

Sunshine

PRECINCT

PRECINCT OPPORTUNITY STATEMENT
November 2021



ACKNOWLEDGEMENT OF COUNTRY



We proudly acknowledge Victoria's First Nations peoples and their ongoing strength in practising the world's oldest living culture. We acknowledge the Traditional Owners of the lands and waters on which we live and work and pay our respect to their Elders past and present.

As we integrate our transport systems with the aim of creating simple, connected journeys, we acknowledge the use of Song Lines as an integral part of Aboriginal Culture, which allowed our First Nations people to easily connect their journeys across the nation. We recognise the cultural significance of Song Lines as trade routes and ceremonial paths, and that some of the transport networks and assets we use today are on those traditional Song Line routes.

We acknowledge that Sunshine is on Aboriginal land, including the lands of the Wurundjeri people. We also recognise and acknowledge the contribution and interest of Aboriginal people and organisations in the development of a prosperous region.

We are genuinely committed to advancing Aboriginal self-determination and supporting Aboriginal communities and Traditional Owners in Sunshine to realise self-determined economic development objectives.

MINISTER'S FOREWORD

When you can bring better transport connections to an area – you also bring a world of opportunities to grow jobs, services, and create a great place for Victorians to live.

With the Victorian Government investing almost \$20 billion in the west, it also creates a transport superhub at Sunshine which delivers so much more than better train services.

Thanks to the Metro Tunnel, Sunbury Line Upgrade and Melbourne Airport Rail, Sunshine will become a key connection point between Melbourne's CBD, our regions and our international airport.

We've got a huge opportunity in Sunshine, which is already in close proximity to major health and education institutions, to ensure our transport infrastructure investment creates even more jobs, businesses and better services that supports the diverse community.

We need to do the work now to make sure we get the planning right to ensure it can become the centre of Melbourne's west and our benefits from our investments flow across the community.

Taking a strategic approach to planning the Sunshine Precinct means giving government, investors and the community confidence about the future development opportunities for Sunshine, Albion and surrounds.

Our Precinct Opportunity Statement is the first step in setting out what will be a very bright future for Sunshine.

The Hon Jacinta Allan

**Minister for Transport Infrastructure
Minister for the Suburban Rail Loop**



"Sunshine
will become
a transport
superhub"

PURPOSE OF THIS DOCUMENT

VISION

Sunshine will be the centre of Melbourne's booming west. A dense and vibrant urban environment, the precinct will provide high quality affordable housing and strong employment growth.

The Victorian Government is delivering record investment to grow and develop Sunshine to support it as the centre of Melbourne's west.

This Precinct Opportunity Statement sets out a vision and framework for achieving positive outcomes for the Sunshine Precinct.

It identifies strengths and opportunities to inform how we'll live, work, and play in Sunshine into the future.

In this way, we're taking a coordinated and collaborative approach to planning, designing and developing the Sunshine Precinct.

The Department of Transport is leading the whole-of-government delivery and coordination of Sunshine as a Precinct.

Definitions

Throughout this document 'Sunshine' refers to the 'Sunshine Precinct', as depicted in Figure 2: Local Context map. This is broader than the suburb of Sunshine.



SUNSHINE HAS MANY STRENGTHS TO BUILD ON



Sunshine can accommodate more of the booming west's growth

Sunshine and Albion have large areas of land that can be used to support growth in the west. Sunshine will be an attractive place to invest and accommodate jobs and population growth.



Health, education and manufacturing are the largest employment sectors

Victoria University campuses are in close proximity to Sunshine CBD.

Sunshine Hospital and Joan Kimer Women's and Children's Hospital are located within the wider Sunshine NEIC.

Sunshine Precinct and the wider NEIC have a history of nationally significant manufacturing with competitive advantages that lends itself to supporting advanced manufacturing.



A head start on increasing density and investment

The Victorian Government and councils together own a range of strategic sites across the precinct and the broader NEIC.

Brimbank City Council and Victoria University are actively engaged in renewing the precinct.

The Sunshine Precinct is located in the heart of the Sunshine National Employment and Innovation Cluster.



Major rail investment is committed and underway

The pipeline of major rail investments for the west – including the Metro Tunnel, Suburban Rail Loop, Western Rail Plan and Melbourne Airport Rail – will all contribute to Sunshine's development into a transport superhub.

The Western Rail Plan, which includes a high-capacity rail network servicing our growing outer suburbs and Geelong Fast Rail, will allow more train services to Sunshine.

The completion of the Metro Tunnel in 2025 will significantly improve access to Sunshine from the eastern and south-eastern suburbs. This will be further enhanced by the Suburban Rail Loop.



Diversity is part of Sunshine's identity

Sunshine is one of Melbourne's most diverse communities.













58.3% of Brimbank residents speak a language other than English at home compared to 32.3% of residents across Melbourne.

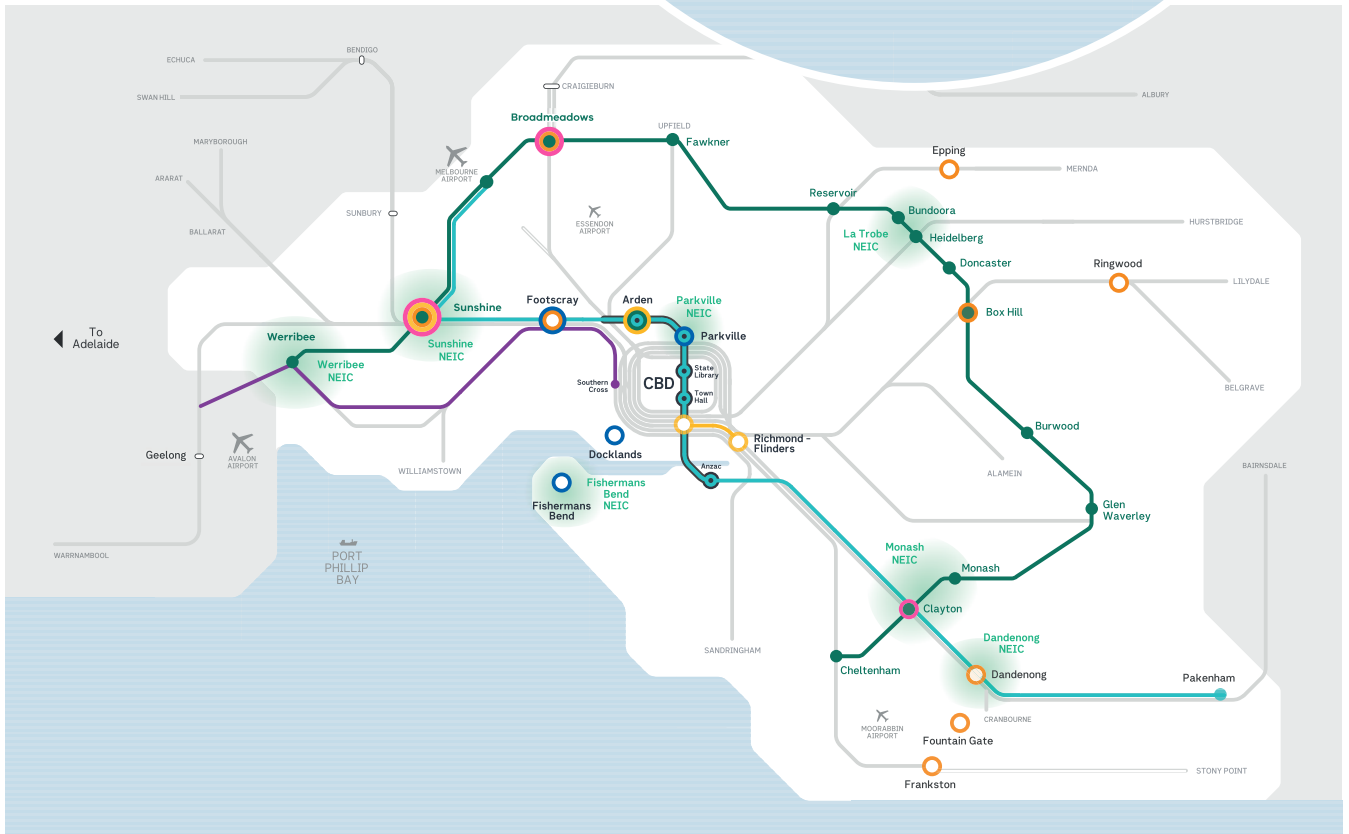
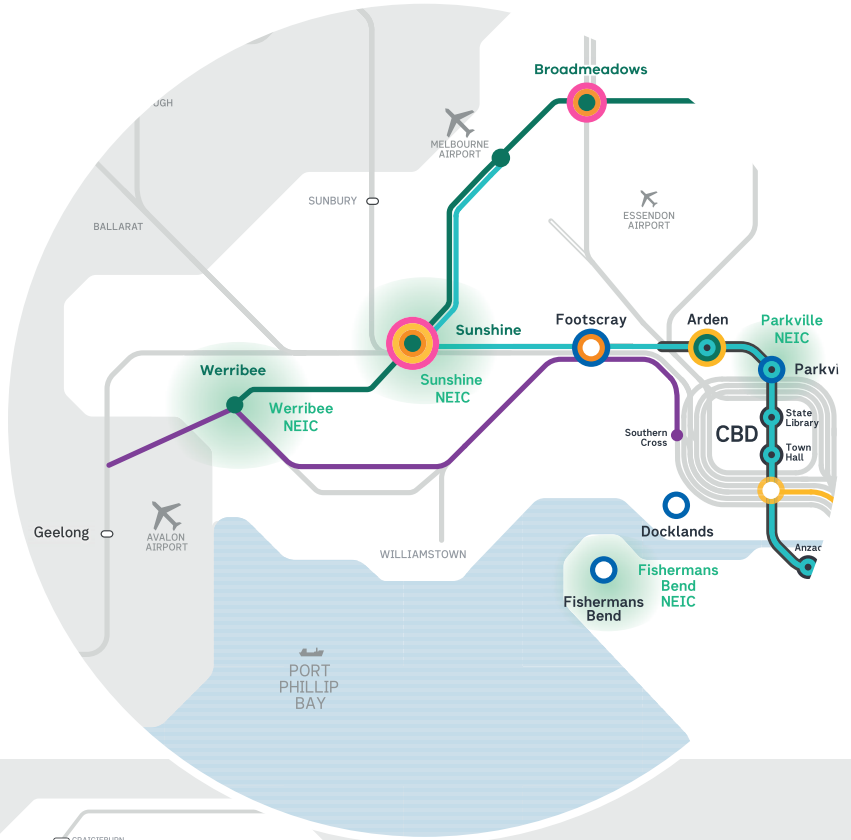
Sunshine has some of the most affordable housing within 15km of the CBD, supporting people within lower socio-economic cohorts.

FIGURE 1: REGIONAL CONTEXT

The Victorian Government is investing over \$20 billion in infrastructure in Melbourne’s west to support a thriving community, better services, greater business investment, more jobs and better transport connections.

Legend

-  Metro Tunnel Station
-  Metro Tunnel Project
-  Melbourne Airport Rail
-  Suburban Rail Loop (SRL)
-  SRL Station
-  Geelong Fast Rail - Stage 1
-  Transport Superhub
-  Precinct/Transport Precinct
-  Business Precinct
-  National Employment and Innovation Cluster (NEIC)
-  Metropolitan Activity Centre
-  Metro & Regional Rail



For illustrative purposes only. Suburban Rail Loop alignment subject to detailed technical investigations and consultation.



The Sunshine Precinct is located in the centre of the Sunshine National Employment and Innovation Cluster, identified in *Plan Melbourne 2017-2050*.



FIGURE 2: LOCAL CONTEXT

Sunshine Precinct will maximise benefits from significant government investment.



Sunshine Precinct includes the area within approximately 1,600m of the Sunshine and Albion train stations

Legend

- Sunshine Precinct - 1600m radius of stations
- Indicative Sunshine NEIC (boundary as per draft Western Metro Region Land Use Framework Plan)
- Sunshine Metropolitan Activity Centre
- Waterway
- Road network
- Open space
- Railway
- Railway Station

Three distinct hubs will accommodate much of the forecast growth and change in the Precinct



Sunshine Station will become an integrated part of a renewed Sunshine. It will be surrounded by and connect new homes, workplaces and shops via a network of green, pedestrian-focused streets and public spaces. As a place for residents, workers, students and tourists, the station will become a hive of activity and civic life.







The Albion Precinct provides an opportunity to support the next generation of jobs, innovation and services in Melbourne. Improving amenity, connectivity and integration with the train station will see Albion transformed into a new centre in Melbourne's west.



Sunshine Central Business District will be a thriving and diverse civic hub, with a network of bustling streets and public spaces framed with distinctive buildings. Increased housing, shops and services will support an active day-and-night economy, and strengthen existing cultural and community ties. The new CBD will establish Sunshine as the centre of Melbourne's west.

The Vision for the Sunshine Precinct is supported by four goals

| Goals | Objectives |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Transform Sunshine into the centre of Melbourne's west</p> | <ul style="list-style-type: none"> – Develop Sunshine as a major employment centre for Melbourne's western suburbs that provides easy connections to the airport, key metropolitan and regional centres. – Leverage major rail investment to deliver private investment. – Attract new investment, create jobs and grow existing industries, such as health and education. – Provide a greater diversity of jobs. – Intensify employment activity and deliver high amenity interfaces with residential areas, open space and along significant streets. |
|  <p>Increase the connectedness of Sunshine's neighbourhoods and hubs</p> | <ul style="list-style-type: none"> – Deliver high quality, attractive and safe connections, to, through and within Sunshine, particularly for public and active transport. – Establish a legible and attractive street network that enhances walkability and a sense of safety. – Improve access to diverse housing and jobs within walking distance of public transport. – Ensure neighbourhoods provide a range of dwelling choices, including affordable housing, in an attractive high-amenity setting. |
|  <p>Make Sunshine a great place to live</p> | <ul style="list-style-type: none"> – Establish a network of public spaces and parks of different scales, types and uses. – Provide accessible and inclusive facilities that the entire community can enjoy. – Ensure high quality design of the public realm and the built form. – Ensure design strengthens local character, reflects the area's history and the identities of its communities, while creating a safe and attractive sense of place. – Celebrate natural features and enhance biodiversity. – Ensure climate change resilience, particularly the effects of heat and water scarcity. |
|  <p>Improve outcomes for Sunshine's diverse communities</p> | <ul style="list-style-type: none"> – Give local community more opportunities through capability building, education and training initiatives. – Maintain the diversity of communities through provision of a diverse mix of dwelling types and of social and affordable housing. – Create vibrant public places. – Facilitate coordinated delivery of social and community services. |

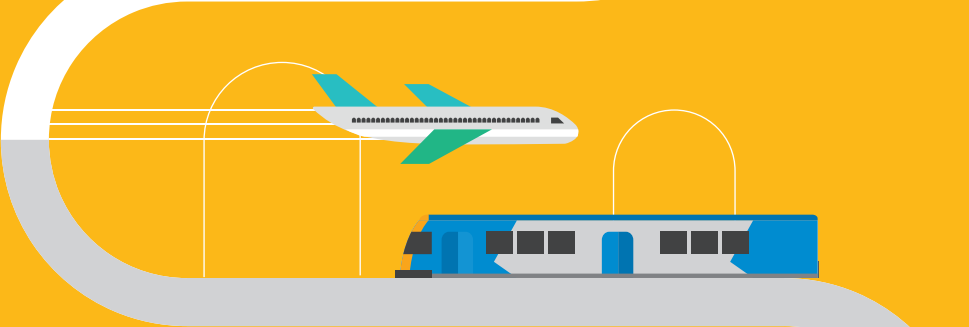
Substantial investments in rail alone will not be enough to realise Sunshine's potential

Government must use all the tools at its disposal to achieve the ambition for Sunshine, including:

Density to create vibrancy and accommodate growth



Social and affordable housing to help retain the diversity that is the precinct's strength
Investment attraction and economic growth to support greater employment

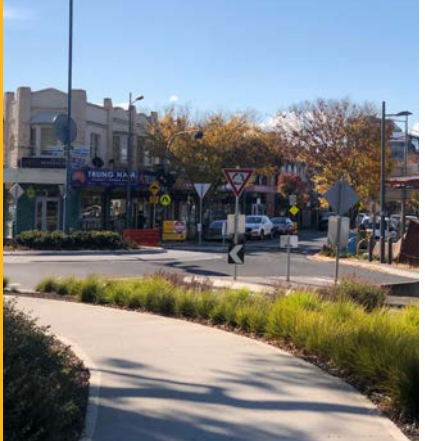


Quality public and open space, and built form





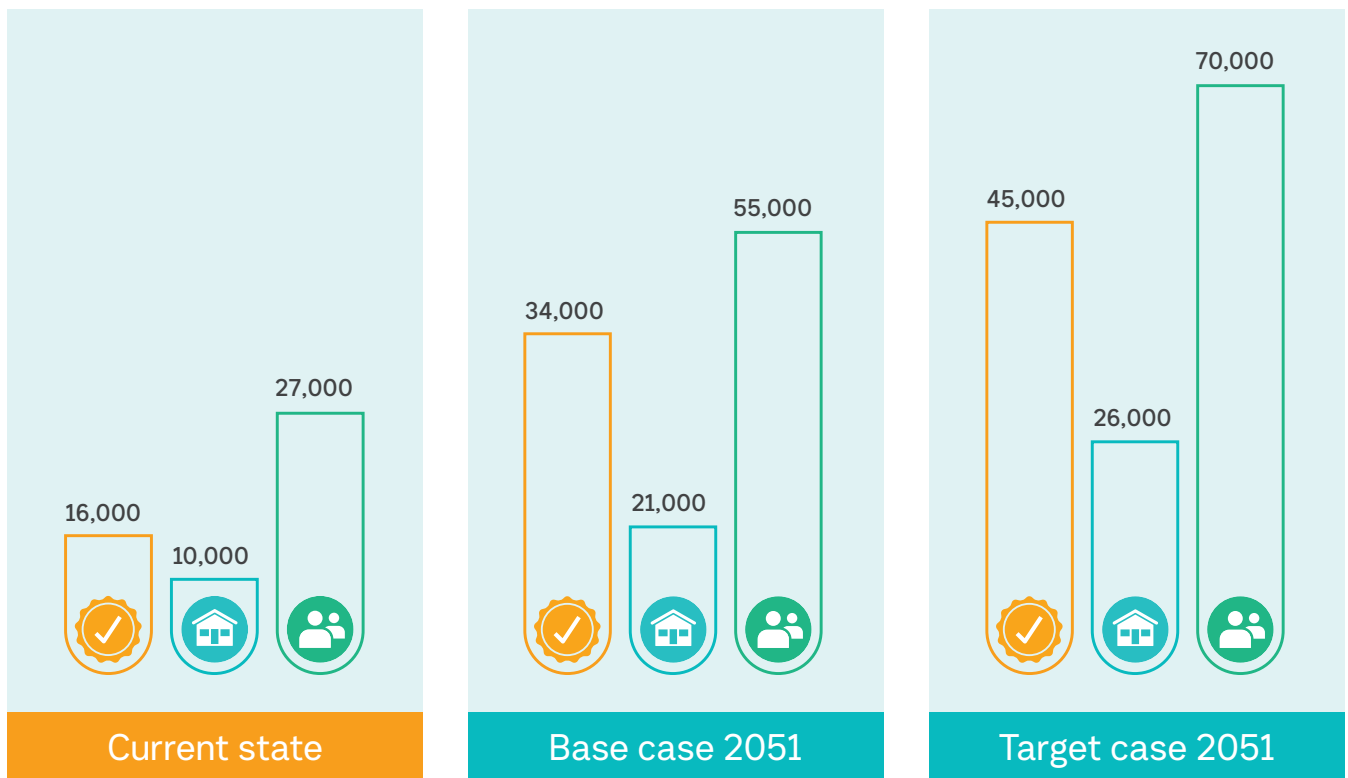
Sunshine is one of Melbourne's most diverse communities



PRECINCT GROWTH SCENARIOS

Sunshine has the potential to accommodate significant growth in population and jobs over the next 30 years. This will enhance Sunshine’s rich heritage and benefit both existing and future communities.

 Employment
  Dwellings
  Residents



- Sunshine has seen recent incremental growth in and around the CBD, including public space upgrades and private redevelopment.
- Much of the precinct is undeveloped and built form is generally one and two storey with limited pockets of higher employment and residential density.

- Metro Tunnel, Sunbury Line Upgrade, Western Rail Plan, Melbourne Airport Rail and Sunshine Station’s transition to a transport superhub bring on growth in Sunshine.
- Some larger sites have been redeveloped and pockets of high-density development occur.
- Sunshine supports a growing employment cohort however has limited business agglomeration or relationship with other priority precincts.

- The Sunshine Station precinct has been transformed into a thriving residential, business and civic hub.
- Sunshine CBD has evolved into an office economy that supports the greater western region and Melbourne Airport.
- Higher density built form supports a thriving, resilient urban culture.

Note: Growth projections may change subject to post-COVID trends.

NEXT STEPS



This Precinct Opportunity Statement is one step along the pathway to realising the potential of the Sunshine Precinct.

We will continue to engage with the Sunshine community and stakeholders as we work through planning and development of Sunshine Precinct.

Planning takes time. To get the full picture as to how the Sunshine Precinct might develop in a coordinated way, we need to collect data, test ideas and consider how to integrate transport networks.

This gives government, the community and investors confidence about how the Sunshine Precinct will grow and develop into somewhere people want to live, work and play, as a hub for Melbourne's west, and a transport superhub connecting the airport, Melbourne CBD and our regions.

Get Involved

Have your say on the Sunshine Precinct visit engage.vic.gov.au/sunshine



Sunshine PRECINCT

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