



EAST WERRIBEE

OPPORTUNITY STATEMENT



Department
of Transport
and Planning

Acknowledgement of Country

We acknowledge First Peoples as the original custodians of the land on which we live. We recognise their deep and ongoing connection to land, water and community and pay our respects to Elders past and present.

We acknowledge that East Werribee sits on Aboriginal land, including land cared for by the Bunurong Peoples. We recognise the contribution of First Peoples to culture and society, their long history of connection to the Werribee region and the cultural significance of the Wirribi-yaluk, also known as the Werribee River. Their enduring resilience and strength is carried through Werribee's name which is derived from the river, Wirribi, meaning 'backbone' or 'spine'.

The development of precincts is an opportunity for the Victorian Government to work with First Peoples towards self-determination. We acknowledge the rich traditions and living cultures of the First Peoples in developing our precincts together.



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Minister's Foreword



East Werribee presents a long-term strategic opportunity rarely found in Victoria – a large area of developable government land that can meet the growing needs of jobs and housing in the outer west.

The Victorian Government identified East Werribee as a Priority Precinct and reiterated a firm commitment to creating places where people have vibrant, liveable and sustainable communities, access to affordable housing and quality jobs, in the recently released Housing Statement.

Through coordinated university and industry partnerships, East Werribee can build upon existing strengths in health and education as well as realise the opportunity to grow and deliver high value jobs in agritech, renewables, advanced manufacturing, as well as government and commercial services.

This Opportunity Statement shares the Victorian Government's vision and aspirations for East Werribee, highlighting the unique attributes, regional connections and local strengths that provide such a strong pathway for planning and development.

East Werribee will be a true mixed-use urban precinct with traditional and emerging employment sectors and quality environment combining to support diverse, inclusive, and sustainable communities.

It's the first step in stimulating the development that will ultimately deliver a thriving and connected community.

The Opportunity Statement builds upon the Victorian Government initiated projects that help achieve the vision for East Werribee, including \$2.8 million to fast-track a review of the Precinct Structure Plan; a \$271 million investment in the Wyndham Law Court; \$109.6 million for the Werribee Mercy Hospital emergency department expansion and the new Wyndham Early Parenting Centre to support growing families in the outer west.

The opening of the Metro Tunnel in 2025 will see increased connectivity for the Werribee and Williamstown lines, with passengers able to transfer at Footscray or Flinders Street to access 5 new underground stations. And the West Gate Tunnel will slash travel times between East Werribee and the Port of Melbourne, a massive boost for export-oriented businesses.

Works have already been completed to improve safety and reduce traffic congestion by removing three level crossings on the Werribee line in Wyndham, including the \$83.7 million upgrade of Hoppers Crossing station. The completion of missing links along the Federation and Kororoit Creek trails is also delivering better and safer cycling from Werribee to the city.

The evolution of the Precinct as a centre of employment will play a critical role in making East Werribee an economic centre in Victoria and a great place to work, live and visit.

The Hon Colin Brooks MP

Minister for Development Victoria
Minister for Precincts
Minister for Creative Industries



Vision

East Werribee will be a new centre for jobs and housing in Melbourne's growing western corridor. A true mixed-use high-amenity urban precinct, it will drive traditional and emerging employment sectors alongside diverse, inclusive and sustainable communities.

Purpose

The Victorian Government is committed to the creation of jobs and housing to meet the needs of Melbourne's rapidly growing west.

This Opportunity Statement sets the vision and outlines the approach to drive development and investment in East Werribee to create equitable and inclusive growth.

On Bunurong land and previously home to Victoria's State Research Farm, East Werribee has a rich heritage of innovation and connection to Country. This history provides a strong foundation for East Werribee's evolution as a unique and vibrant place.

This opportunity statement recognises East Werribee's distinct locational strengths as the basis for its economic future. It sets out principles for development to deliver local jobs and improve Victoria's economic resilience. With new housing and jobs close to where people live, it will be a thriving and diverse community.

The Department of Transport and Planning will work with stakeholders to coordinate the planning and delivery of the precinct and facilitate future investment.

Building a Western Corridor

Melbourne's west is one of the fastest growing areas in Australia with its population forecast to increase by 50 per cent to 2040.

With this growth, the western region of Melbourne is undergoing a period of social and economic transformation which presents opportunities for East Werribee.

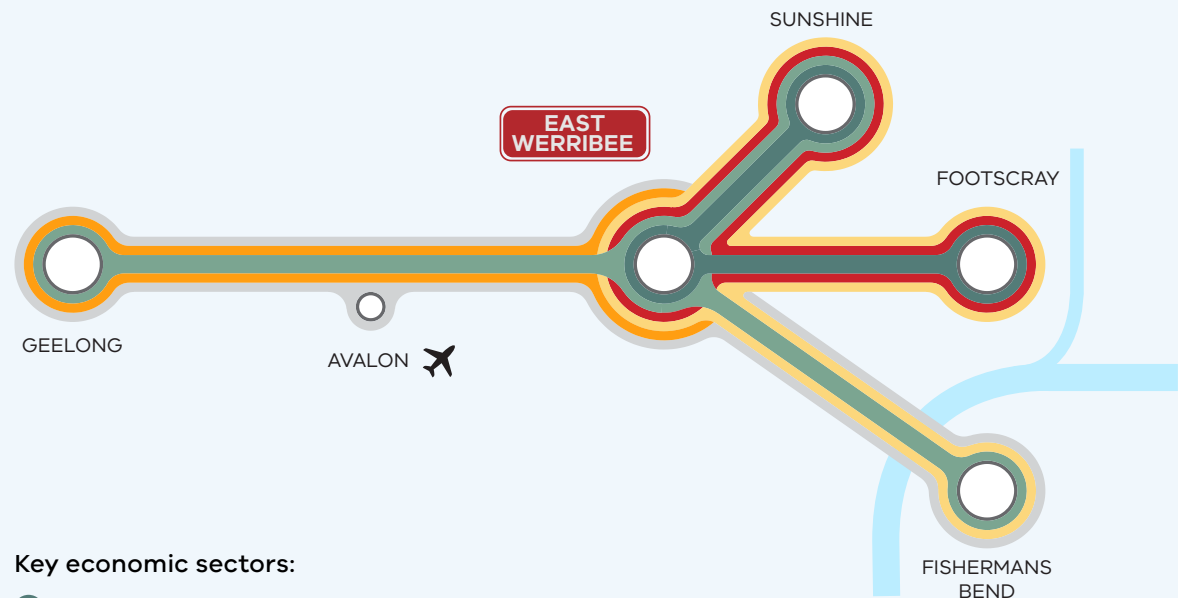
East Werribee is one of the largest areas of developable government-owned land in Victoria. Strategically situated in the Western Corridor from Geelong to Fishermans Bend, it is a unique opportunity to strengthen the links between Sunshine, Footscray and Avalon.

This corridor plays a critical role in the flow of economic activity, allowing businesses to benefit from strong partnerships, access to a skilled workforce and shared resources. Due to its size and strategic location, East Werribee is a unique opportunity to unlock the productive potential of Victorian Government land in Melbourne's west.

East Werribee will complement existing local centres and provide high quality services and economic opportunities to local communities. A coordinated government approach will manage this future growth and create a community which is attractive to new residents and businesses.

East Werribee's evolution as a centre of employment will create a more resilient and productive economy, accommodate population growth and give people access to high quality jobs close to where they live.















East Werribee's emerging supply chain connections:

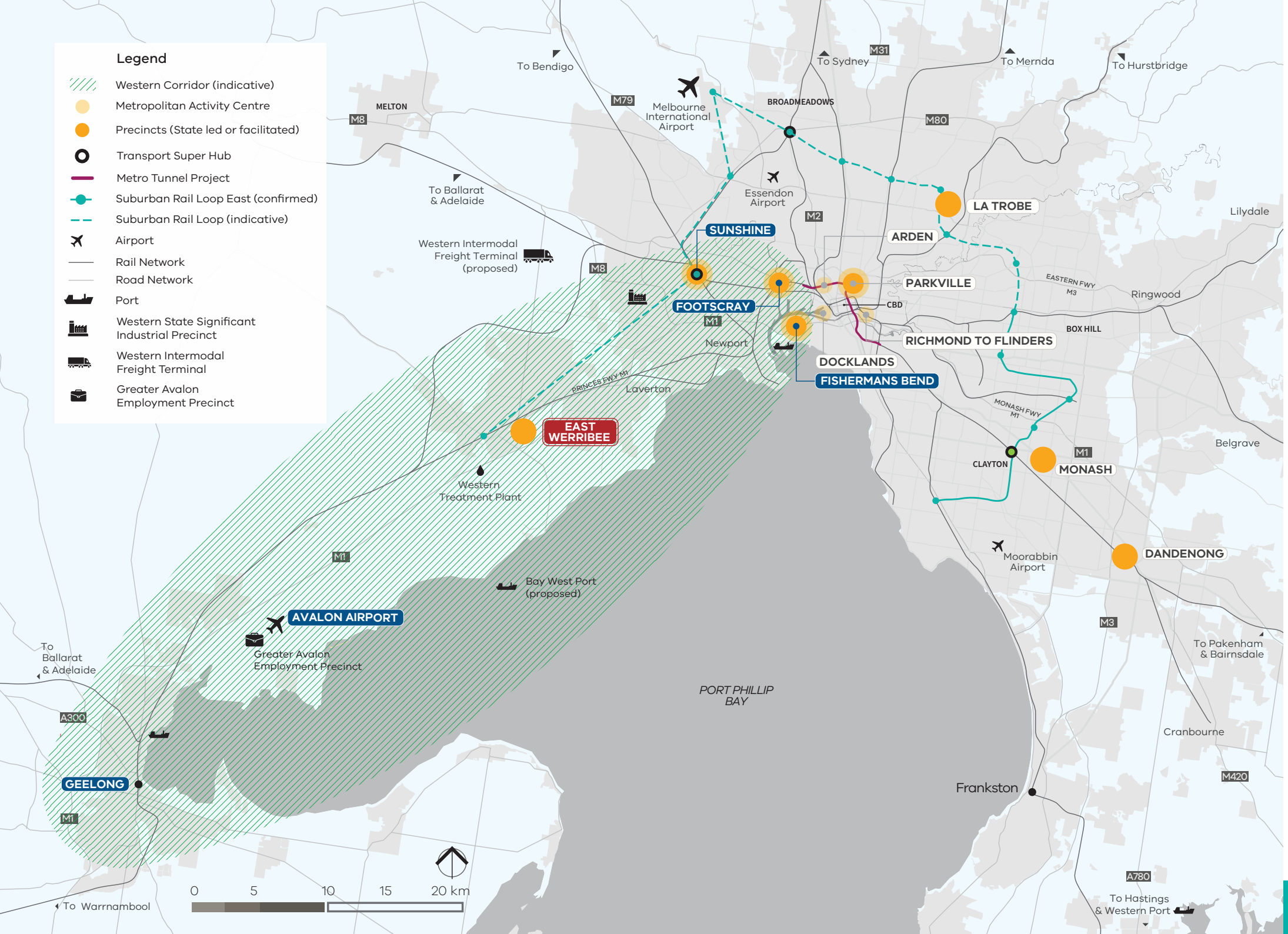


Key economic sectors:

- Professional Services
- Advanced Manufacturing
- Healthcare
- Tourism
- Education
- Aerospace

Legend

-  Western Corridor (indicative)
-  Metropolitan Activity Centre
-  Precincts (State led or facilitated)
-  Transport Super Hub
-  Metro Tunnel Project
-  Suburban Rail Loop East (confirmed)
-  Suburban Rail Loop (indicative)
-  Airport
-  Rail Network
-  Road Network
-  Port
-  Western State Significant Industrial Precinct
-  Western Intermodal Freight Terminal
-  Greater Avalon Employment Precinct



Driving economic growth

East Werribee is an opportunity to create a resilient, productive and future-focused economy.

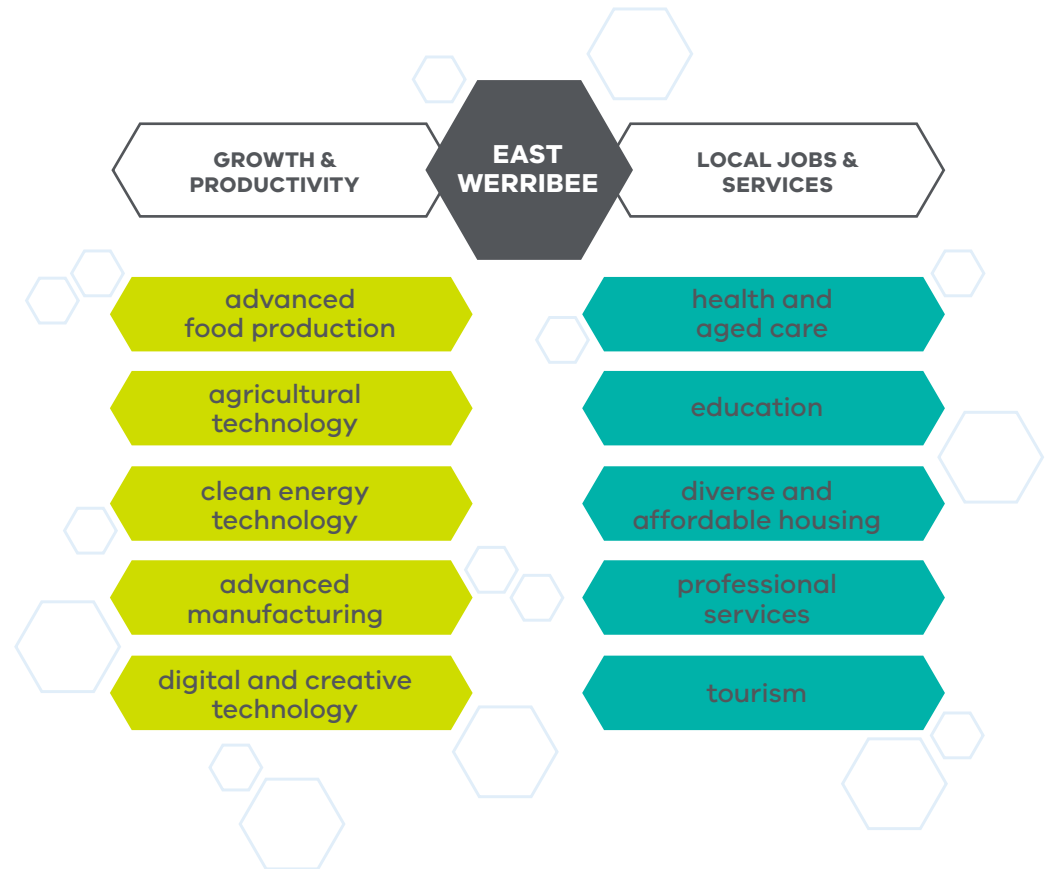
The State Research Farm has a rich heritage of innovation through ground-breaking work in agricultural science. Continuing investments in health and education extend that history into a range of sectors including advanced manufacturing, agricultural technology, advanced food production, renewable energy, green transport and aerospace.

Education and research play critical roles in the knowledge economy. East Werribee offers a network of established institutions with campuses of the University of Melbourne, Victoria University and Wyndham Tech School, alongside food innovation functions of the national research agency, CSIRO and University of Notre Dame's Melbourne Clinical School.

Situated between Avalon Airport and the Point Cook Royal Australian Air Force Base, East Werribee is well positioned to become a key node in the emerging ecosystem of aerospace, transport and defence industries across the Western Corridor.

Building on a strong network of regional attractions including the Werribee Open Range Zoo, Werribee Park and the Werribee River, tourism is a key sector with opportunities for growth.

East Werribee plays a key role in generating inclusive economic growth for Victoria and the West.



Strategic drivers:

The Victorian Government will work with partners to facilitate investment and deliver local jobs. By targeting sectors that respond to global challenges, East Werribee will help Victoria enhance sovereign capability, increase climate and resource resilience and develop technology and knowledge.



Increase climate & resource resilience



Enhance sovereign capability



Develop technology & knowledge



Create local jobs, develop workforce & attract talent



Support community & culture



Improve amenity & services



Investing in East Werribee and surrounds

Investment in East Werribee creates jobs, gives business confidence and supports the community through better services and infrastructure.

Situated on the Princes Highway, East Werribee will benefit from planned major infrastructure including the future Bay West Port, transport network improvements and the Suburban Rail Loop. While the Intermodal Freight Terminal remains a priority for the Victorian Government, its delivery will be deferred until it's needed.

East Werribee's evolution into an urban centre for jobs and new housing supply will complement the established community of businesses and institutions.

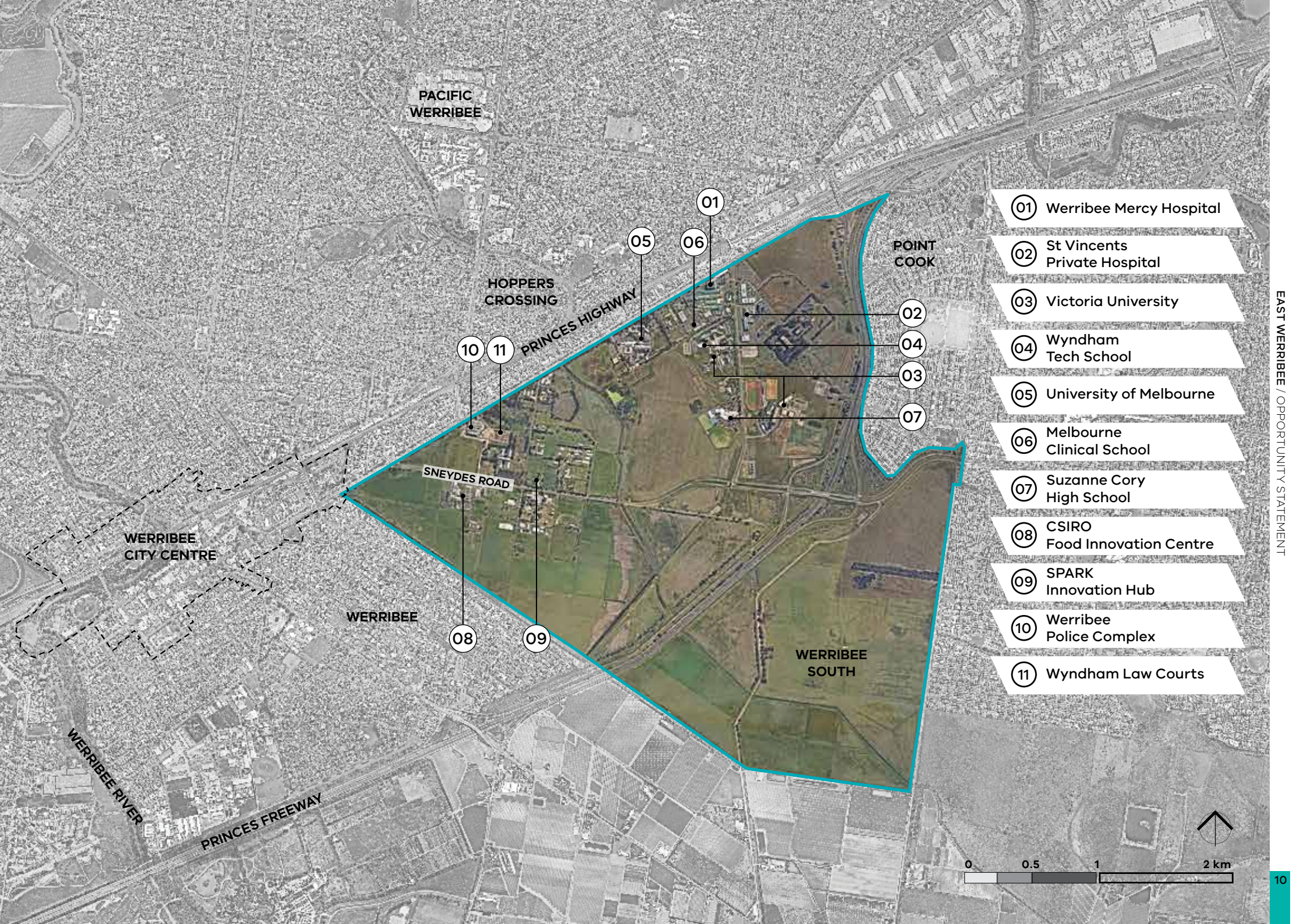
Key advantages include proximity to existing town centres at Werribee and Hoppers Crossing, as well as regional attractions in the Werribee Open Range Zoo, Werribee Park, Werribee River and a distinctive natural landscape.

East Werribee and its surrounds have been the focus of significant investment from the Victorian Government within the last decade, including:

- ▶ \$109.6 million Werribee Mercy Hospital Emergency Department
- ▶ \$34.7 million Werribee Mercy Hospital mental health expansion
- ▶ \$87 million Werribee Mercy Hospital Critical Care expansion
- ▶ \$271 million Wyndham Law Courts

- ▶ \$45 million Werribee Police Complex
- ▶ \$83.7 million upgrade of Hoppers Crossing station and removal of three level crossings in Wyndham
- ▶ \$15.27 million Point Cook Road and Sneydes Road Intersection upgrade
- ▶ \$5 million committed to the 2023 Wyndham Integrated Transport Strategy
- ▶ \$1.225 billion Western Treatment Plant projects
- ▶ New Werribee Township Regional Park as part of the \$315 million Suburban Parks Program
- ▶ Wyndham Tech School delivered from the \$128 million Tech School Initiative
- ▶ \$88 million Werribee Open Range Zoo Upgrade
- ▶ \$1.3 million Werribee Racecourse
- ▶ \$20 million to deliver roads and enabling infrastructure for the new schools being built in Point Cook South West





PACIFIC WERRIBEE

HOPPERS CROSSING

POINT COOK

PRINCES HIGHWAY

SNEYDES ROAD

WERRIBEE CITY CENTRE

WERRIBEE

WERRIBEE SOUTH

WERRIBEE RIVER

PRINCES FREEWAY

- 01 Werribee Mercy Hospital
- 02 St Vincents Private Hospital
- 03 Victoria University
- 04 Wyndham Tech School
- 05 University of Melbourne
- 06 Melbourne Clinical School
- 07 Suzanne Cory High School
- 08 CSIRO Food Innovation Centre
- 09 SPARK Innovation Hub
- 10 Werribee Police Complex
- 11 Wyndham Law Courts



Preparing for population growth

This East Werribee Opportunity Statement builds on the 2013 Precinct Structure Plan (PSP). It continues the PSP's central objectives of delivering jobs and housing, while also responding to social, demographic and economic changes that have happened since 2013.

The PSP includes growth projections of some 58,000 jobs and more than 6,500 dwellings in the future when the precinct is fully developed.

This Opportunity Statement acknowledges that to achieve this level of employment, government will have to actively grow the number of jobs in the precinct from the current 3,300 jobs by facilitating development and investment from key sectors. This will occur over the medium term and will require some early transitional uses to encourage growth and build a critical mass of employment. It will also encourage more diverse and affordable housing types to meet the emerging needs in the west.

Government will continue to refine the planning for the precinct as it progresses its development strategy.

2024

- ▶ Health, education, research and civic services provide the basis for employment.
- ▶ The presence of CSIRO's food innovation functions and SPARK Wyndham Innovation Hub demonstrates the precinct can support other knowledge-rich employment types.
- ▶ Government undertakes work to further define sector opportunities within the precinct.

Future focus

- ▶ Technological innovation and societal change drive new industries in East Werribee that create opportunities for more jobs.
 - ▶ The precinct is connected into the Western Corridor with clear sector specialisation.
 - ▶ Revised planning delivers a greater number and type of dwellings to meet local demand and deliver on government's housing targets.
-





Strategic focus areas

The East Werribee Precinct is about 4.5 times the size of Melbourne CBD's Hoddle Grid. To better coordinate government's efforts across the precinct, it has been divided into three focus areas to guide planning, staging and development of this new city in the west. These areas are Point Cook South West, East Werribee and Hoppers Crossing South.



Point Cook South West

To prioritise a mix of housing and jobs, the early delivery of Point Cook South West will provide high quality sustainable development and the delivery of new schools and open space.

Embracing environmentally conscious design and the 20-minute neighbourhood concept, the density and range of buildings means more affordable, diverse and accessible housing. Supported by local services, jobs and open space, Point Cook South West presents an opportunity for people to live, work and connect within their neighbourhood.



East Werribee

Building upon recent government investments, East Werribee will be a new civic and retail centre providing jobs, shops and key services. The adaptive renewal of the heritage listed State Research Farm and new open space will provide the centre with a regionally significant focus and green amenity.

Taking a more active role in its development, Government will provide long term direction to develop key new employment sectors here. With a particular focus on demonstrating how innovation uses and housing can coexist, East Werribee will become a vibrant mixed neighbourhood of jobs and housing.



Hoppers Crossing South

Hoppers Crossing South has already benefited from significant public and private investment in health and education. These existing major institutions support this area's promise as an emerging innovation district, creating knowledge-based jobs in Melbourne's west.

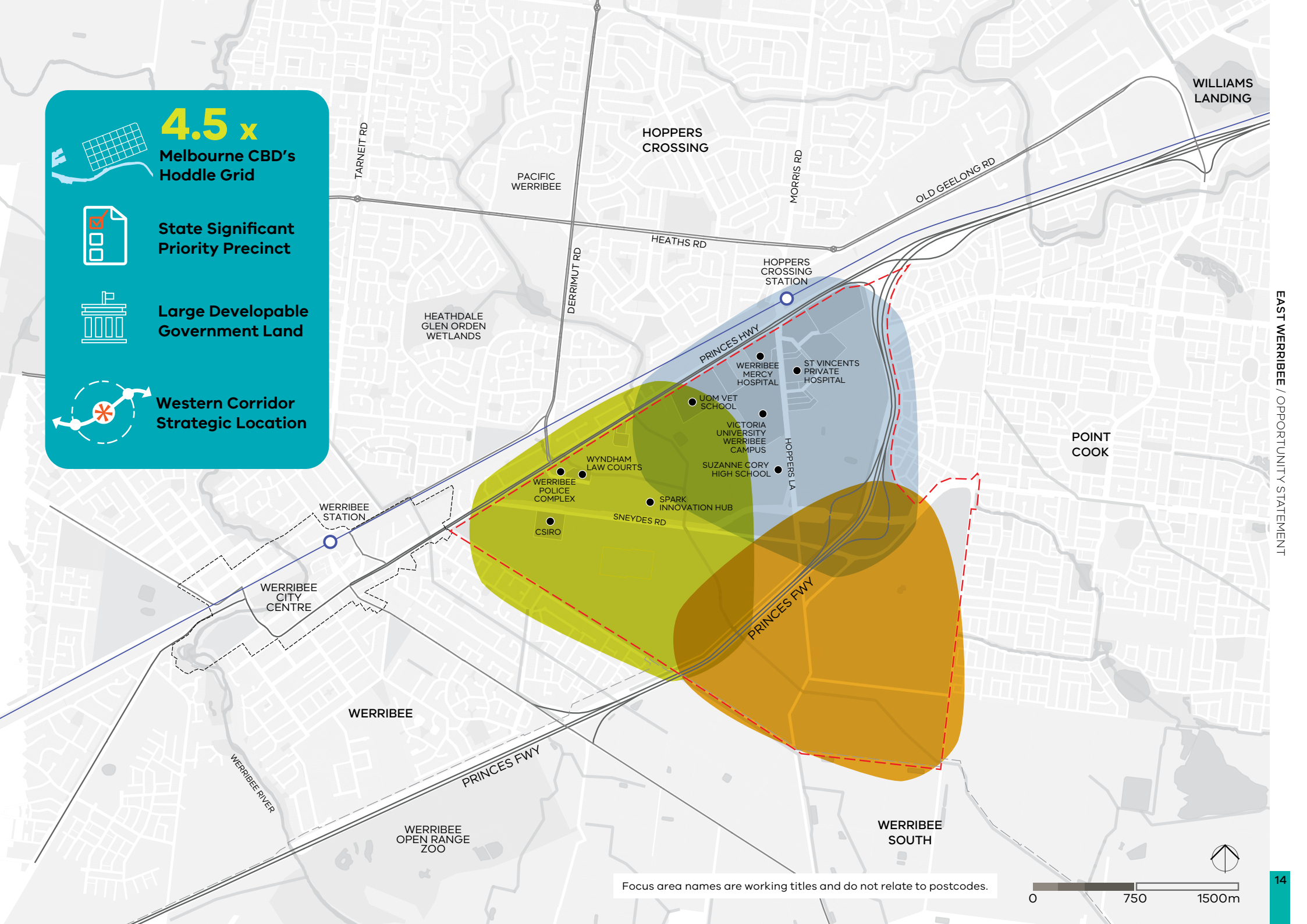
Attracting and facilitating private investment in key sectors to create a unique innovation ecosystem will be a key focus for government. Supporting this, government will work to create a collaborative network of institutions and businesses to boost industry partnerships, research and commercialisation.

4.5 x
Melbourne CBD's
Hoddle Grid

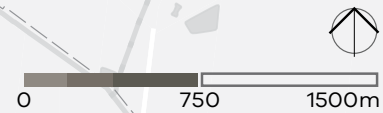
State Significant
Priority Precinct

Large Developable
Government Land

Western Corridor
Strategic Location



Focus area names are working titles and do not relate to postcodes.



Planning for future communities

A strong sense of landscape and community will be a key part of the character and sustainability of East Werribee.

The planning and placement of new, linked open spaces for active and passive community uses will ensure the precinct looks and feels green.

Integrated transport planning will strengthen links to Werribee and Hoppers Crossing stations and the public realm will be designed to encourage walking and cycling.

A new primary school and co-located specialist school in Point Cook South West will attract new families to the area and support walkable communities. A new open space south of the new school site will provide dedicated space to organised sports as well as spaces for quiet reflection in nature.

The future East Werribee Centre will similarly be serviced by key services, open space and community facilities.

Hoppers Crossing South will leverage the existing health and critical care facilities to provide local healthcare options.

Future staging will focus on Point Cook South and the East Werribee Centre to create housing choice alongside community infrastructure and access to jobs.



Legend

- | | | | | | |
|--|------------------------|--|-------------------------------|--|------------------------|
| | Future Green Spine | | Existing Activity Centres | | Point Cook South West |
| | Train Station | | Existing Education Facilities | | East Werribee |
| | Active Transport Links | | Existing Health Facilities | | Hoppers Crossing South |



Goals and objectives

Transforming East Werribee into a thriving precinct for jobs and housing requires good planning and coordination across government to ensure that the future growth of the precinct meets the needs of future communities in Melbourne’s west. Government’s planning and coordination efforts will be underpinned by the following goals and objectives.

GOALS	OBJECTIVES
1. Generate state and local economic development opportunities	1. Deliver equitable growth through economic specialisation and integration with the Western Corridor. 2. Prioritise investment in sectors that increase climate and resource resilience, enhance sovereign capability, and develop technology and knowledge. 3. Create a network of centres that connect communities to jobs and services, develop workforce capability and attract talent. 4. Deliver amenities, services and experiences to make East Werribee a destination for Melbourne’s west. 5. Support economic participation by First Peoples and other diverse cultures of the West.
2. Continue to ensure an effective transport network to support growth	6. Deliver infrastructure and policies to decarbonise the movement of goods and people. 7. Create a local transport network that prioritises high quality, attractive and safe active and public transport connections. 8. Maximise multimodal public transport hubs and connections to service East Werribee and cater for future growth. 9. Design and deliver infrastructure capable of supporting emerging technologies. 10. Deliver a transport network that balances movement and place considerations in street and public realm design.

GOALS	OBJECTIVES
3. Create a network of great places to live, work, study and visit	11. Establish a network of diverse public and green open spaces. 12. Deliver high quality amenity in buildings and the public realm. 13. Deliver amenities, services and community infrastructure. 14. Renew the heritage listed State Research Farm to celebrate the site history while respecting its character. 15. Embed climate resilience measures into the design of public realm and open spaces.
4. Foster an education and research ecosystem	16. Foster the network of institutions, firms and organisations engaged in research, development and commercialisation. 17. Cultivate specialised roles in applied and basic research with an emphasis on collaboration at regional, state and national level. 18. Provide equitable access to education to expand career choice and build human capital in the Western Corridor workforce. 19. Establish precinct governance to facilitate strategic alignment between institutions, industry and community. 20. Explore opportunities for open-access technology and infrastructure to facilitate cross sector partnerships.

GOALS

OBJECTIVES

5. Establish communities for inclusivity

21. Design and locate public and semi-public spaces so they are accessible and inclusive to the whole community.
22. Deliver spaces and programs that recognise the Bunurong as Traditional Owners and allow people of all backgrounds, abilities, ages and cultures to participate in community life.
23. Provide greater choice and diversity of housing including affordable, social and key worker housing.
24. Deliver diverse, accessible and sustainable housing with an inclusive design ethos, close to jobs, retail and services.

6. Value environmental and social sustainability

25. Enhance natural features and ecosystem values of public and private spaces including streetscapes, parks and civic spaces.
26. Identify and implement a 'Designing with Country' approach with the Bunurong People.
27. Embed sustainability as a core principle in the design and delivery of infrastructure, public realm and built form.
28. Deliver infrastructure and encourage development that reduces the ecological footprint of residents and business.
29. Support initiatives to build climate resilience and facilitate a circular economy.



Next steps

This Opportunity Statement is a step towards realising East Werribee's potential as a mixed use, urban precinct supporting a growing population. We will collaborate across all levels of government, with business, institutions, and the community to attract investment, coordinate the delivery of infrastructure and build key employment sectors to create a new innovation precinct.

Our next steps will include:

- ▶ establishment of an East Werribee Stakeholder Reference Group to inform the future planning of the precinct
- ▶ working with the Department of Education to deliver a new primary school (P9) and specialist school in Point Cook South West
- ▶ facilitating the delivery of new open space in Point Cook South in partnership with Wyndham City Council
- ▶ pursuing opportunities to support the opening of the Wyndham Law Courts in 2025
- ▶ progressing precinct development options for government consideration
- ▶ progressing urban planning requirements to accommodate future growth and services that meets the needs of future communities
- ▶ transport planning work investigations to ensure East Werribee is well connected to public transport in the short and long term.

Stay up to date:

Visit vic.gov.au/east-werribee to sign up for updates on East Werribee Precinct.





Accessible version of the document

Please email the Precincts Team to obtain an accessible version of this document.

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