

SUMMER 2020

# A new community in Knoxfield



Development Victoria wants to create an exciting new community with a diverse range of housing and open spaces to meet the needs of the growing Knoxfield suburb.

## Project Update

Early planning works are progressing for the development of a new community in Knoxfield at the corner of Burwood Highway and Scoresby Road. The new community will include a diverse range of homes, open spaces and recreational areas, a mixed-use zone and an enhanced wetland.

The site will also offer a minimum of 10% affordable housing which could be delivered through affordable design, affordable ownership and rental or affordable living.

In late 2019, we hosted pop-up information sessions and an online survey to discover views and aspirations for the site. Comments collected are now being incorporated into a draft masterplan. You can view the engagement materials on the project website.

## The future wetland

Throughout the first phase of engagement there has been a large focus on the new wetland area. We understand concerns about the future of the man-made dam and we would like to continue this conversation by providing important details about our proposal.

The new wetland will not destroy the habitat of the threatened Blue-billed Duck or other local species. Instead, the wetland is expected

to improve the water quality and the available breeding habitat through targeted planting which is currently absent at the existing dam. This includes planting dense vegetation and reed beds particularly in the waterbody specifically with the Blue-billed Ducks in mind. All works associated with the wetland will be guided by technical experts.

The new wetland will also provide a range of settling, sediment and water retention ponds to treat stormwater, which will reduce the risk of flooding and protect Blind Creek.

It 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 will create a new recreational link to the area that is safe for people and wildlife.

Once a final design is approved construction will occur in a staged process, providing continual access to a waterbody for wildlife currently using the existing dam. This will enable vegetation to be established in the new wetland before any works on the existing dam. This will also allow the wildlife currently using the dam to transition to the new wetland during the overall construction process.

A detailed **Frequently Asked Question** document about the future wetland is also available on the project website.

## WHAT WE HEARD FROM YOU

1. Enhance existing flora and fauna
2. Improve public access to the new wetland with pathways, seating and viewing platforms
3. Consider bike paths to Blind Creek
4. Manage traffic and parking and consider a second entry/exit point into the site
5. Deliver affordable, quality housing with a focus on sustainable design
6. Consider the needs for downsizers and the elderly in housing design
7. Deliver green, leafy open spaces with high levels of amenity including native trees and grasses
8. Consider a café, small retail and community spaces in the mixed-use area

## Development Victoria – who we are and why we can deliver great outcomes for Knoxfield

Development Victoria is the State Government Agency responsible for delivering housing diversity near jobs, transport and services. Development Victoria also oversees projects which deliver cultural, recreational and civic facilities and manages state significant projects including the Melbourne Park, Flinders Street and State Library redevelopments.

To help meet the needs of Victoria's growing population, our residential projects provide a range of affordable housing with a focus on good quality and sustainable design.

Development Victoria has a proven track record of delivering award-winning waterbodies in our residential communities. These are now home to a wide range of flora and fauna including the threatened Blue-billed Duck.

Our goal in Knoxfield is to deliver a better overall environmental outcome for the current man-made dam using our proven experience and expertise.

### Next steps

A draft masterplan is being developed for the site following community engagement in late November 2019.

We would like to talk with you more about the proposed plans in mid-2020. Please register your details to be kept up to date on the project.

Advertisements for community engagement activities will be circulated via the project mailing list, placed in local newspapers and on the project's website at: [development.vic.gov.au/knoxfield](http://development.vic.gov.au/knoxfield)

Please register your details to be notified of community engagement activities and for project updates.



### THRIVING WATERBODIES

Established by Development Victoria throughout Victoria

- 1 Edgars Creek, Epping
- 2 Cardinia Road Wetlands, Officer
- 3 Gum Scrub Creek, Officer
- 4 Kororoit Creek, Cairnlea
- 5 Jawbone Reserve, Williamstown
- 6 Grosswell Grange Estate, Bundoora
- 7 Lynbrook Estate, Lynbrook
- 8 Roxburgh Park Estate, Roxburgh Park
- 9 Riverwalk, Werribee

### TIMELINE



\*subject to a range of approvals

## For more information and to register for updates

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If you require information in another language, please call us on 9280 0755

