

DECEMBER 2021

# The Final Stage of Cairnlea

Community update



Welcome to our December update for the final stage of Cairnlea, a 41-ha site situated along Cairnlea Drive and Ballarat Road, which is being transformed into a vibrant new residential neighbourhood. We are continuing to progress our plans for this exciting project, and are committed to providing regular updates and engagement opportunities for the community.

## Project Updates

### Planning Scheme Amendment (PSA) - Public Exhibition 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).

A key part of the PSA process will be the public exhibition phase that will be managed by DELWP. In our August 2021 Fact Sheet, we indicated that this consultation was expected to occur in late 2021. The timing for this exhibition phase has been revised, and this is now expected to occur in early 2022.

The exhibition is expected to run for six weeks and will include community information sessions on the process and details on how submissions can be made. Post exhibition, a public hearing will occur where those who have made submissions can present their views on the proposal.

The PSA proposal also includes a request that the Minister for Planning undertakes the role of Responsible Authority for the site, which would assist in creating a more streamlined planning approvals process. As with all other components of the PSA, this request will be considered via the statutory process that is to be managed by DELWP.

### Reid Street Active Open Space

The future Reid Street Active Open Space area is located on the site of a former landfill that has been capped and is closely managed by Development Victoria.

As a former landfill, this site can only be used for either Recreation and Open Space, or Commercial/Industrial uses.

It is proposed that this site be used for Active Recreation purposes for the community to use and enjoy. We will now look for a sporting organisation to help develop the site, and own and manage it in the future. Any sporting body that takes on the site, will be required to ensure that, as a minimum, 25% of the 5.23 ha site must remain publicly accessible, at all times of the day.

We will look for an outcome that meets local community demand and best suits the constraints of the site.

While the initial concept designs for the Reid Street Active Open Space featured soccer or hockey sized pitches, these are just examples of many potential sporting uses that may be explored for this site, before plans are finalised.

## Remediation to Date

As the former site of the Albion Explosives Factory, several areas throughout the existing site required remediation. As the suburb of Cairnlea was progressively developed, all areas where contaminated soil was present have been safely remediated, since being vacated by the Commonwealth Department of Defence.

Remediation in all these areas has been undertaken 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 (SoEA) at the conclusion of the process for each area.

## Future Remediation

The final stage of Cairnlea was previously remediated and confirmed as suitable for commercial uses. Now that the site is proposed to be used for residential development, further remediation work is required to make the site suitable for housing. We have undertaken additional soil analysis to determine the extent of works required to ensure the site is suitable for the intended residential use.

These remediation works are expected to take place in 2022. We will provide further updates prior to works commencing

and as works progress. All remediation works will be completed in accordance with the requirements of the EPA, with continual oversight by the independent, EPA-accredited Environmental Auditor.

## Urban Heat Island Effect

This is an issue that is particularly prevalent in the western suburbs of Melbourne, where the buildings, roads and pavements can absorb heat from the sun and cause increased temperatures in urban areas.

One of the most effective ways to combat the Urban Heat Island Effect, is to create more green spaces where tree planting is maximised, so the increased tree canopy provides much needed areas of shade. Unfortunately, at only 5.5% of its total area, the Western region of Melbourne has one of the lowest tree canopy coverage percentages in Melbourne.

As part of the Cairnlea project, Development Victoria intends to plant approximately 3000 trees, with a focus on using species that provide a high-quality shade canopy. These will be planted along streets, laneways, boulevards, parks, and at the front of residential land lots. The mature canopy from these trees is expected to cover approximately 30% of the site.

## TIMELINE



## For more information and to register for updates

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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**

