

28 April 2025

Infrastructure Victoria
Level 33, 140 William Street
Melbourne VIC 3000

Submission to Victoria's draft 30-year Infrastructure Strategy

Thank you for the opportunity to make a submission in relation to Victoria's draft 30-year Infrastructure Strategy (**Strategy**).

Insight Planning Consultants, on behalf of our client, Massoon Pty Ltd is pleased to provide the following submission in response to the Victoria's draft 30-year Infrastructure Strategy. We understand that the intent of the Strategy is to assist in shaping the daily lives for all Victorians and in building a prosperous, inclusive and sustainable Victoria.

Our clients are generally supportive of the draft Strategy, however, would like to suggest a change to draft Recommendation 11, which we believe will further support the continued development of Melbourne's western growth areas and assist in the delivery of the Housing Targets set by the State Government. Most importantly, we believe that it will assist in achieving an exemplar integrated transport and land use planning outcome in the Oakbank precinct.

Subject Property

Massoon Pty Ltd own 1 Densley Road, Tarneit (approx. 43.44ha) which is located in the Oakbank Precinct Structure Plan (PSP) area within Wyndham City Council. The Site is shown in the below map.

The site is located on the north of the Regional Railway Link (RRL), adjacent the railway line and is proposed to contain the future Ison Road alignment through the north-west corner of the site and Sayers Road through the centre of the site.

Previously, land for the future Oakbank (Sayers Road) Train Station has already been acquired from the south-east corner of the site (on the southern side of the railway line).

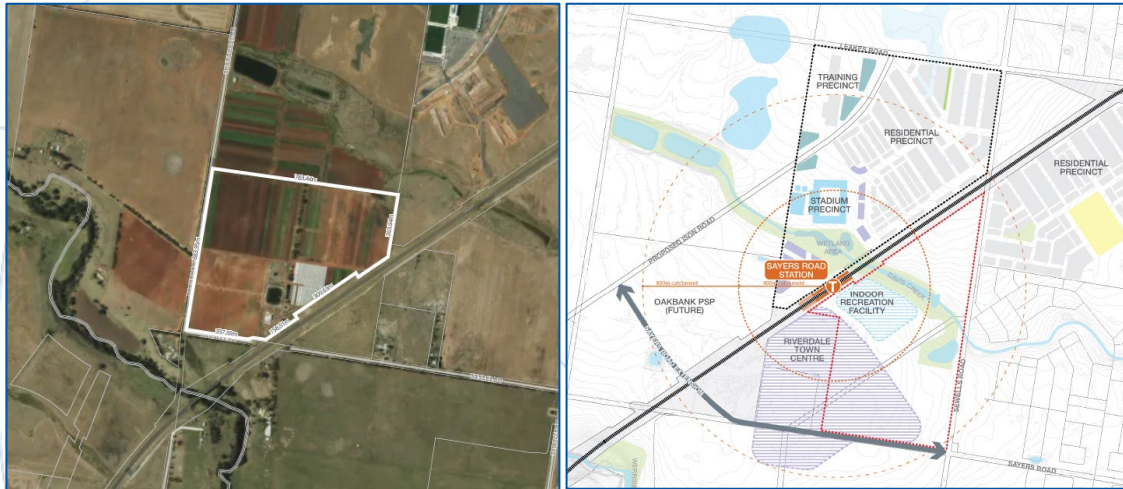


FIGURE 1 & 2: SUBJECT SITE (LANDCHECKER, 2025) AND SITE CONTEXT (SAYERS ROAD STATION DRAWING SET – ARUP 2021)

Planning Submission

The following submission is provided to assist in ensuring that an integrated transport and land use planning outcome is achieved through the Strategy.

As noted above, we believe this can be achieved through an amendment to draft Recommendation 11.

Recommendation 11

Draft Recommendation 11 in the Strategy recommends to ‘*extend metropolitan trains and run more services in Melbourne’s west.*’

More specifically it states to ‘*Extend and electrify metropolitan trains to Melton. Reallocate trains that serve Melton to other areas in Melbourne’s west and regional Victoria. Assess delivery of a new train station at Altona North accompanied by land rezoning.*’

We agree with the principle of improving rail services to Melbourne’s west, however we don’t believe the focus should just be on the electrification of the Melton Railway Line. The recommendation should be amended to include the continued investment along the Regional Railway Link (RRL), including the Oakbank (Sayers Road) train station.

Wyndham’s Western Growth Front

Within Wyndham City Council’s western growth front, the Oakbank Precinct Structure Plan is the last residential precinct to be planned. However, there is an approved Developer Contributions Plan (DCP) (Wyndham North DCP) that applies to the land already and thus substantial road and

intersection infrastructure has been delivered to provide key connections to the broader Wyndham North growth area.

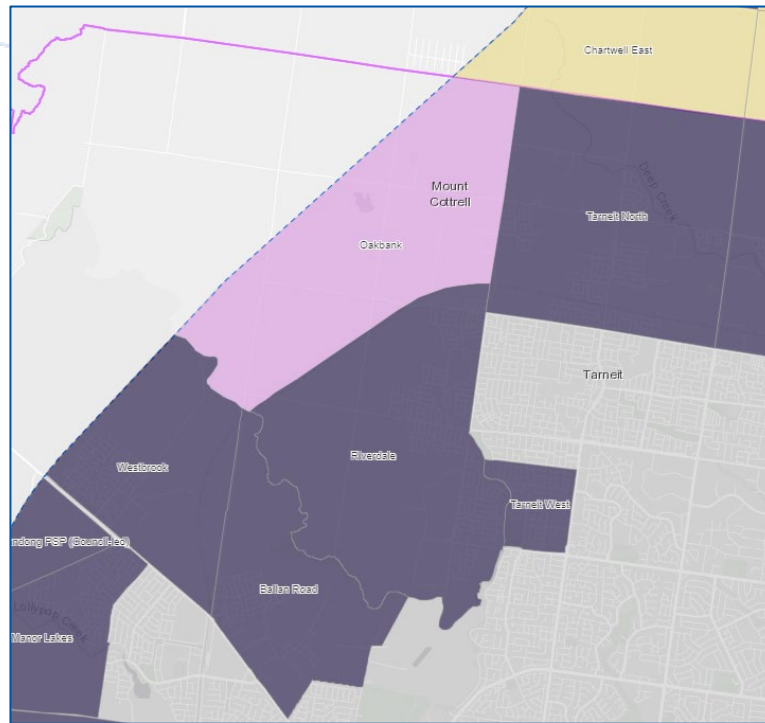


FIGURE 2: VPA GREENFIELDS PLANNING (VPA, 2025)

In the recently released housing targets by the State Government, Wyndham's target is to deliver a total of 99,000 dwellings with 74,000 being in greenfield areas. In accordance with the Wyndham North DCP, Oakbank is expected to contribute nearly 10,000 dwellings, which may increase further if the dwelling densities outlined in Council's recently approved their *Wyndham City Stadium Precinct Integrated Strategic Plan (2024)* are delivered.

The Oakbank Precinct also contains Council's future A-League Football Stadium Precinct which is currently under construction. Council and its development partners are committed to the delivery of the Stadium Precinct. The success of the Stadium Precinct relies on the development of the Oakbank Precinct as it will enhance the stadium catchment and will be further supported through the delivery of the Oakbank (Sayers Road) Train Station. The RRL and train station are identified as part of the PSP, and Council's approved Stadium Precinct Integrated Strategic Plan confirms their support for the delivery of the train station.

Wyndham North continues to undergo significant housing demand with the existing PSP supply being absorbed quickly. Oakbank is anticipated to contribute a minimum of an additional 2-year supply to

the current residential land supply. As shown below, the abutting PSPs (Tarneit West and Riverdale) are under construction and are nearly fully developed.

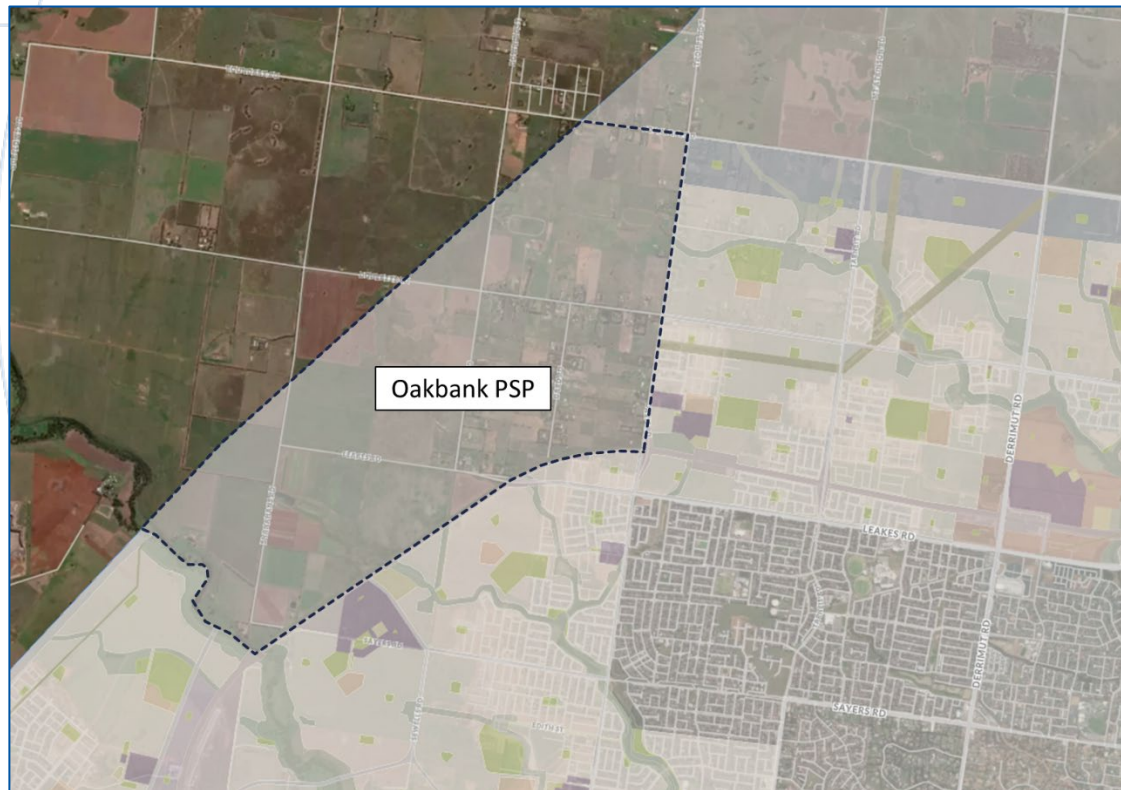


FIGURE 3: DEVELOPMENT FRONT (LANDCHECKER, 2025)

The State Government's 10-year plan for Melbourne's Greenfields lists Oakbank as being a Horizon 2 PSP which means it is scheduled to commence preparation between 2025/26 and 2028/29, with completion by 2033. Currently the Oakbank PSP is in the VPA's 2024/25 Business Plan as a 'Due Diligence' project. Based on recent discussion with the VPA, this process is nearing completion. Given its location, the existing development surrounding the Oakbank Precinct and the approved DCP, it is the natural continuation of the surrounding development and the next logical precinct to be developed.

Within the municipality of Wyndham City Council, there are three remaining train stations to be constructed along the Regional Railway Link; Truganina, Oakbank and Black forest Road. Tarneit West is currently under construction and is anticipated to be completed in 2026. The Tarneit West Train Station is approximately 3.6km northeast along the RRL of the Oakbank Train Station and therefore it is the natural 'next in line' station to be constructed.

As the Oakbank PSP is the remaining residential PSP to be prepared in Wyndham's Western growth front it is a natural extension of the Wyndham North residential growth front, priority should be

given to the continued development along the RRL, commencing with the Oakbank (Sayers Road) train Station.

Requested Change

Amend Recommendation 11 from:

Extend metropolitan trains and run more services in Melbourne's west.

Extend and electrify metropolitan trains to Melton. Reallocate trains that serve Melton to other areas in Melbourne's west and regional Victoria. Assess delivery of a new train station at Altona North accompanied by land rezoning.

To be:

Extend metropolitan trains and run more services in Melbourne's west

Extend and electrify metropolitan trains in Melbourne's west. Reallocate trains that serve Melton to other areas in Melbourne's west and regional Victoria. Assess delivery of a new strain station at Altona North accompanied by land rezoning. Continue to invest in new train stations along the Regional Rail Link, including Oakbank (Sayers Road) that will service the Western Stadium precinct and Oakbank precinct structure plan area.

We trust the contents of this submission are clear, however if you have any queries, please feel free to contact me on [REDACTED] or [REDACTED]

Sincerely,

Jason Black
Managing Director
Insight Planning Consultants