

UNDERSTANDING COMMUNITY IMPACTS

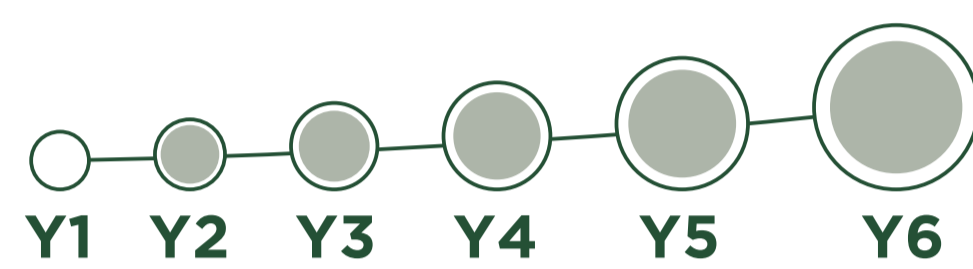
We love this place as much as the people who live in Dingley Village

The success of any future possible development depends on *celebrating and protecting the people and things* that make Dingley Village so beautiful.

Part of our requirement for our initial application to Council was to engage independent technical specialists to look at current public infrastructure, including traffic, health, education, sporting and recreational facilities. Their findings help us to better understand the community impacts.

Population growth

Any future proposals for residential development will be staged progressively over 6 years to allow population growth to be absorbed over a long period.



Opportunity to attract private investment to enhance community facilities and services, such as restaurants, cafes, shops and leisure activities, would add value to the people of Dingley Village.



Traffic

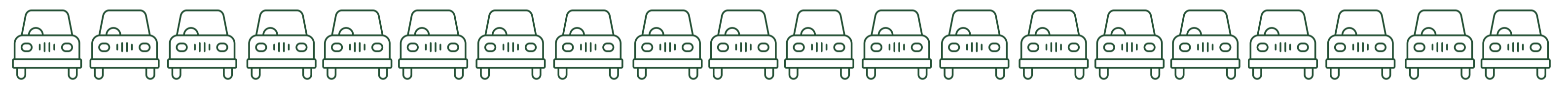
Traffic studies and modelling show the road network around Dingley operates at a level considered to be 'good' by authorities, compared against the level of traffic the roads are designed to carry.

For example, Centre Dandenong Road will continue to operate below its designed capacity of 20,000+ vehicle movements per day.

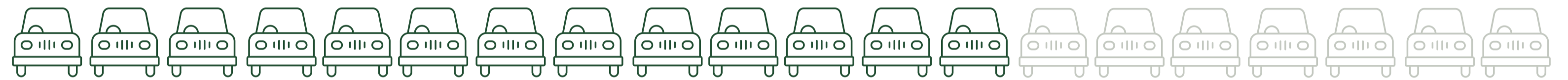
State Government's Mordialloc Bypass is expected to move into planning and development and completed by late 2021, providing significant benefits and traffic reduction in and around Dingley Village.

Centre Dandenong Road

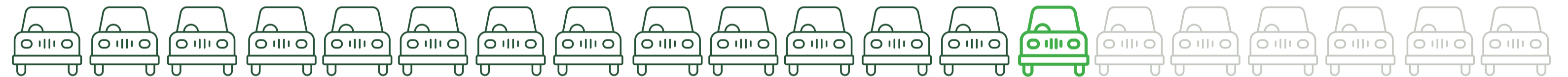
Designed to manage 20,000+ vehicle movements per day



It currently manages 13,000 vehicle movements per day



The previous application would have only added 1,000 vehicle movements per day



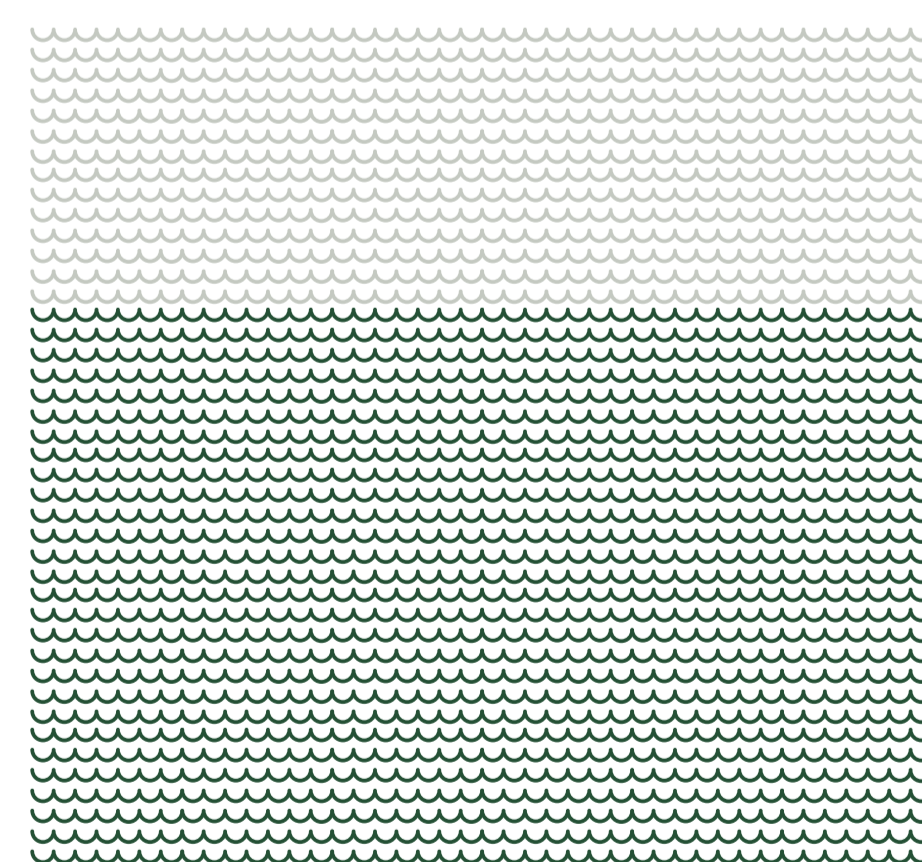
Stormwater and drainage

We know that Dingley Village sometimes has problems with flooding during heavy rain.

Any future potential proposal will aim to significantly resolve this problem.

We would aim to include at least 60,000m³ of storage for the greater community, and most importantly reduce the current risk of flooding to surrounding homes.

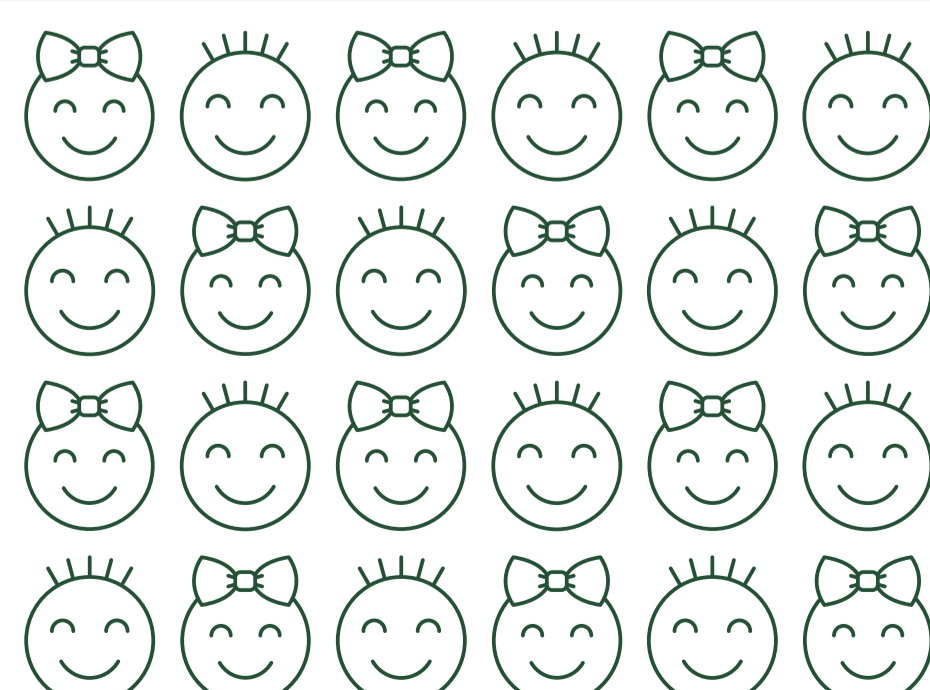
60,000m³ increased storage for the greater community



Reduced risk of flooding to surrounding homes



Schools



Keysborough Gardens Primary School is due to open in January 2020 and will *reduce enrolments* at Kingswood and Dingley Primary Schools and meet future demand from a growing population. 22

Potential to attract private investors to deliver additional childcare and kindergarten facilities with any future development proposals, providing great value to the local area.