

JULY 2022

Latest news on Knoxfield

Artist impression

Welcome to our Winter newsletter with an update on the Knoxfield development project located at 609-621 Burwood Highway, Knoxfield.

Project update

We are pleased to announce that Knox City Council has formally advertised the planning permit applications for the first stages of the residential subdivision and the proposed wetland. The advertisement period was open from late May and closed on Thursday 23 June, 2022. Knox City Council will continue to manage the application process and provide more information when appropriate. Find out more by visiting www.knox.vic.gov.au. We are pleased to see the permits progress to this next step. We will be able to make announcements about the sales office opening and timing for sales to commence once permits are granted.

Whats happening on site

We are excited to take you on the journey of showcasing the new neighbourhood and wetlands coming to Knox. Shortly informational signage will be installed onsite facing Scoresby Road. It will include artists impressions and website details should you wish to register to be kept up to date on the project. We want to let you know that as installation works commence there will be minor shrub and tree maintenance. We will ensure we minimise the impact of these works as we seek to protect and enhance the natural environment across the development.

We will also be undertaking geotechnical investigations on site to help us get a better understanding of the ground conditions to inform our engineering design.

In the coming weeks important works to repair the existing dam for the short term will take place following an inspection which showed that the concrete spillway had deteriorated to an unsafe level. Heavy machinery will be on site to demolish and repair the concrete spillway and to excavate unstable soil. Weeds and invasive plants will be removed to improve water flow into Blind Creek. These works have to take place to reduce any safety risks to the community – including possible flooding. Our Ecologist will be on site to monitor the behaviour of Blue-billed Ducks and other wildlife. We will continue to monitor the existing dam to ensure the safety of the community and local businesses.



Artist impression

Our commitment to delivering a vibrant neighbourhood with green open spaces.

Community feedback told us that useable open spaces were important. With that in mind we have carefully designed four large parks within the Masterplan for activity and relaxation. We will also deliver a landscaped tree-lined shared path network and the new wetlands with seating and a viewing platform for future residents and the broader community to enjoy.

The parks will offer a wide range of uses including large ovals, walking tracks, playgrounds, shelter structures, picnic tables, bbq's and more. The parks have been located throughout the neighbourhood to ensure every new resident has easy access to useable, green open space connecting through to the wetlands, Blind Creek and beyond.

For more information and to register for updates:

Visit development.vic.gov.au/knoxfield

Email knoxfield@development.vic.gov.au



About The Project

- Ideally located close to key community amenities including Westfield Knox shopping centre, Fairhills High School, Burwood Highway and key public transport links.
- Townhouses designed with key sustainability standards to ensure homes are more comfortable to live in and energy efficient.
- Targeting the delivery of approximately 10% affordable housing.
- Adequate car parking for residents has been considered with all townhouses having at least one off-street car park, with the majority having two or three.

Ongoing ecological monitoring on site

Our Ecologist continues to monitor the wildlife using the existing dam. These surveys are important to understand the behaviour of Blue-billed Ducks which will help plan any future works and mitigate impacts to potential duck breeding.

We have also shared further detail on our commitment to constructing the new wetland in a staged manner, ensuring continual access to a waterbody for wildlife currently using the dam. This includes 12-months of monitoring once the new habitat

wetland is constructed to assess how the plants are establishing in the new wetland and the behaviour of existing species. This monitoring period will occur before draining of the existing dam. It is anticipated that works to construct the wetland will take up to 3-4 years to complete (subject to change). Full ecological reports and the detailed staged construction plan for the wetland are available on the website under the resources tab.



The Masterplan detailing the location of our four parks, the shared path network and the extensive wetland area.

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

Late: Planning application review process



2022

Early-Mid: Planning approvals process commenced

Mid: Repair and maintenance work to the dam ✓

Late: Community information sessions (subject to change)



2023

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

Find out more and hear from our experts visit

development.vic.gov.au/knoxfield

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.

