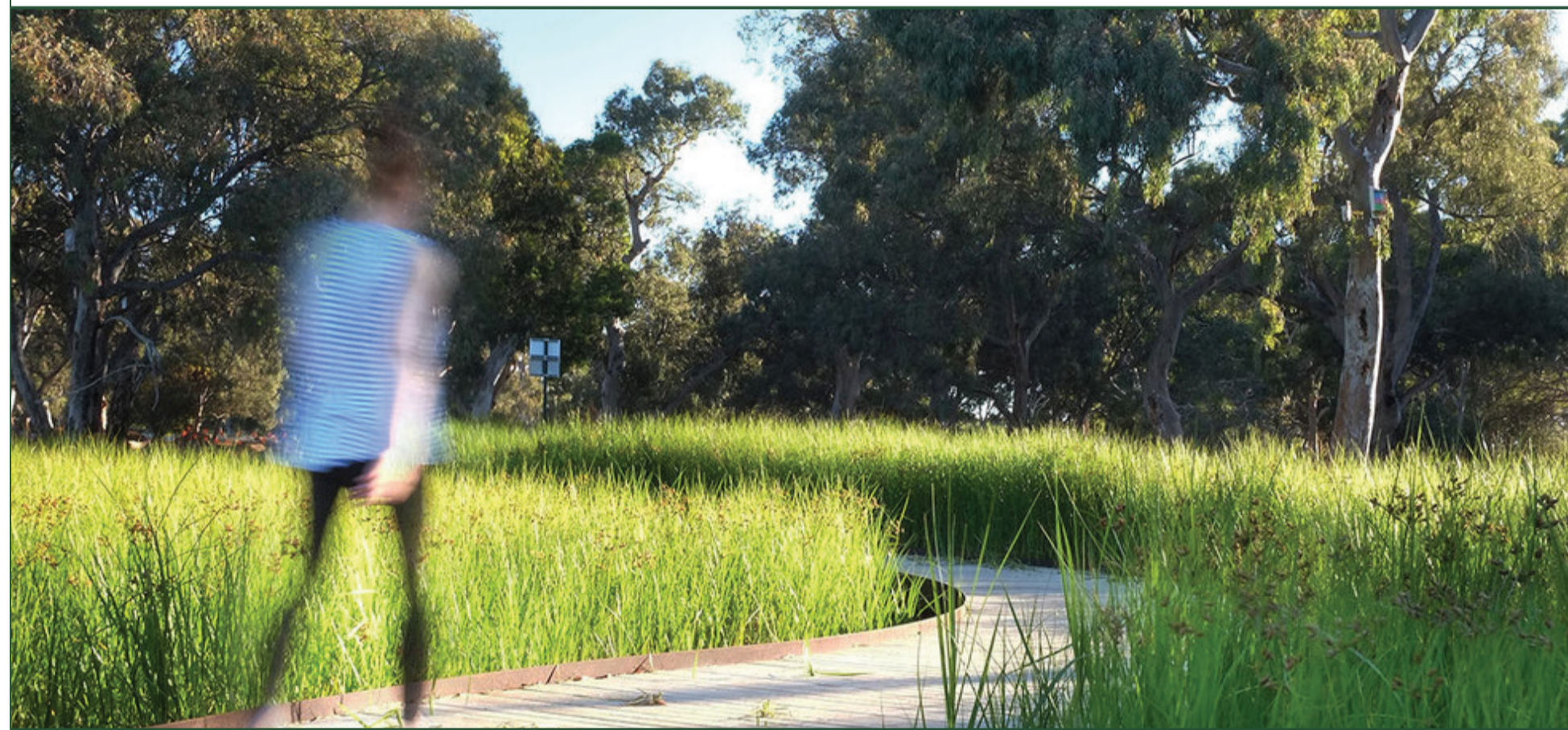
This land at Dingley is ideal as a place to deliver open, green, useable space, housing diversity, parks, and better community facilities while preserving and protecting the unique character of the village.

When the site was a golf course, it was only accessible and useable by people who played golf on the site.

The community now has an opportunity before them to tell us how they'd like to see the green space opened and used in a way that brings the most joy and benefit to as many people as possible.

We understand that there are some concerns among community members around the possible development. We want to ensure you that we are genuine in our intent to work with the community to understand what's important, retain some of the current features of the site and make it even better, with the inclusion of new features and addressing current issues such as flood mitigation.

USEABLE, ACTIVATED GREEN, OPEN SPACE



- Preserve as much tree canopy as possible, with new parks and usable space designed with the community's priorities and preferences at the forefront.
- Green space, parks and paths to link to the community in ways that haven't been possible before.
- Central green space opened up to deliver better parks, paths and wetlands for an active, peaceful lifestyle long term.

ECOLOGY AND ENVIRONMENT



- Protecting and preserving the green, leafy character of Dingley Village is a must. Any future potential proposal would focus on maximising the existing tree canopy for shade and wildlife habitat.
- Planting and maintaining thousands of trees for a long-term net gain in the number of trees on site.
- Provide habitat with greater water storage bodies for birds, frogs and small mammals.

SPORT



- We are encouraging sporting clubs in the community to get involved and provide ideas for great recreational space that can be used for sporting activities.

NEW COMMUNITY FACILITIES



- As part of any potential future proposal, the community now has an opportunity to get involved in telling us how to best use the old Kingswood clubhouse and its surrounding area.
- Tell us your ideas for how to best use this place to make it a beautiful, multi-use facility loved, used and owned by all.
- Have you dreamed of a new café or restaurant or do you see a space for group fitness activities, a cinema, play group options or a space to host private events?

ENVIRONMENTAL PROTECTION AND SUSTAINABILITY



- We will be retaining hundreds of trees and planting thousands of new ones, as well as the creation of a new wetlands. This will see habitat preserved and new habitat created.
- Any new development would incorporate significant environment and sustainability initiatives.
- As part of our commitment towards EnviroDevelopment certification our intention is to ensure more than 90% of all plant species planted are locally native.

NEW HOMES WITH OPTIONS AND COMMUNITY CONNECTIONS



- Any new proposal would have beautiful options for new homes that would keep young people in the area, and give older people alternative places to live.
- More home-buying options would mean young people could stay in their home community, while older people could down-size without need to leave their networks and lifestyle.
- Different living options would also attract people to move to and stay in Dingley Village, keeping the suburb vibrant with life and character.

RECREATIONAL FACILITIES



- The ideas for inclusion of sport and recreational facilities are endless and we are guided by the community's input.
- We are looking for ideas that encourage people of any age, culture or ability to meet and feel part of a community.

FLOOD MITIGATION



- We know that Dingley Village sometimes has problems with flooding during heavy rain.
- Any future potential proposal would aim to significantly resolve this problem.
- We would aim to include at least 60,000m³ of water storage for the greater community, and most importantly reduce the current risk of flooding to surrounding homes.

ENERGY SMART HOME PACKAGES FOR ALL



- Any new development would be planned with ultimate sustainability outcomes in mind.
- Homes would be designed with sustainability principles incorporated, and property buyers would have the option of purchasing Energy Smart Home packages at substantially discounted rates.

GOLF CLUB FUTURE FUND INVESTMENT



- As a result of the Kingswood and Peninsula Golf Club merger, the new Peninsula Kingswood Country Golf Club has been able to invest more than \$60 million into the future of golf and the facilities it offers members.
- Another \$25 million is payable to the Club, and this rides directly on successful approval of a proposal to develop the Dingley site.
- This \$25 million payment has been designated for investment in the Club's Future Fund, which would deliver initiatives designed to firm up longevity of golf as a leisure activity for all ages.