

SPRING 2019

# A new community in Knoxfield



Development Victoria wants to create a community with a diverse range of new housing for local people, as well as useable open and recreational spaces that are integrated with the surrounding neighbourhood.

## BACKGROUND

Development Victoria has acquired the 19.2ha development site at the corner of Burwood Highway and Scoresby Road, Knoxfield. The site was formerly used as a horticultural research facility by the Department of Environment, Land, Water and Planning [DELWP].

Prior to Development Victoria acquiring the site it was rezoned to a Comprehensive Development Zone, to support for the development of a new neighbourhood in the heart of Knox.

The new community will include a mixed-use area with potential for small retail and community spaces, and an enhanced wetland that manages and treats stormwater runoff and provides habitat for local flora and fauna.



## The future wetlands

Central to the new community will be an improved wetland area with enhanced habitat for the threatened Blue-billed duck and other local species. Once this is established, the existing dam on the site, sometimes referred to as 'Lake Knox', will be partially filled in via a staged construction process.

This will result in a better overall environmental outcome for the future residents of the area and improve the health of local waterways, including Blind Creek.

## We understand the local community's concerns about plans to partially fill the dam, but a recent assessment determined:

- The dam is structurally unsound and at risk of collapse within two years
- The current dam does not provide for stormwater treatment and water retardation. This means untreated stormwater is flowing directly into the Blind Creek corridor and there is a flood risk to the adjacent light industrial area, which is lower than the dam.
- The dam is very deep with steep banks. If someone were to fall in, it may be difficult for them to get out easily and safely.

## The new wetland will:

- Provide enhanced habitat for the threatened Blue-billed duck and will result in a better overall environmental outcome for the future residents of the area.
- Provide a range of settling, sediment and water retention ponds to treat stormwater, mitigate flooding and protect Blind Creek.

## A new community in Knoxfield

Development Victoria will create a community built on sustainability principles, that provides a diverse range of housing options, including medium density townhouses and detached housing, that reflect the local character and are integrated with the surrounding neighbourhood.

The site will include public open space and recreational facilities, close to jobs, services and sustainable transport.

Development Victoria has made a commitment to ensure that at least 10 percent of homes will be affordable to support Victorians on moderate incomes to enter the Knoxfield property market.

The site may also offer some opportunities for businesses or retail operators to deliver valued services to residents and the wider community, in the mixed-use area.

## Community engagement to date

The Department of Environment, Land, Water and Planning (DELWP) has led broad engagement with the local community over the past two years through the development of the Knox Central Structure Plan and associated rezoning.

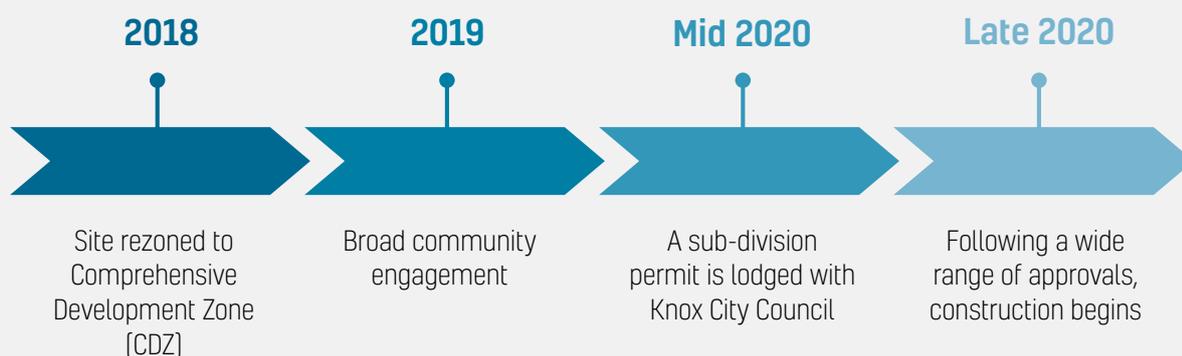
In June 2019, Development Victoria facilitated four focus groups with a diverse range of local residents from Knoxfield, Boronia, Ferntree Gully and Wantirna South, to explore community views and perceptions of the development. These views and opinions have been considered by Development Victoria and will inform the neighbourhood's design.

## Next steps

Development Victoria is committed to engaging with the local community and stakeholders to ensure they are informed about the project and have the opportunity to provide valuable feedback, which will be considered in the final masterplan.

In late 2019 we will engage with the broader community to explore their views and perceptions of the neighbourhood, the new wetlands and their needs and aspirations for the mixed-use area. Advertisements will be placed in local newspapers and on the project's website. Please register your details to be notified of community engagement activities, and for project updates.

## TIMELINE



\*subject to a range of approvals

For more information and to register for updates

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