

Draft Albion Quarter Structure Plan

/ Sunshine Priority Precinct

August 2026

The Albion Quarter can play a key role in growing the supply of quality and diverse housing and jobs, creating opportunities for more Victorians to live close to where they work.

The area has the potential to support the next generation of jobs, innovation and services in Melbourne, transforming from the current light industrial. With Victoria University as an anchor to educate the future workforce, the Albion Quarter will attract new jobs and investment, diversifying the local economy.

Transforming the present industrialised landscape of Stony Creek also underpins the broader transition that the Albion Quarter will undergo to create a climate resilient and high amenity environment to support new residents and workers.

Coordinated and thoughtful planning is required to support thriving and well-connected communities as the Albion Quarter changes over time.



Have your say

We encourage industry and the community to have their say on the draft Structure Plan. Visit engage.vic.gov.au/AlbionQuarter to complete a survey.



Department of Transport and Planning

The Victorian Government has prepared a draft Albion Quarter Structure Plan and draft Planning Scheme Amendment to guide the transformation of the area. The draft Structure Plan documents have been released for public consultation and will be finalised with the gazettal of the Planning Scheme Amendment.

The plan will be delivered through government-led implementation that provides certainty and drives new investment. Implementation will focus on improving amenity, connectivity and integration with the new Albion Station.

Sunshine is on the cusp of a remarkable transformation with new connections to the Metro Tunnel, government investment in Stage 1 of the Melbourne Airport Rail Link and significant upgrades to Sunshine and Albion Stations underway.

The plan is a key component of the Sunshine Precinct's transformation into the centre of Melbourne's west.

Plan for Victoria (2025)	Economic Growth Statement (2024)	Victoria's Housing Statement (2023)	Sunshine Precinct Opportunity Statement (2021)
Draft Albion Quarter Structure Plan (2026)			
Draft Planning Scheme Amendment (2026)		Infrastructure Contributions Plan (future)	



Vision for the Albion Quarter

The Albion Quarter will be a place to live, work and learn.

Its identity, culture and diversity will be celebrated through the creation of a series of new, high quality urban neighbourhoods. It will be a destination serving people, business and education with the potential to accommodate up to 6,000 homes, 10,200 residents and 8,000 jobs. The Albion Quarter covers approximately 44 hectares of land around Albion Station.

From Albion Station, it extends south to Anderson Road along the railway line, north to Stony Creek and the future Sunshine Energy Park, east to Victoria University and west to the Perth Avenue and Ballarat Road intersection.

The Structure Plan area does not include the Sunshine CBD. The Albion Quarter sits within the suburbs of Albion, Sunshine and Sunshine North.



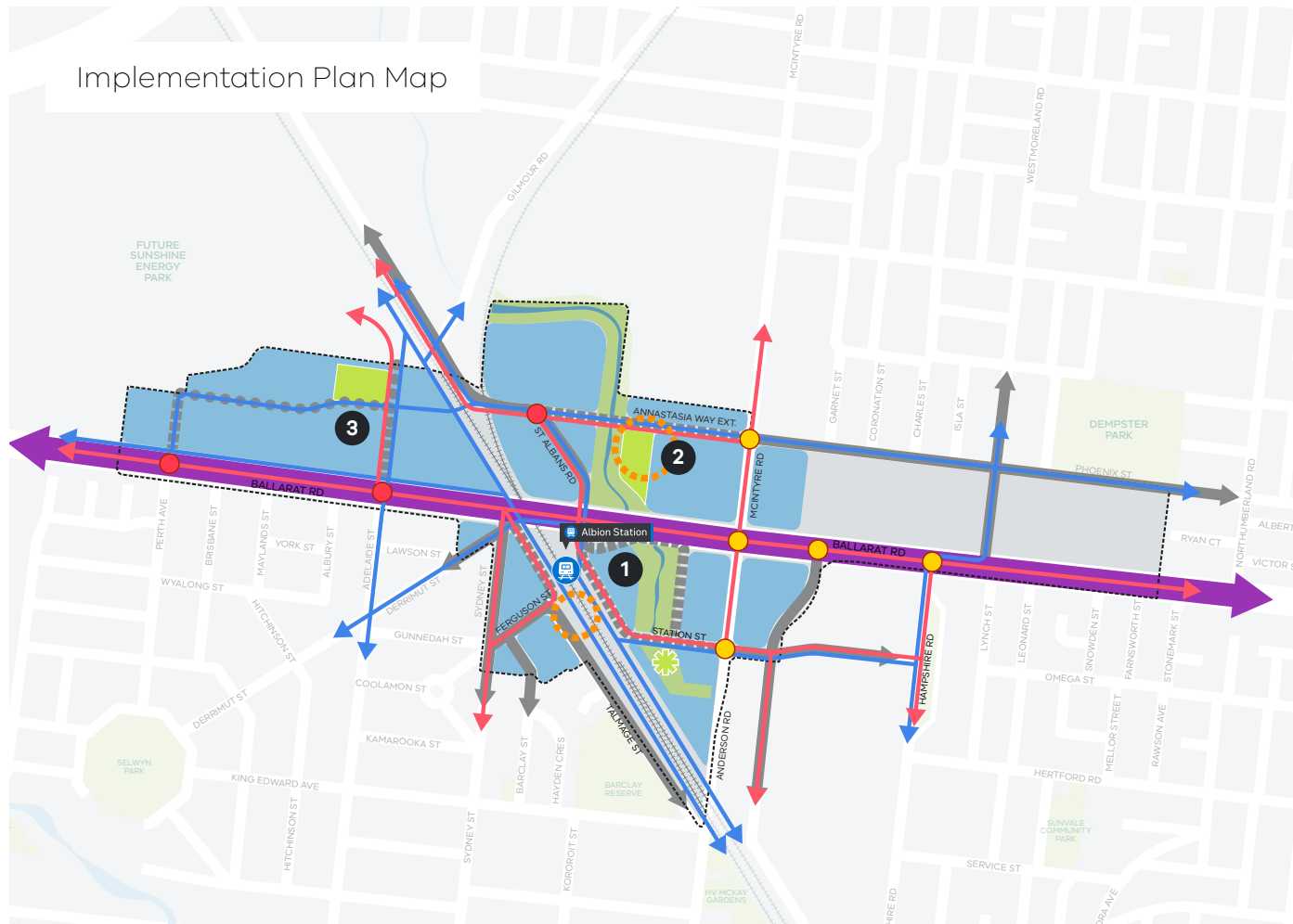
Themes and objectives

Five themes are the foundation of structure planning for the Albion Quarter. Each theme includes a set of objectives and strategies to deliver on the vision for the Albion Quarter.

	Objectives
Transition to new uses 	1 Promote the transition over time to a vibrant, diverse and active mixed-use precinct of up to 6,000 dwellings and 8,000 jobs.
	2 Manage the risk and impacts from potential land contamination, industry, transport corridors and pipelines.
Better connections 	3 Integrate and activate the new Albion Station to support transit-oriented development.
	4 Enable a safe integrated transport network by establishing a clear hierarchy of streets and improving the efficiency of traffic and freight corridors.
	5 Integrate Albion Quarter into the broader public transport network by connecting Albion Station to the Sunshine CBD and other key destinations.
	6 Prioritise a safe and accessible active transport network through and to the Albion Quarter.

	Objectives
Sustainable vibrant places 	7 Establish a legible urban structure and street hierarchy that prioritises sustainable, comfortable places and ease of movement.
	8 Transform Stony Creek to deliver significant economic, social and environmental value.
	9 Create a connected, accessible and well-designed open space network.
	10 Encourage sustainable buildings, transport and energy.
	11 Facilitate a cool, green, biodiverse environment and embed integrated water management.
Enriching community 	12 Increase housing diversity and the supply of affordable housing.
	13 Enable timely delivery of high-quality, accessible and integrated community infrastructure that meet the needs of the future community.
	14 Celebrate and interpret Wurundjeri Woi-wurrung cultural heritage and values, and foster storytelling of Sunshine's cultural diversity and industrial history.
Building urban character 	15 Establish built form controls that support growth and preferred future character while managing sensitive interfaces.
	16 Ensure new development positively contributes to the functionality and amenity of the public realm.
	17 Ensure internal building spaces support flexibility of uses and quality internal amenity.

Implementation Plan Map



Legend

- Structure Plan area
- Proposed road network (existing road)
- New street (fixed location)
- New street (indicative location)
- New modern and accessible Albion Station
- Proposed neighbourhood park
- Open space investigation area
- Stony Creek corridor
- Areas proposed to apply the Precinct Zone (PRZ)
- Ballarat Road Corridor Study
- Active transport opportunity
- Public transport opportunity
- Community infrastructure investigation area
- 1 Proposed Neighbourhood Hub South
- 2 Proposed Neighbourhood Hub North
- 3 Proposed Neighbourhood Hub West

Planning for change

The Albion Quarter predominantly comprises of large format retail and legacy industrial uses. The Albion Quarter Structure Plan will guide the transition of these areas to higher density, mixed-use development, ensuring the right balance of certainty and flexibility.

The Structure Plan sets out a clear framework to guide the growth of the area, in line with local population increases, infrastructure investment and proposed development and renewal.

The Structure Plan will address long term barriers to development by:

- identifying infrastructure, strategic partnerships and planning mechanisms needed for the future
- providing actions to appropriately manage risks associated with land contamination, climate change, and the adverse amenity impacts from remnant industrial uses and transport and utility infrastructure
- providing a framework to enable the transition of large format retail and industrial uses to higher density residential and employment uses
- providing new and improved conditions to unlock physical barriers that limit mobility, accessibility and integration throughout the Albion Quarter
- encouraging a greater variety of housing types, including affordable housing and family-friendly apartments
- building resilience to a changing climate and supporting more sustainable urban lifestyles
- creating walkable, well-connected neighbourhoods.