

A sustainable water sensitive city

East Werribee will be a leading edge exemplar of a water sensitive city, with concept level designs for a lake and integrated water cycle management system.

As well as providing a stunning centre piece, the water system will provide storage, amenity and flood protection. Best practice water sensitive urban design and techniques will be utilised.

The precinct will set new standards, with targets for:

- » 60% reduction in potable water use
- » 50% reduction in wastewater
- » Average annual days of stormwater runoff maintained at pre-European levels
- » No worsening of peak stormwater discharge compared to pre-urban conditions
- » 45% reduction in total Nitrogen in stormwater

- » 60% reduction in total Phosphorous in stormwater
- » 80% reduction in Suspended Solids in stormwater
- » No increase in salinity of waterways and soils to pre-urban levels

Lessons learnt and applied in East Werribee will be replicable in other growth areas, and contribute to achieving the goals set out in the *Melbourne's Water Future* strategy.

Density, amenity and a great place to work, visit and live

East Werribee will raise the bar in the provision of public amenity and sustainability for Melbourne's suburbs.

Development will be characterised by best practice innovation and density. Jobs and activities will be enhanced by generous open spaces, parkways and waterways, and the conveniences of an efficient road and public transport network. People will live where they work and play.

The precinct will be healthy, green, vibrant and liveable.

- » There will be access to approximately **170 hectares of open space and parklands** – almost 22% of the whole site.
- » A **60 hectare waterway network** will provide an attractive waterfront for restaurants, bars, cafes, promenades, a running loop, and views for high quality and high density modern development.
- » Spaces for **passive recreation**, playgrounds, picnics and family activities will be created.
- » A **new regional sports complex**, three new district sports facilities, and neighbourhood parks, will cater for an active population.
- » A **6.7 hectare heritage park and botanic garden**, similar to the size of Treasury Gardens, will feature at the heart of the precinct, reflecting the rich heritage of the site.



- » Residents will be offered a **mix of housing** types from modern apartment living and small lot housing to larger executive style homes and retirement homes, all within walking distance to schools and local town centres.

East Werribee will get the balance right, and enjoy the benefits of local jobs, density and liveability in a way not seen before in Melbourne's growth areas.

The vision is exciting, bold, new and achievable.

The Metropolitan Planning Authority, in partnership with Wyndham City Council, will be responsible for delivering the vision.

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A new direction

A new approach is needed to deliver truly integrated and sustainable centres for Melbourne's future. East Werribee will showcase this new approach, bringing jobs to people, building infrastructure upfront, balancing density with amenity, fostering innovation and delivering a genuine mixed use 21st century city in Melbourne's west.

Identified as an emerging national employment cluster in the Victorian Government's *Plan Melbourne*, East Werribee will provide access to diverse and thriving employment opportunities on the 775 hectare site of the former State Research Farm, around the existing nucleus of high-quality jobs in the area.

The population of Melbourne's broader western region is projected to grow to approximately one million over the next two to three decades. In responding to this growth, Melbourne cannot repeat development of the past. A new approach is required to create a precinct for the future.

Together with the Werribee City Centre, East Werribee will become the capital of Melbourne's emerging new west.

The vision

East Werribee will set a new international benchmark in a uniquely Victorian context, bringing high productivity and the knowledge economy to Melbourne's growth areas.

With planning approved for 58 000 jobs, 7 000 dwellings, 170 hectares of open space and waterways, and all of the associated services and amenities, East Werribee will:

- » support and strengthen one of the **fastest growing** areas in Australia;
- » **espouse all of the qualities of a '20-minute neighbourhood'**, allowing nearby residents and workers to access goods and services locally;
- » **enhance Melbourne's productivity** and competitiveness by attracting investment and encouraging contra-flow transport movements;
- » be driven by **innovation and best practice**; and
- » **integrate and coordinate employment and high density housing** with access to existing (and potentially new) rail stations,

other public transport, important transport networks links and the global economy.

East Werribee will:

- » focus on delivering high productivity and diverse employment, building on the hub of medical and education facilities already there;
- » benefit from \$72.6 million of committed upfront transport infrastructure to be delivered by the Victorian Government to unlock the site;
- » demonstrate exemplar leading edge water sensitive urban design and integrated water management;
- » maximise existing public transport (with train stations at Hoppers Crossing and Werribee);
- » deliver local infrastructure and high amenity for Melbourne's outer suburbs; and
- » reflect and honour the important 100 years of history of the site as the former State Research Farm.

The vision is exciting, bold and new.

An emerging national employment cluster for Melbourne's west



High productivity jobs in Melbourne's west

East Werribee is located in one of Australia's fastest growing municipalities. The population of Wyndham is currently growing by approximately 8% per annum and is projected to attract approximately 13.6% of Melbourne's overall projected growth to 2031.

There is an emerging and significant shortfall of high skilled professional employment in Melbourne's West, and a growing demand for education, health and allied services.

Victoria prides itself on having Australia's strongest health, science, medical research and technology sectors, and Melbourne has seen dramatic growth in high productivity jobs in professional, scientific, creative, technical, financial and insurance services.

East Werribee is perfectly placed to support and encourage this growth, planning for five employment hubs, which will include a Health and Learning Hub, Town Centre, Commercial Hub, Interchange Business Hub, and an Enterprise Hub.

East Werribee already employs approximately 2 000 people across a range of medical, education, food technology and research facilities. It will become the health and learning employment cluster of the west.



Table 1: Annual population growth rate of Wyndham and Greater Melbourne

A focus on health and learning

Health and learning is critical to support population growth, maintain Melbourne's global competitiveness, and generate employment.

Existing health related businesses within the precinct are growing:

- » The Werribee Mercy Hospital is expanding;
- » The brand new Wyndham Private Medical Centre and Wyndham Clinic open in 2013;
- » A new St Vincent's private hospital is proposed.

Existing educational institutions abound, including:

- » Victoria University;
- » University of Melbourne Veterinary School;
- » University of Notre Dame Melbourne clinical school;
- » Suzanne Cory select entry high school.

Two State Government schools, one P-6 and one P-9, and one non-government primary school are also proposed.

Other existing employers at the site include: South Stone Lodge, Victoria Police, Agrifood Technology, CSIRO, Incitec Pivot, Dairy Innovation, National Centre for Dairy Education, and the Department of Environment and Primary Industry.

A new approach to integrated economic and land use planning



Upfront State infrastructure

At East Werribee, infrastructure will be delivered upfront.

The site is already serviced by Hoppers Crossing and Werribee train stations. Over the next two years, Government funded road projects will provide connections between East Werribee and Melbourne, Geelong, container ports, Tullamarine and Avalon airport. Congestion in the surrounding areas will be eased. Productivity will be enhanced.

The Victorian Government has already committed \$72.6 million in upfront funding for:

- » a new \$40 million freeway interchange at Sneydes Road, which will unlock the precinct, improve traffic flow in and around East Werribee and Point Cook, and improve links to Melbourne and Geelong;
- » a \$16.9 million upgrade to Sneydes Road and improvements and signalisation for the Sneydes Road-Princes Highway intersection;
- » a \$9.6 million project to improve and realign the Hoppers Lane-Princes Highway intersection to improve safety, capacity and accessibility to the site; and
- » further environmental and planning assessments at the site in the amount of \$6.1 million.

Proceeds from land sales within the precinct are helping pay for this infrastructure, and will contribute towards future infrastructure requirements.

Other major transport infrastructure projects in the west:

- » \$4.8b Regional Rail Link
- » Outer Metropolitan Ring Road
- » \$110m Williams Landing train station development
- » Redevelopment and proposed ferry service at Wyndham Harbour
- » Proposed Western Intermodal Freight Terminal in Truganina

Unprecedented local infrastructure

East Werribee will see an unprecedented level of developer funded transport infrastructure. It will be connected, integrated, well serviced and designed to be accessible for all.

- » \$160 million worth of roads, intersections, bridges, shared trails, community facilities, and recreational facilities.
- » A redeveloped Sneydes Road boulevard, rivalling that of St Kilda Road and Royal Parade.
- » Maximised access to the existing Hoppers Crossing and Werribee train stations currently servicing the site.
- » A possible new train station at Derrimut Road.
- » Future dedicated bus links to service the site, while attractive walking and cycling trails encourage ease of movement.
- » 10 kilometres of dedicated bicycle routes, as well as more than 20 kilometres of off road shared paths and dedicated pedestrian promenades.
- » The Federation Trail path to provide an attractive route through the precinct.

