

DECEMBER 2021

Latest news on Knoxfield



Artist impression

Welcome to our Summer Newsletter with an update on our exciting Knoxfield project. As 2021 draws to a close, we wanted to share where we are at with this development and our future plans.

We know there is strong interest from the community in this exciting project, and we are committed to communicating regularly as our plans evolve.

Planning process and status

Throughout 2021 Development Victoria has prepared and submitted several planning applications to Knox City Council.

These planning permit applications have been prepared by a team of expert consultants including, but not limited to, town planners, traffic engineers, civil engineers, landscape architects, ecologists and hydrologists.

These applications include a Wetland Application and a Subdivision Application for Stages 1 and 2 of the project.

We have been engaging regularly with Council to work through the application assessment and review.

As these applications progress, Council will have the opportunity to advertise these applications to the public for comment.

Once these permits have been granted, our detailed design can be completed and final designs for the townhouses can be confirmed.

After the planning permits are granted, we will be able to make announcements about the sales office opening and timing for sales to commence.

We are excited to share more on this process once approvals are received.

Delivering Affordable and Diverse Housing

Development Victoria is committed to making our state a better place to live – now and for generations to come.

We know housing affordability is a major consideration for buyers, with prices across Australia continuing to grow.

Many Victorians are struggling to break into the housing market or find a rental property that meets their needs.

That's why we are developing communities built on diversity, offering homes of varying size and prices to cater for different lifestyles and budgets.

We're helping more Victorians into new homes by targeting approximately 10% of homes at Knoxfield to be available at a price which is affordable for moderate income families.

Through our commitment to sustainability within our developments, future residents can also expect lower running costs through energy efficient design.

Development Victoria's Sustainability Approach

At Development Victoria, we have been focused on establishing a best practice approach to sustainable property development.

We have now developed a baseline of minimum sustainability standards which will be met on each of our projects, empowering our teams to deliver positive outcomes for the community and the environment.

We have identified a number of sustainability outcomes which we will be aiming to include within the development, and which we will share with the community in 2022.

Specific sustainability requirements which will likely be implemented at Knoxfield include the following:

- **Light coloured roof** with specified Solar Reflectance Index to improve comfort and reduce energy bills. This will also help to minimise heat build up at Knoxfield.
- **3-5kW Solar power systems** to meet 40% of the home's energy needs.
- **Electric heat pumps** with rooftop solar for hot water systems will leverage solar power to reduce hot water costs and impacts on the environment.
- **A minimum of 7 Star NatHERS rating** will see increases to insulation and window performance, improving thermal energy efficiency by 30% above code compliance. This will improve comfort throughout the year and reduce energy consumption.
- **Future-proofing for installation** of electric vehicle charge points in homes.
- **WELS rated fittings and fixtures** to significantly improve water efficiency and reduce hot water heating impacts.
- **Slim rainwater tanks** appropriately sized for the property, and integrated with a third pipe system for non-potable water demands.
- **Electric or induction cooking** to support an all-electric development.
- **Materials and finishes** selected to improve air quality in each home.

The new wetlands

You may not know that when we first started our master planning for the Knoxfield project, our first consideration was to try to keep the existing dam. Importantly, we knew it was already home to a number of different species including the Blue-billed Duck.

We asked expert ecologists and hydrologists to review the existing dam and the options available. We asked them to consider community safety, the ecological and environmental contribution of the dam and other features required by the development.

The advice was clear, and recommended the removal of the unsafe existing dam and the development of new wetlands to enhance the current habitat for fauna, and to provide an accessible and safe experience for the community. The proposed wetlands design was also recommended to mitigate flooding and provide stormwater treatment to help improve the health of our waterways.

We are committed to delivering wetlands that will be good for the community and the environment, that will protect and enhance the natural habitat, including that of the endangered Blue-billed Duck, and provide safe access for the community.

We want to give the Blue-billed Duck and other species the best opportunity to thrive on site. To achieve this, the new wetlands have been designed with the ducks at front of mind, backed by comprehensive advice of experts in this area. Please take a look at our website for more information.

development.vic.gov.au/knoxfield

TIMELINE



At Development Victoria we're passionate about making Victoria a great place to be.

We create vibrant places across our state, through diverse and strategic property development and urban renewal projects.

We build great homes and communities where people and business can thrive, catering for different budgets, lifestyles and people. Our homes are designed to be sustainable and affordable - giving more Victorians the opportunity to live where they want to be, without having to compromise on quality.

As the Victorian Government's development arm, we also revitalise iconic public buildings, create important cultural and recreational facilities and repurpose public land, for all Victorians.

We help create a better Victoria.

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.



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

