

APRIL 2020

The Final Stage of Cairnlea



Development Victoria is leading the development of the final stage of Cairnlea, a 41ha site which sits along Cairnlea Drive and Ballarat Road, with the aim of creating a new residential neighbourhood.

The health and safety of our staff, stakeholders and communities is our top priority, as the COVID-19 (Coronavirus) situation rapidly unfolds.

We're closely monitoring the latest developments, and adapting the way we engage in line with the latest advice from the Department of Health & Human Services. As a result, our plans for future community engagement activities may be delayed, due to current restrictions around public events and gatherings. We will provide regular updates on any revised timelines and opportunities to continue to engage.

We will continue to provide you with up-to-date information about the final stage of Cairnlea, and are still available to respond to community feedback and questions via phone and email.

Project Background

The site is situated within the suburb of Cairnlea, a residential community delivered by Development Victoria that includes over 3,100 homes, landscaped public open spaces and grassland reserves.

In the original Master Plan for the suburb, the final stage of Cairnlea was set to become a business precinct. Following consultation with the local community in 2013, the Master Plan was revisited in response to strong community sentiment that the site would be better suited for residential development.

The Minister for Planning approved a change to the Brimbank Planning Scheme in 2016 which enabled for the majority of the site to be set aside for residential use. The change also allowed for two significant areas of public open space and a small commercial area. As the sole owner and developer of the site, Development Victoria will oversee the planning, design and delivery of the final stage of Cairnlea.

The vision for the final stage of Cairnlea

We're planning to regenerate the site to deliver more affordable housing opportunities and a network of open spaces that are complimented by a variety of neighbourhood services. The design will be strongly influenced by forward-thinking and environmentally focussed initiatives to help create a vibrant and sustainable community.

A new neighbourhood within Cairnlea

There will be a focus on sustainability, innovative design and the health and recreational needs of the community.

A diverse mix of housing will cater for a range of age groups, families and lifestyles. There will also be a neighbourhood retail area, public open spaces and recreational facilities.

Planning will focus on establishing a "20-minute neighbourhood" where reliance

on cars will be reduced. A short walk, bicycle journey or public transport trip will support the majority of resident's daily needs.

The site is already well serviced with direct access to major roads, including Ballarat Road and the Western Ring Road. Bus routes and train stations provide ready access to employment, retail and recreational destinations - many in close proximity.

The final stage of Cairnlea will be designed to become an integral part of the existing community.

PROJECT SNAPSHOT

- Development Victoria will be developing the final stage of Cairnlea into a new residential community.
- The site will include a range of housing options, open spaces and neighbourhood services.
- The site will be appropriately remediated to support residential use.
- The final stage of Cairnlea will be designed to become an integral part of the existing community.
- Please take our survey to help us learn more about what is important to you - both now and into the future:
development.vic.gov.au/cairnlea

Remediation process

Remediation is the removal, containment, stabilisation or management of pollutants or contaminants found in the land. This is an important process relevant to many land development projects in Australia, especially where future land use differs from its original intention.

As the suburb of Cairnlea is situated on the former site of the Albion Explosives Factory, there has been historic soil contamination in some areas. This has been addressed in the existing suburb through remediation to support residential use.

Development Victoria implemented a strict remediation process that involved detailed soil testing and analysis to determine where areas of contamination were located; and how these areas could be safely remediated.

Once the remediation process was completed by experienced contractors, details of the assessment and audit process were submitted to the Relevant Authority for review. These details were also included in all land sale contracts, to ensure all prospective buyers were made aware of the history of their land and the remediation that had been undertaken.

The process will be no different for the final stage of Cairnlea where site investigations are currently underway to identify any remediation that may be required.

We understand that recent publicity regarding the former Sunshine Landfill

sites may have raised some concerns within the local community. As such, we want to assure all current and future residents that Cairnlea is not linked to these former landfill sites in any way.

It is also important to note that the final stage of Cairnlea has an Environmental Audit Overlay (EAO). This is a Planning Scheme requirement to ensure that an independently audited remediation process is completed before the construction of any buildings can begin.

Once the required remediation works have been safely completed, a Statement of Environmental Audit is issued by the independent Auditor as confirmation that the proper process has been completed. Construction can only commence once these requirements have been met. An EAO also ensures potential buyers will be aware of any remediation undertaken.

Development Victoria also has a strong history of remediating land to support development throughout Victoria; and any remedial works required for the final stage of Cairnlea will follow the same robust and rigorous process that was implemented when the suburb of Cairnlea was originally developed.

Engaging with the community

We want to understand your views and aspirations for the new neighbourhood, so that your feedback - along with a range of technical investigations - can help inform preliminary designs for the site.

Next steps

If you would like to participate, completing the online survey is a great way of letting us know what is important to you and what you think about the suburb of Cairnlea.

You can also register your details at: **Cairnlea@development.vic.gov.au** so we can keep you informed about a range of community engagement events.

The comments and feedback collected will help inform a draft Master Plan.



TELL US WHAT IS IMPORTANT TO YOU
development.vic.gov.au/cairnlea

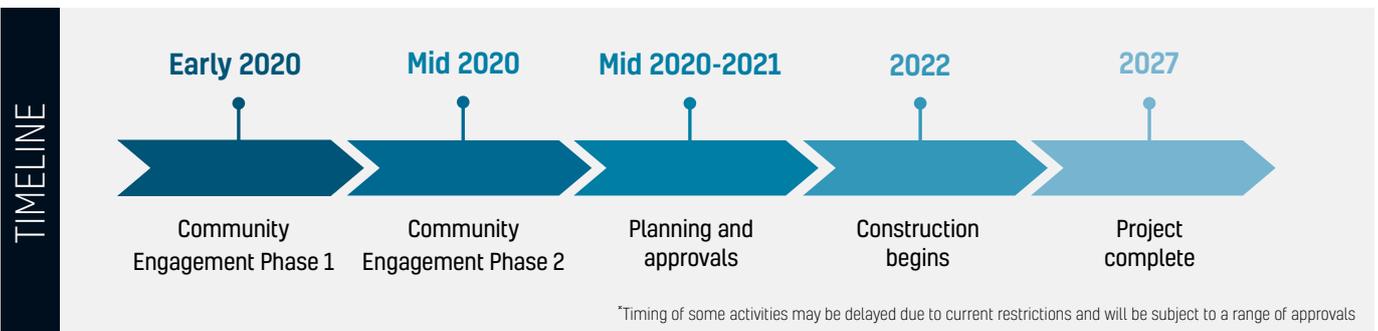
Please help by telling us what is most important to you - both now and into the future - by completing an online survey at **development.vic.gov.au/cairnlea**.

There will be more opportunities to talk with the project team as the planning and design process continues throughout 2020 and beyond. We want to hear from as many different people as possible from across the community.

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

要用你的语言阅读，请访问项目网站 www.development.vic.gov.au/Cairnlea

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For more information and to register for updates

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

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