

JUNE 2022

Cairnlea

Community update



Wetlands created by Development Victoria on the edge of Kororoit Creek

Welcome to our Winter update for the final stage of Cairnlea, a 41-ha site situated along Cairnlea Drive and Ballarat Road, that is being transformed into a vibrant new residential neighbourhood. This community update includes information on planning progress, environmental remediation and an overview of what affordable housing means for Victorians looking to purchase their own home.

Project Updates

Planning Scheme Amendment (PSA) – Public hearing phase

In mid-2021, we lodged a Planning Scheme Amendment (PSA) application to rezone the site to a Comprehensive Development Zone.

The assessment of the proposed PSA is an independent, statutory process run by the Department of Environment, Land, Water and Planning (DELWP).

The Minister for Planning, the Hon. Richard Wynne MP, has referred the proposal to the Government Land Standing Advisory Committee to review the application, consider views from local residents and stakeholders, and make recommendations on the proposed changes to the planning provisions for the site.

The public exhibition phase ended on Thursday 7 April and a Directions Hearing was held on Wednesday 27 April 2022. There is also a formal Hearing which commenced on **Thursday 26 May 2022** and will run until 10 June 2022.

The Hearing is open for anyone to observe, and will allow people who made submissions regarding the proposal to present their views to the committee.

For more information on the process, and to access the link for the Hearing, please visit <https://engage.vic.gov.au/project/glsac/page/tranche-34>

If you have any questions about this process, please contact the DELWP Customer Service Centre on 136 186, or email customer.service@delwp.vic.gov.au

Environmental remediation

Cairnlea was home to the former Albion Explosives Factory, operated by the Commonwealth Department of Defence. The factory produced a wide range of explosives and raw materials for ammunition from the early 1940s until the 1980s.

In the time since the site was vacated by the Department of Defence, Cairnlea has been developed as a residential neighbourhood, and all areas where contaminated soil was identified have been safely remediated.

To ensure the final stage of Cairnlea is suitable for residential homes, we're commencing further remediation to achieve the highest Environmental Protection Agency (EPA) standards. These remediation activities will improve the quality of soil in the area, allowing the land to be developed for the benefit of the local community including activities like growing vegetables, digging a garden, or installing a pool.

The remediation works will include:

- Clean up of contaminated soil
- Disposal of waste offsite to landfill
- Ongoing monitoring and environmental management.

The remediation works will commence in August 2022, and we will engage with local residents to discuss potential impacts from the works.

We're hosting a virtual community information session with a panel of experts in July 2022 and more details will soon be available on our website.



Artist impression of a LUMA streetscape in Sunshine North



Artist impression of an Alfie streetscape in Altona North

The housing affordability challenge

We're committed to making our state a great place to live - for everyone.

We know that buying a home close to work, school and services is out of reach for many Victorians, particularly in Melbourne.

Prices have risen considerably over several decades, and now people are struggling to break into the housing market or find a rental property that meets their needs.

At Development Victoria, we have a responsibility and a commitment to make home ownership and secure long-term rental possible for more Victorians.

That's why we're focusing on developing diverse communities that offer homes for different budgets, lifestyles and people - and initiatives that ensure our affordable homes get into the hands of those who need it most.

What is affordable housing?

Affordable housing is housing for people on moderate or lower incomes (incomes ranging up to about \$130k* for families) that is priced so that they can meet their basic living costs.

Affordable housing is for anyone in the community including families, older people, retail workers, service providers, childcare workers, cleaners and healthcare workers.

How do we make our homes affordable?

One of the ways we deliver affordable homes in places that aren't typically affordable is through smart design. To make homes both affordable and great to live in, within established and high-demand areas, we sometimes need to do things a bit differently.

We've created an innovative approach to home design that makes the most of land available by offering a variety of homes including contemporary apartments, land, and townhouses that are integrated with beautiful green spaces and create genuine community connections.

This approach is supported by best practice innovation that fosters vibrant and sustainable communities. It means building comfortable spacious homes that are low maintenance, have a smaller environmental footprint and are cheaper to run.

Our townhouses at Alfie in Altona North, and LUMA in Sunshine North featured on the following pages of this Community Update, demonstrate this design approach.



Artist impression of a LUMA home interior

Making home ownership a reality for more Victorians

To help more Victorians buy their own home, we now offer eligible buyers exclusive access to affordable high-quality properties.

Households earning up to approximately \$130k per year can qualify for a range of offers, including priority access to homes before they're listed on the open market, and exclusive access to properties that have been created specifically for their price range.

We're proposing to build 840 new homes at Cairnlea with a minimum of 25% affordable housing options for different age groups, lifestyles and families. This gives people the chance to purchase these great homes to live in, before they're snapped up by investors.

We work with industry leaders in design and construction to make home ownership a reality for more Victorians.



Artist impression of an Alfie home cross section

Case Study: Affordable Townhouses at Alfie, Altona North

The inner west is growing rapidly, and the demand for housing has increased in recent years. Our Alfie project in Altona North includes innovative and high-quality homes to suit a range of budgets.

We're transforming the land which was formerly Altona Gate Primary School, into 127 new town homes.

All of the homes are two or three storeys in height, with two to four bedrooms, including a design allowing three generations to live in one home.

The innovative home designs make the best use of space, with off-street parking at the rear, open-plan living areas on the second floor to maximise light and space, and both a private terrace and access to a central open park.

Alfie's Central Park is fully landscaped, protected from traffic, and accessible for the community, providing a beautiful open space for everyone to enjoy.



Artist impression of Alfie's Central Park

*As defined by the Planning and Environment Act 1987



Artist impression of open space at LUMA



LUMA purchasers, Lam and Pham

Case Study: Sustainable living at LUMA, Sunshine North

Affordability isn't just about the price of the home to buy or rent - it's also the cost of living there.

We're helping to keep living costs down through thoughtful and sustainable design and making sure we're building communities with plenty of outdoor recreational spaces and good access to public transport, jobs and schools.

Sustainability is front and centre for all our homes, like at LUMA Sunshine North. Every home at LUMA will feature solar panels and battery storage as standard - helping to reduce their carbon footprint and energy bills.

Meet Lam and Pham

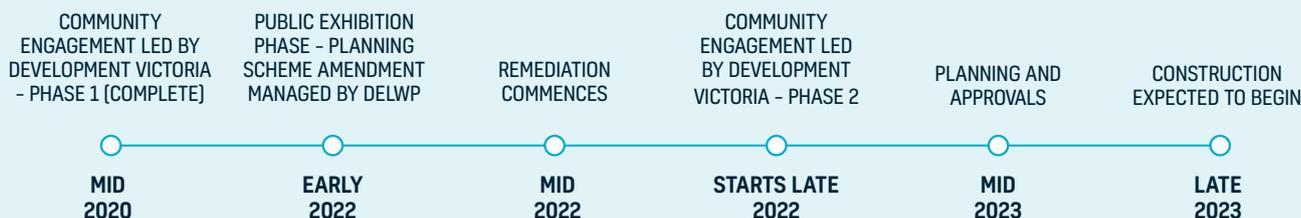
Lam and Pham recently purchased a three-bedroom home at LUMA Sunshine North. They were drawn to the sustainable design features like solar panels and battery storage, as well as the convenient location close to public transport, health services, schools and shops.

"It makes us feel we belong to the community."

Visit our YouTube channel at <https://youtu.be/r74Cisy6sDw> to hear more from Lam and Pham, and for more stories from people who recently purchased a home at LUMA.

For more information visit development.vic.gov.au/our-approach/creating-affordable-communities

TIMELINE



For more information and to register for updates

EMAIL US cairnlea@development.vic.gov.au
VISIT development.vic.gov.au/cairnlea
PHONE 1800 783 668

Để đọc thông tin này bằng ngôn ngữ của quý vị, hãy truy cập trang mạng của dự án www.development.vic.gov.au/Cairnlea
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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



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