

# 621 Burwood Highway, Knoxfield

## Frequently Asked Questions

### Who is Development Victoria?

Development Victoria is a statutory corporation responsible for undertaking urban renewal, property development and major projects on behalf of the Victorian government.

We work with the private sector to deliver projects across the state, creating great spaces for Victorians in which to live, work and play. We're experts in property development (residential and commercial), precinct renewal and civic infrastructure.

### Why is Development Victoria interested in 621 Burwood Highway, Knoxfield?

The 19.2ha site at 621 Burwood Highway, Knoxfield was formerly owned by the Department of Environment, Land, Water and Planning (DELWP) and used as a Horticultural Research Centre. In 2018 the site was rezoned to a Comprehensive Development Zone (CDZ), enabling the delivery of a residential and a mixed-use development. Due to its excellent linkages to local services and amenities, we acquired the site to support the growing population of the Knox City municipality.

### Who managed the planning scheme amendment process for the site?

Department of Environment, Land, Water & Planning (DELWP) managed the rezoning and planning scheme amendment process for the site. The rezoning was gazetted as *Knox Planning Scheme Amendment C160* on 8 November 2018. Details of this process can be found via the DELWP website [here](#). Further questions regarding the planning scheme amendment process can be directed to DELWP on 03 8683 0949.

### What are the next steps for planning approvals for the site?

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

## The Development

### What is proposed for the site?

We propose a vibrant new neighbourhood with a diverse range of housing, an improved wetland area, public open spaces, recreational facilities and a potential mixed-use precinct. The new neighbourhood will reflect Knox's character and will be integrated with the surrounding community.

### How many homes will there be and what size will they be?

The draft Masterplan provides approximately 450 homes that will be designed and built by a number of different townhouse builders, providing a diverse range of product for local community living. A mix of homes is proposed, comprising of a range of two to four bedrooms, that are two and three storeys in height. The draft Masterplan has allocated at least one off-street car parking space for each dwelling as well as on-street parking.

The size of blocks within the site is yet to be finalised. Feedback from this current stage of community engagement will help inform this decision. Development Victoria will keep the community up to date when we have more information.

### **How much affordable housing will there be?**

Development Victoria commits to ensuring that up to 10 percent of homes will be affordable to support Victorians on moderate incomes to enter the local property market.

### **Can you accommodate downsizers in the design?**

By working with multiple home builders, there is flexibility and diversity in the design of dwellings to accommodate downsizers and ageing in place purchasers. Home design features to accommodate these principles are determined between the purchaser and the builder. This has been successful on other Development Victoria residential projects. Community feedback received focusing on the needs of downsizers and ageing in place purchasers has been provided to our builder partners for further consideration.

### **Will noise and air pollution from the industrial estate affect adjacent residents?**

The draft Masterplan provides for a tree buffer and back laneway access for houses that run parallel to the existing industrial estate. This buffer will minimise amenity impacts on residents. It is proposed that adjacent houses face away from the industrial estate, onto an expanded green open space to the east.

### **When can I purchase a house?**

As the project is in its early design phase, details of when to purchase a new home are yet to be released. Register your details to be kept up to date on the project by emailing [knoxfield@development.vic.gov.au](mailto:knoxfield@development.vic.gov.au)

### **How will people access the site?**

The draft Masterplan provides for a signalized intersection along Scoresby Road at Applegum Crescent, and a proposed second entry/exit point along Burwood Highway, adjacent to the mixed-use precinct area. This proposed second entry/exit point has been included in response to community feedback relating to traffic congestion and access concerns.

While the second entry/exit point is yet to be approved, Development Victoria will continue to advocate for its inclusion with Council and VicRoads, the statutory road management authority.

### **How will increased traffic impact people living in the area?**

Detailed traffic impact assessments will be conducted by specialist traffic engineers who will recommend how best to manage the movement of vehicles through and around the site. These recommendations will inform the proposed road design.

# Sustainability

## What sustainability rating tool will the project aim for and who will manage the implementation during the build phase?

Development Victoria will be appointing a Sustainability Consultant who will work closely with Development Victoria's in-house Sustainability Manager to assess the most appropriate sustainability framework for this project. As the property developer of the site, Development Victoria will manage the successful implementation of the sustainability framework chosen to best suit the site's needs. More detail will be provided as the project progresses.

## Have you explored sustainable modular structures for the site?

The appointed Sustainability Consultant and our in-house Sustainability Manager will investigate a wide range of sustainability design inclusions and options for the new neighbourhood, including modular structures. Development Victoria will keep the community informed when we have more information to provide.

## Can you include rooftop gardens in the mixed-use precinct?

The design of the mixed-use precinct is yet to commence. Following community feedback, rooftop gardens will be investigated as part of the early planning for this area.

# Community Engagement

## What community consultation has happened so far?

In early 2019, Development Victoria held four focus groups with residents from the surrounding areas, to better understand views and aspirations for the site. This feedback informed our planning and design for the project.

Later in 2019, Development Victoria hosted two information sessions at Westfield Knox and an online survey to seek initial feedback on the residential, wetland and mixed-use areas, to better understand views for the public open space and recreational areas, and to explore issues and risks to be considered in the draft Masterplan.

## How are the community's views represented in the draft Masterplan?

Feedback received in 2019 was compiled and considered along with a range of technical and environmental investigations to develop a draft Masterplan for the site. The draft Masterplan will be used to guide how the new neighbourhood will be developed in the future.

## What are you engaging with the community about in 2020?

Between 9 June 2020 and 17 July 2020, Development Victoria is seeking feedback on the site's draft Masterplan. It includes details about the residential neighbourhood, the public open spaces and the new improved wetland.

## How will my input impact the project?

Input from the community will be considered in the site's final Masterplan, which will further detail and refine designs for the residential neighbourhood, the new improved wetland, the public open spaces, recreational and the mixed-use precinct.

## How has COVID-19 impacted your community engagement?

We are committed to and value community engagement on our projects. While our preference where possible is for face to face consultation, we are currently undertaking all engagement activities online. This is consistent with the Victorian Government's public gathering restrictions in consideration of the safety and well-being of the community and our team. This applies across all Development Victoria projects until further notice.

## What is the Community Working Group (CWG) and what is its role?

A Community Working Group (CWG) will be established to help Development Victoria further engage with the local community to refine design details and deliver a great outcome for the site. The CWG is likely to comprise of a range of local stakeholders and community members to represent a balanced and diverse set of views.

## Where can I find out more?

For more information about the project, community events or to provide feedback please contact Development Victoria at [knoxfield@development.vic.gov.au](mailto:knoxfield@development.vic.gov.au) and visit the website at [development.vic.gov.au/knoxfield](http://development.vic.gov.au/knoxfield).

A dedicated 1800 number has been established which is available during weekday business hours. Get in touch to ask questions and provide feedback: **1800 659 116**.