

A new neighbourhood in Knoxfield



We want to create an exciting new neighbourhood in Knoxfield with a diverse range of housing and open spaces to meet the needs of a growing Knoxfield suburb.

About the project

In 2018 Development Victoria acquired the 19.2ha site on the corner of Burwood Highway and Scoresby Road, with the aim to create a vibrant new neighbourhood with a diverse range of housing, an improved wetland area, public open spaces and recreational facilities. The design will reflect Knox's character and will be integrated with the surrounding community. The site is proposed to offer a minimum of 10 percent affordable housing which will be delivered through affordable design, affordable ownership and rental or affordable living.

Project update and the draft Masterplan

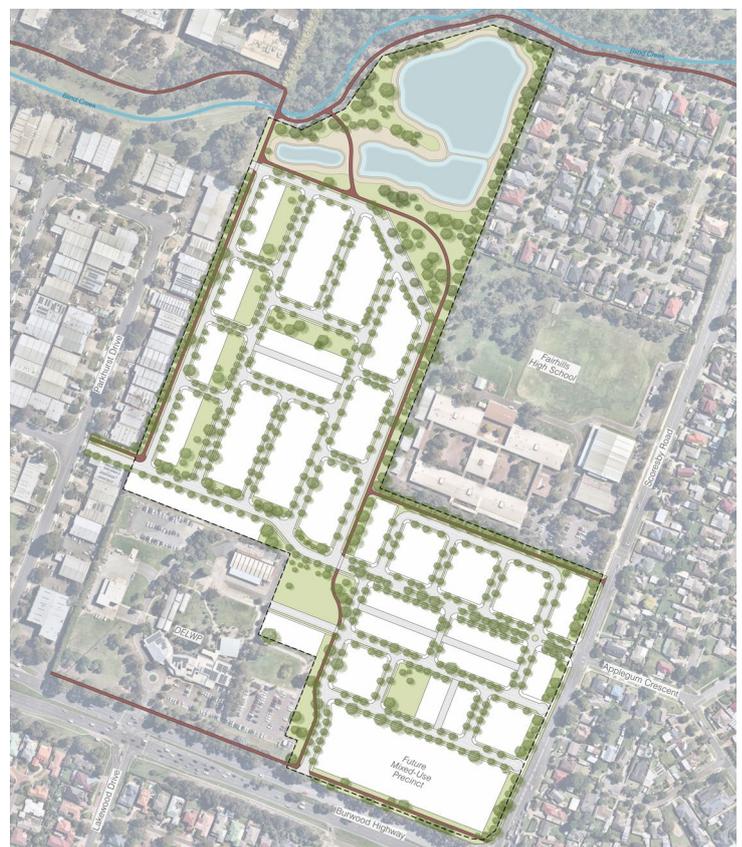
In late 2019 we spoke to the local community to understand your views and aspirations for the site, including the future wetlands.

Using your feedback, we created a draft Masterplan for the site, to guide how the new neighbourhood will be developed into the future.

Key community feedback that has been incorporated into the draft Masterplan includes:

- The design of a new improved wetland and associated habitat which provides enhanced flora and fauna outcomes.
- Pedestrian linkages and shared paths to connect residents to the surrounding community. This includes a possible connection into the back of Fairhills High School, creating safe access for residents and students.

- Designing a mix of dwellings that will comprise a range of two to four bedrooms, that are two and three storeys high.
- A number of dwellings which allow for gardens and courtyards.
- Provision of large open spaces across the site to balance the residential footprint.
- Adequate car parking for residents and visitors to the new community. All dwellings will have at least one off-street car parking bay.
- Advocating with VicRoads to allow for a second entry point onto Burwood Highway.



Knoxfield draft Masterplan

A new and improved wetland

Central to the design will be an improved wetland area with enhanced habitat for the endangered Blue-billed duck and other species. The new wetland is set to transform this site and will provide many benefits not only to the existing habitat but also to the local community.

Construction will be carefully staged so wildlife will have continual access to a waterbody throughout the process. After the first phase of the improved wetland is established, the existing dam will be partially filled and redeveloped as part of an overall water retardation, filtration and habitat system.

We have received advice from expert hydrologists that the current dam is unsafe and environmentally unsound. Their ongoing assessments show:

- Is structurally unsound and at risk of collapse. This has been particularly noted during recent flooding of the dam throughout April and May 2020.
- Does not provide for stormwater treatment and water retardation. This means untreated stormwater continues to flow directly into Blind Creek and is a flood risk to the adjacent light industrial area, which is lower than the dam.
- Is very deep with steep banks and if someone were to fall in, it may be difficult for them to get out easily and safely.

Key features of the new wetland include:

- An enhanced habitat for the endangered Blue-billed duck and other species, resulting in a better overall environmental outcome for residents of the area.
- An improvement to the water quality and available breeding habitat for local species through targeted planting which is currently absent at the existing dam.
- Dense vegetation and reed beds will be planted within the new wetlands to encourage Blue-billed Duck breeding.
- A range of settling, sediment and water retention ponds to treat stormwater, mitigate flooding and protect Blind Creek.
- The new wetland will ensure the area is safe and not at risk of collapse which is a high possibility for the existing dam.
- A public pathway through the wetland to Blind Creek which will create a new recreational link to the area that is safe for people and wildlife.
- The potential for viewing platforms and informational signage on the types of vegetation incorporated and the wetland systems in use.
- All works associated with the new wetland will be guided by technical experts.

TIMELINE

Site rezoned to Comprehensive Development Zone

Broad community engagement

Community engagement on the draft Masterplan

Sub-division permit is lodged

Community engagement/information on the final Masterplan

Following a wide range of approvals, construction begins

2018

MID-LATE 2019

MID 2020

LATE 2020

LATE 2020

MID TO LATE 2021

The above dates are subject to a range of approvals

An illustration of the new wetlands with examples of plant species that could be included.



We want to know what you think about the draft Masterplan that is designed to guide development of the site on the corner of Burwood Highway and Scoresby Road Knoxfield.

Tell us what you think via our website:
development.vic.gov.au/knoxfield

Community consultation on the draft Masterplan will be open between
9 June and 17 July 2020.

How to provide feedback on the draft Masterplan

The draft Masterplan will facilitate a vibrant new neighbourhood with a diverse range of housing, an improved wetland and generous public open space. The residential area allows for approximately 450 homes that will be designed and built by a number of different builders, providing a diverse range of product for local community living.

We are now seeking your feedback on the draft Masterplan to refine key elements, including parking, pedestrian and cycle paths, the improved wetland area, public open spaces and landscaping.

We will consider your feedback in the formation of the Masterplan, before submitting a subdivision planning permit application to Knox City Council later this year (subject to a range of approvals).



Attend an online community workshop

We're hosting four online community workshops to speak with you about the draft Masterplan and to hear your thoughts.

The sessions will be held online on:

- Saturday 20 June 9.00am, 10.30am
- Thursday 25 June at 2:00pm, 3:30pm

Please register your attendance via our website: development.vic.gov.au/knoxfield

Don't hesitate to call us if you don't have online access and we will call you to discuss your views and answer any questions.

Join the Community Working Group

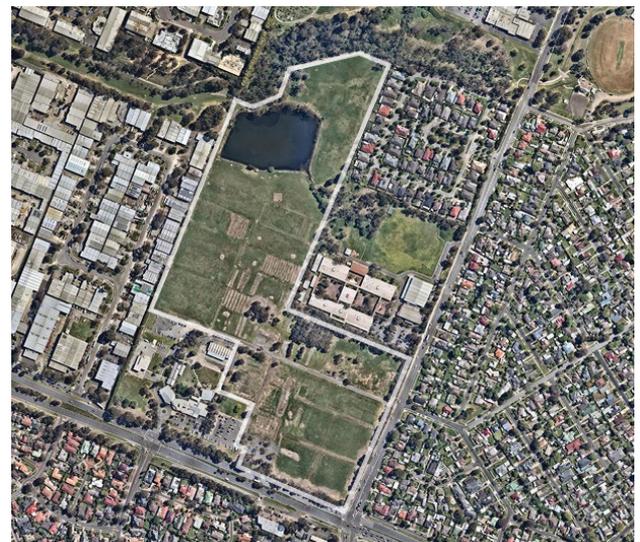
We are seeking nominations from the local community for a Community Working Group. The group will play an important role in shaping this new neighbourhood and delivering a great outcome for the site.

Nominations will be open via an online Expression of Interest process between 9 to 20 June 2020. Applicants will be advised of the outcome of their nomination by 24 June 2020. The first meeting is expected to take place in July. If you'd like to be a part of the group or to find out more information, check out our website.

Next steps

After this phase of engagement, we will consider your feedback in the formation of the Masterplan, before submitting a subdivision planning permit application to Knox City Council in late 2020.

We will continue to meet with the Community Working Group throughout 2020 and will update you on our progress.



For more information, to register for updates or to speak with us, please go to:

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