

OCTOBER 2022

Latest news on Knoxfield



Artist impression

Welcome to our Spring newsletter. We are excited to share an update on the Knoxfield development located at 609-621 Burwood Highway, Knoxfield.

Project update

A lot has happened since our last update as we progress planning for the Knoxfield development. This includes a number of further planning permit applications lodged with Knox City Council. We know easy traffic access into the new neighbourhood is important to the community, in response to this we have submitted a planning permit to create a left in, left out road onto Burwood Highway. We also submitted the planning permit application for three further stages for the residential subdivision and participated in the Knox City Council Planning Consultative Committee. We will continue to keep you informed via our quarterly newsletters as the planning permit process continues.

What's happening on site

In August important interim repair works to the existing dam commenced. Our team has been demolishing and rebuilding the concrete spillway and excavating unstable soil to repair cracks and leaks which were in the existing dam. The spillway being repaired sits at the northwest corner of the existing dam and releases a controlled water flow into Blind Creek. These works had to be completed to reduce safety risks which included the possibility of flooding. During these works our Ecologist continues to monitor the behaviour of Blue-billed Ducks and other wildlife.

Geotechnical investigations were also completed across the site to help us get a better understanding of the ground conditions. The soil samples collected will help us inform our engineering design for the future development.



Images show our Geologist inspecting the soil samples taken and the drill rig used to complete the investigative works

We are delivering an all-electric community

Delivering homes that are comfortable, resilient, affordable and healthy to live in is our priority. We are excited to be delivering an all-electric community, reducing reliance on fossil fuels by delivering efficiently designed homes. All homes will have solar panels and the capability to install electric vehicle chargers as well as other key sustainable design features.

To ensure the Knoxfield community is sustainable into the future we are targeting a minimum of 7 Star NatHERS rating for all townhouses and a Green Star Communities rating for the neighbourhood.

In addition to our sustainability commitments, we're excited to offer a select number of Green Star rated Homes. These homes will be the first of their kind from Development Victoria as part of our partnership with the Green Building Council of Australia. The Green Star Homes will provide an even higher level of sustainability, energy efficiency and comfort, meeting the new standard set by the Green Building Council of Australia.

We can't wait to create a more sustainable future for the Knoxfield community.

For more information and to register for updates:

Visit development.vic.gov.au/knoxfield

Email knoxfield@development.vic.gov.au





Artist impression of the new wetlands

About The Project

- Delivering four large parks, a tree-lined shared path network and thriving wetlands.
- Working with a selection of different builders to ensure a good mix of townhouse product to meet a range of different needs.
- Offering townhouses that are a mix of 2-4 bedrooms and up to 3 storeys in height.
- All townhouses will be built with key sustainable design features including solar panels, light coloured roofs and fittings and fixtures to improve water efficiency and hot water usage.

The future wetlands

We know there is a lot of interest in the proposed wetlands and what it will mean for the environment. We want to emphasise that we did investigate how the existing dam could be retained. However, advice from our experts was clear, the existing dam is unsafe and should be replaced with new wetlands and a stormwater management system to

enhance the current habitat and mitigate the risk of flooding.

That's why we want to deliver a vibrant new wetland system with enhanced habitat for the Blue-billed Duck and other species. This includes dense vegetation for breeding and nesting and suitable water depths as guided by our experts. Following feedback from the community we have also committed to delivering the wetlands in a staged approach, ensuring existing wildlife has continual access to a waterbody. The new wetlands will take approximately three to four years to complete. The new wetlands will also provide more open space to the community and most importantly it will be safe.

We want to assure you that we want to deliver the future wetlands which will be good for the community and the environment.

Find out more and hear from our experts visit
development.vic.gov.au/knoxfield

Project timeline

2018

Development Victoria acquired site



2019

Mid-Late: Broad Community engagement



2020

Mid: Community engagement on the draft masterplan, community working group established



2021

Mid: Community update on project and wetlands

Mid: Planning application review process



2022

Mid: Phase 1 Repair and maintenance work to the existing dam

Mid: Phase 2 Repair and maintenance work to the existing dam and on-site geotechnical investigations

Late: Ongoing community updates



2023

Late: Sales and construction begins including wetlands (subject to relevant approvals)

At Development Victoria, we create places for people.

We are a government agency partnering with industry and communities to transform ambitious ideas into reality.

We reimagine iconic places like the Melbourne Arts Precinct, Flinders Street Station and Melbourne Park to transform them for future generations. We develop entire precincts like Docklands and Fitzroy Gasworks – unlocking public land to create connected, sustainable places where people can live close to jobs, services and transport. We build homes in places people genuinely want to live – and we sell them to Victorians on average incomes, so they too can have the security of a place to call home.

Together, we deliver places that make a genuine difference to the people of Victoria.



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

In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria. We recognise their continuing cultural heritage and connection to land, and pay our respects to their Elders, past and present.

