

Cairnlea FAQs

November 2021

Development Victoria is developing the final stage of Cairnlea, a 41-ha site situated along Cairnlea Drive and Ballarat Road, with the aim of creating a vibrant new residential neighbourhood.

About the project	
Who is Development Victoria?	We create affordable and diverse communities across Victoria, identifying development opportunities and repurposing public land for new homes in places close to jobs, transport and services. We build great homes and communities where people and business can thrive, catering for different budgets, lifestyles and people.
What is planned for the final stage of Cairnlea?	The final stage of Cairnlea will create a 20-minute neighbourhood where people can truly 'live locally'. Residents will be able to meet most of their daily needs within a 20-minute walk from home, with walking, cycling and local public transport options. The neighbourhood will include a diverse range of affordable housing options and a variety of neighbourhood services – all complemented by public parks, recreational facilities and a local shopping area. The design will reflect the surrounding area, with close connections to established areas of Cairnlea.
What is a Planning Scheme Amendment?	A Planning Scheme Amendment is an independent, statutory process that is managed by the Department of Environment, Land, Water and Planning (DELWP).
Why are you applying for a Planning Scheme Amendment?	We have lodged a proposed Planning Scheme Amendment to rezone the site to a Comprehensive Development Zone (CDZ). This will allow the site to be developed to its full potential, with community benefits including a 'mixed-use' town centre with services for local residents. We will also be able to increase the open and green spaces on the site and provide more homes at affordable prices. The community will have an opportunity to provide feedback, through a public exhibition and consultation process during early 2022.
Who will be responsible for planning approvals?	It is proposed that the Minister for Planning act as the Responsible Authority for key planning permit applications to help streamline approvals. This will allow for the new neighbourhood to be developed in a shorter timeframe, while also reducing the cost of new homes, and ensuring high-quality outcomes. This is an important objective of the Victorian Government's plan to revitalise the economy as we recover from the COVID-19 pandemic, keeping more Victorians in work, stimulating the economy, and allowing for new homes to be delivered.

Community benefits	
What is a 20-minute neighbourhood?	<p>The 20-minute neighbourhood is a principle that gives people the ability to ‘live locally’ and meet most of their daily needs within a 20-minute walk from home, with safe cycling and local transport options.</p> <p>It is a well-designed place with a mix of land uses and housing types, where people can live, spend their free time, access local services and foster neighbourly social connections.</p>
What are the benefits of Cairnlea?	<p>There are significant benefits that will be delivered through the final stage of Cairnlea, enhancing the liveability, diversity and amenity of the suburb, including:</p> <ul style="list-style-type: none"> • Innovating Melbourne’s west – Cairnlea will be significant in advancing the residential landscape of Melbourne’s west, through its forward-thinking 20-minute neighbourhood vision, innovative environmental and sustainable design, and commitment to improving resident health and wellbeing outcomes. • A new town centre – relocating the commercial zone away from busy Ballarat Road and into the centre of the new neighbourhood. This will allow for a wider range of uses such as cafes, a gym, a local grocery store, a medical centre, small offices, and a ‘learn to swim’ facility, all of which were suggested in community feedback. • Green public open spaces – exploring opportunities to transform the former Reid Street landfill site into a high-quality recreation facility and providing more local green spaces creating a network of neighbourhood parks. • Affordable housing options – deliver more affordable housing options to help address the issue of increasing housing prices. This will give young families and first home buyers an opportunity to buy a home in Melbourne’s inner west.

<p>What type of recreational facility will be considered for the Reid Street Open Space area?</p>	<p>A wide range of recreation facilities will be considered for the Reid Street Open Space.</p> <p>While the initial concept designs for the Reid Street Open Space area feature soccer or hockey sized pitches, this is just one of many potential uses that may be explored before plans are finalised.</p> <p>An Expression of Interest campaign seeking a partner for the facility will be open to many sporting organisations. Each response will be assessed against multiple criteria including meeting local community demand, along with the capacity of the organisation to own and maintain the site, and suitability of the facility for constraints of the former landfill site.</p> <p>The partner organisation will own and operate the facility but 25% of the 5.23-ha site will remain publically accessible.</p>
<p>Residential</p>	
<p>What type of residential homes will be built?</p>	<p>There will be a diverse range of residential dwellings, including detached homes, townhouses and medium-density affordable housing options to create a diverse neighbourhood across different age groups, lifestyles and families.</p>
<p>How many new homes will be built?</p>	<p>There will be approximately 840 new residential homes built throughout the site.</p>
<p>When will land lots and homes be available for sale?</p>	<p>The land lots and homes will be available for sale directly through Development Victoria. The timing will be dependent on the Planning Scheme Amendment (PSA) process. Following the PSA process, and if the site is rezoned, we aim for a sales release in late 2022.</p>
<p>What will be developed along the northern site boundary adjacent to existing homes?</p>	<p>Any new homes situated along the northern site boundary will be designed and developed to complement existing residential neighbours. All new homes adjacent to the boundary will not be able to exceed two storeys.</p> <p>Existing lots that back onto the Cairnlea site, will either have lots to the rear of them or open space. These lots must be larger than 300sqm and dwellings will need to be set back four metres from the rear boundary. The design of open spaces that backs onto existing residential lots will be well landscaped and designed to consider safety.</p>
<p>Will the new site include a feature entry point?</p>	<p>We made a commitment to the local community to build an entrance statement on Cairnlea Drive and we'll seek community input on what this could look like and how it will reflect the historical and cultural elements of Cairnlea during the next round of community engagement.</p>

Does the developed trigger the need for more schools?	Based on an analysis of the capacity of existing schools to accommodate growth, the Department of Education and Training has advised that schools in the Cairnlea area have the capacity to meet anticipated enrolments including those associated with the Cairnlea Project.
Affordable housing	
Will there be affordable housing at Cairnlea?	<p>Affordability is important for Victorians wanting to buy a home, and for those renting. Creating affordable housing options means designing a range of housing types and sizes, including single and two-to-three storey homes for individuals, couples and families looking for affordable options in a great location.</p> <p>Affordable housing at Cairnlea will include housing that is affordable for purchase by moderate income earners, first home buyers, young families, those looking to downsize, and key workers such as teachers, nurses and other support services. This type of housing is essential to ensure people who work within the community, live within the community.</p> <p>Affordable housing at Cairnlea is also expected to include a component of social housing which is available to rent by low and very low-income earning households. This housing would be delivered in partnership with a Housing Association who would also manage the housing. The housing will be high quality and indistinguishable from privately owned homes.</p>
Why are we providing affordable housing?	<p>Victoria has a housing affordability crisis. There is a need to provide more affordable and diverse housing across the state, and Development Victoria is playing a role in delivering solutions.</p> <p>Genuinely affordable and appropriate housing options provide the opportunity to remove the barriers frequently experienced by moderate-income households when entering the property market.</p> <p>Cairnlea is proposed to deliver a minimum of 25% affordable housing options to create a diverse neighbourhood across different age groups, lifestyles and family units. To do this, we aim to offer at least a quarter of the homes we build to lower income earning households, giving more people the opportunity to live where they want to be – at prices they can afford.</p>

<p>What will affordable housing look like in the new residential neighbourhood?</p>	<p>Affordable housing will be high-quality townhouses built on lots generally less than 150sqm. They will be sold to households with an annual gross income up to \$62,610 for singles, \$93,920 for couples and \$131,500 for families. These people must intend to live in their new home as their principal place of residence.</p> <p>Some of these affordable townhouses will also be managed by a Housing Association for rent to low and very low-incomes households who cannot afford private rentals.</p> <p>These affordable townhouses will be equally well designed and built to blend in with other townhouses in the new neighbourhood.</p>
<p>Public open spaces</p>	
<p>How much public open space will be included in the development?</p>	<p>We're proposing to include 30% open space, with 19% of the site intended to become publicly accessible open space. This will include parks, playgrounds and recreational areas. The Reid Street Open Space that accounts for 11% of the site will be privately owned open space.</p>
<p>What is planned for Gateway Hill?</p>	<p>Gateway Hill will become an iconic public space with a kick-about area, water-play spaces, an amphitheatre and a playground at the foot of the hill. Pedestrian pathways will lead to a lookout at the top with views to Mount Dandenong, Mount Cottrell and Melbourne's CBD.</p>
<p>Will the development include a multi-sports precinct?</p>	<p>Cairnlea will create a new residential neighbourhood for approximately 2,200 people and does not itself create the need for a multi-sports precinct. A multi-sports precinct requires a large area and is planned strategically to meet the needs of a large population catchment.</p> <p>The City of Brimbank plans and develops sporting facilities for its community and they have identified two potential sites that could accommodate regional level multi-sports facilities (<i>Sports Facility Development Plan, 2018</i>),</p> <ul style="list-style-type: none"> • Energy Park in Sunshine, a 40-ha site located 1.1 kilometres to the east of the Cairnlea Project; and • Sydenham Park in the north of the municipality. <p>Development Victoria agrees with the strategic vision for sporting facilities set out by the City of Brimbank.</p>

Environmentally sustainable design	
How will the neighbourhood's design be sustainable and environmentally friendly?	<p>We're committed to reducing the impact of climate change and enhancing the health and quality of life for the community. The development will demonstrate best practice environmentally sustainable design in line with Brimbank City Council's Environmentally Sustainable Development Policy and the 'Brimbank Climate Emergency Plan 2020-2025'.</p> <p>We're including renewable energy sources like solar power and electrical vehicle charging points to move towards a zero carbon future, and create a healthier environment for the whole community.</p> <p>We're also looking at delivering an energy efficient neighbourhood including:</p> <ul style="list-style-type: none"> • Battery storage system connected to roof top solar • Low energy lighting, heating, cooling and hot water services that will reduce the cost of bills • Improved home insulation and airtightness • Efficient street lighting • Capturing and treating stormwater for landscape irrigation.
Site remediation	
What works have you done to remediate the site?	<p>As the former site of the Albion Explosives Factory, a number of areas throughout the suburb of Cairnlea required remediation. As the suburb of Cairnlea was progressively developed, all areas where contaminated soil was present have been safely remediated to a high standard, since being vacated by the Department of Defence.</p> <p>All of these areas have been remediated in accordance with strict regulations stipulated by the Environmental Protection Agency (EPA), where an independent Environmental Auditor assesses the remediation process and issues a Statement of Environmental Audit (SEA) at the conclusion of the process for each area.</p>
What is currently located at Gateway Hill?	<p>Within Gateway Hill is a secure and sealed repository containing soil collected during the previous remediation of Cairnlea. The EPA and independent Environmental Auditor have determined the Hill can be used for open space. The planned improvements and landscaping on the Hill will need to consider the management plan developed for the Hill by the independent Environmental Auditor.</p>

Are there additional works required to remediate the site?	<p>Yes. Development Victoria has undertaken additional soil analysis to determine the extent of works required to ensure the site is suitable for residential use. The site was previously remediated and certified for commercial uses, and further remediation work will be required to make the site suitable for residential development. Any remediation works that are undertaken will be completed to the same standards that were followed when delivering the existing Cairnlea suburb and will meet all EPA requirements.</p> <p>The EPA will oversee the remediation of the area and the redevelopment cannot proceed until the independent Environmental Audit has been completed and the necessary Statement of Environmental Audit (SEA) has been issued by the Auditor and registered with the EPA.</p>
When will remediation works start and how will I be kept up-to-date?	<p>Remediation works are currently expected to take place in 2022. The local community will be provided with updates prior to works commencing and as works progress. All remediation works will be completed to the same high standard as the surrounding suburb of Cairnlea and all works will be overseen and certified by the EPA. To be kept up-to-date please register to the project mailing list via: Cairnlea@development.vic.gov.au</p>
Noise and environmental impacts	
Will you be removing trees?	<p>The existing Sugar Gums on site have been assessed by an arborist as having limited life expectancy with 74% of the trees having less than 10 years of life. Some of the trees are being monitored following an arborist report which found some mature trees on this site to be a hazard. We will retain Sugar Gum trees that are in good condition throughout the neighbourhood parks and open space areas.</p> <p>All existing trees identified for removal will be replaced with more appropriate tree species within improved landscape reserves and green corridors, and will meet any vegetation offset requirements.</p>
How many new trees will be planted?	<p>We're aiming to plant approximately 3000 trees with a high shade canopy. These will be planted along streets, laneways, boulevards, parks, and at the front of residential land lots. Once fully grown, the canopy from the trees should cover 30% of the site.</p>

<p>How will you manage dust, noise and vibration during construction?</p>	<p>Dust, noise and vibration during construction will be managed in accordance with EPA guidelines and other relevant legislation requirements to minimise any possible impact. Detailed construction plans will be developed ahead of any works commencing which will outline the management processes.</p> <p>We will undertake careful planning and a combination of traditional and innovative construction methodologies to minimise disruptions and environmental impacts where possible. This will include careful management of work hours to limit neighbourhood disruption, soil stockpiling and associated dust suppression.</p>
<p>Traffic, transport and access</p>	
<p>How will increased traffic be managed?</p>	<p>In preparing the amendment, Development Victoria commissioned a Transport Impact Assessment to test the impacts of the proposed development on the surrounding road network. In addition to the new housing and mixed-use area proposed for the Cairnlea site itself, the assessment also considered the likely development of land at 103 Reid Street (directly east of Development Victoria’s site), either for industrial or residential purposes.</p> <p>The assessment concluded that the impacts of the proposed development on the local road network are expected to be negligible. All the key intersections would continue to operate within their planned capacity levels. Changes to queue lengths and delays at the intersections caused by the development would also be minimal.</p> <p>As part of the planning approvals process, traffic management plans will be prepared to manage any impacts of development. We will work closely with the Department of Transport and Brimbank City Council to ensure disruptions and impacts to local roads are minimised, enabling existing and new residents to easily move through the suburb and get to where they need to be.</p>
<p>How will you manage car parking in the new development?</p>	<p>Townhouses and conventional homes will have garages for residents to park their cars and on-street car parking will be available for visitors.</p> <p>Generally, two parking spaces will be provided with every townhouse and home. Some smaller townhouses with fewer bedrooms will have only one parking space, but these townhouses will be located close to streets with extra on-street parking.</p>

<p>How will the new development improve public transport links to Cairnlea?</p>	<p>We are working closely with the Department of Transport and advocating for a bus route review. The level crossing removal on Mt Derrimut Road and the new Deer Park train station will potentially open up new bus routes in the west.</p>
<p>Community engagement</p>	
<p>How will you engage with the community?</p>	<p>We're committed to working closely with the community to help shape the new neighbourhood. Following the Planning Scheme Amendment process, and if the site is rezoned, we will engage with the community on:</p> <ul style="list-style-type: none"> • Sustainability initiatives • Open space design • Heritage interpretation • Community meeting places and spaces, and • Retail and commercial opportunities in the mixed-use area. <p>You will have an opportunity to provide feedback on the Planning Scheme Amendment process which will be delivered by the Department of Environment, Land, Water and Planning. This is currently expected to take place in early 2022.</p>