



**SUBURBAN
RAIL LOOP
EAST**



Artist's impression

The Vision for Clayton

December 2024



Acknowledgement of Country

Suburban Rail Loop Authority acknowledges the Traditional Owners of the land, sky and waters across Victoria and pays respect to their Elders past and present. We proudly recognise the strength and enduring connection to Country as the world's longest living culture and the profound wisdom, resilience, and contributions of First Peoples and their communities. We are committed to the ongoing journey of reconciliation by embedding self-determined Aboriginal ways of knowing and doing across the lifespan of the SRL project.

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The Vision for Clayton outlines the long-term aspiration for how Clayton will realise the benefits delivered by SRL – and how the precinct can accommodate anticipated population growth over 20 to 30 years. It expands on the ambitions set out in the *SRL Business and Investment Case*.

The purpose of this document is to present the final shared Vision for Clayton, incorporating stakeholder and community feedback on the Draft Precinct Vision for Clayton. Together with community feedback, the Vision will inform structure planning for Clayton.

The Structure Plan for Clayton will implement steps to prepare for transformational change. It will provide greater detail related to planning and development.

The Structure Plan will provide a detailed land use and built form planning framework to ensure future planning decisions for Clayton are consistent with the Vision and are able to support future community needs. This includes, but is not limited to, provisions for social and affordable housing, locations for new open space and community infrastructure, and building height regulations.

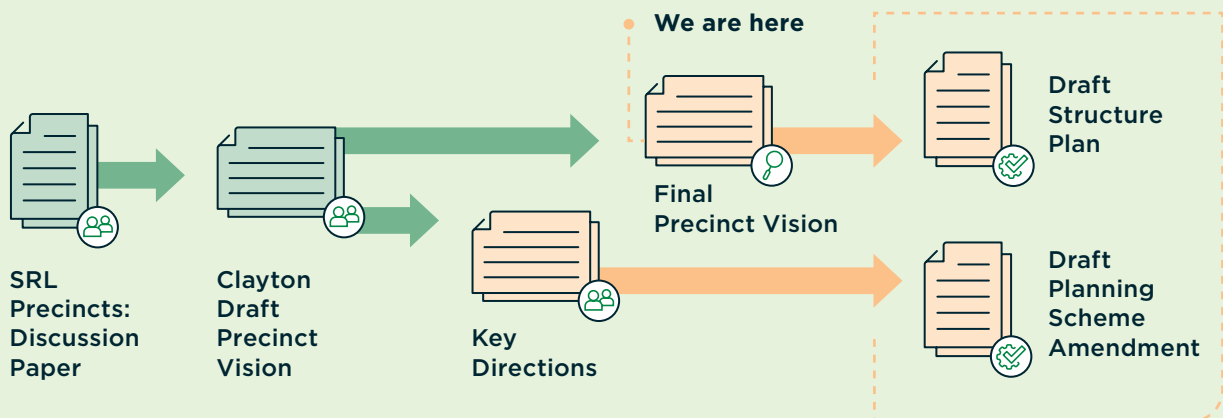


Figure 1: Structure Planning Process

The Vision for Clayton

A benchmark for inclusive renewal, where diverse communities can live together and the world-leading health hub will deliver exceptional care.

Clayton will be a welcoming, eclectic and cosmopolitan district with a vibrant high street at its heart – infused with the character of great international food, independent traders and local creativity. With thoughtful planning and development, Clayton’s growing centre will build on the area’s existing character and community spirit. Its rich mix of activity will make it an interesting and attractive place to live, work and visit.

Creating sustainable neighbourhoods with more homes that provide greater choice for people of different ages and cultures means Clayton will remain an inclusive and vibrant place to live.

A program of urban enhancement will support Clayton as a welcoming, comfortable place with a strong identity. It will be a greener, cooler place with new homes to support its students, health care workers, young professionals and families.

Clayton will evolve as a major employment and community services centre. Its world-leading health hub will deliver exceptional specialist services and patient care. The precinct area brings together research institutions, major hospitals and commercial enterprises, making it a place of entrepreneurial energy.

Clayton will be a great place for walking or cycling – and as a public transport super hub, there will be less reliance on vehicles to get around. Better connectivity will bring communities, cultures, businesses and services together in Clayton, strengthening its lively culture and creating more opportunities for everyone.



Transformational change for Clayton

Clayton's population is already growing and the improved accessibility and connectivity delivered by SRL will drive further growth. This means Clayton will experience significant change over the coming decades, requiring a fresh approach to how the area should be planned and designed.

The Vision for Clayton sets out the long-term aspiration for the precinct to accommodate these growth projections.

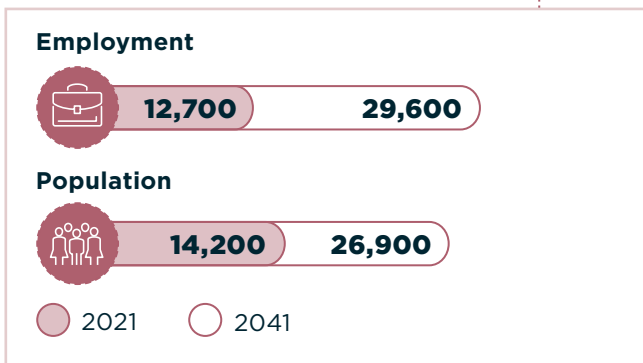


Figure 2: Growth for the Clayton Structure Plan Area to 2041

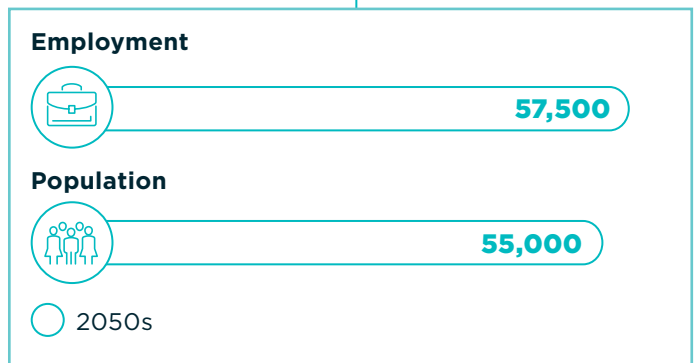


Figure 3: Growth for the Clayton precinct to the 2050s

The role of the Structure Plan

Preparing a Structure Plan for the area surrounding the new SRL East station is the first step to realising the Vision for Clayton to support the longer-term population and employment projections.

Structure Plans guide how future growth will be managed to ensure that development and investment occurs in places and ways that maintain liveability, amenity and distinctive neighbourhood character. The Clayton Structure Plan Area is focused around the

SRL East station, as well as places near the station and neighbourhoods where the most change is expected to occur over the next 15 years.

The Clayton Structure Plan will set out objectives, strategies and actions to achieve the Vision and cater for changing community needs. It balances the longer-term aspirations of the Vision with the need to implement more detailed and immediate planning policies and frameworks.

Conceptual Precinct Plan

The Conceptual Precinct Plan for Clayton is a spatial representation of the Vision.

The plan identifies where longer-term change is expected to occur into the 2050s as Clayton grows, supported by enhanced connectivity, improved community amenities, diversified retail and commercial areas and increased local job opportunities.

From time to time the plan may be refined by Suburban Rail Loop Authority (SRLA), in response to community needs and to the detailed technical studies that will support the planning implementation through Structure Plans and Planning Scheme Amendments. As a first step, the Clayton Structure Plan will set out a more detailed framework for land use, buildings and infrastructure within the Structure Plan Area. The Structure Plan will deliver holistic planning for this area, which is focused around the new SRL East station and surrounding neighbourhoods where significant change is expected over the next 15 years.





Figure 4: Clayton Conceptual Precinct Plan

Diversified mixed use areas

- Significant change area
- Higher change area
- Medium change area

Predominantly residential

- Higher change area
- Medium change area
- Supporting continued residential growth

Predominantly employment

- Higher change area
- Medium change area
- Supporting continued employment growth

- Health, education and research growth

- Civic and community area
- Small retail nodes
- Open space
- Roads
- SRL East station
- Metro rail line
- Bus station
- Key cross-precinct connections (indicative location)
- Potential enhanced corridor
- Planning area
- Structure plan area
- Precinct feature
- Area subject to separate planning process

The Conceptual Precinct Plan has evolved from the Draft Precinct Plan released in the *Clayton Draft Precinct Vision* in December 2023, in response to community feedback and stakeholder submissions.



Clayton Draft Precinct Plan, December 2023

Developing a shared vision

Planning with the community

Over several years, SRLA has been speaking with Clayton residents, workers, students, businesses, institutions, local council and others about how to take full advantage of the opportunities delivered by SRL East and to develop a shared Vision for Clayton. SRLA is consulting the Traditional Owners to understand their aspirations and acknowledge Aboriginal values. This consultation and relationship is ongoing.

The Vision for Clayton is encapsulated in this document, which includes the vision statement, a Conceptual Precinct Plan and an outline of how the Vision will be realised under five themes: boosting the economy, enriching community, enhancing place, better connections and empowering sustainability.

The Vision for Clayton responds to feedback and sets the direction for future strategic planning work. It represents the refinement of ideas initially proposed during the public consultation periods for the *SRL Precincts: Discussion Paper* and *Draft Precinct Visions*, which occurred between August 2023 and March 2024.

During this extensive engagement, the Clayton community and various stakeholders provided valuable feedback on priority outcomes, opportunity areas and preliminary ideas for the precinct. The ideas, issues and opportunities raised and discussed have been considered in forming a long-term vision for the precinct that reflects community needs and expectations, as well as addressing the requirements of a growing population. The feedback has shaped the Vision for Clayton and Conceptual Precinct Plan. These now set strategic direction for future planning and will inform structure planning for Clayton. This will guide planning, investment and development initiatives in the precinct.



The planning process for Clayton

Community engagement will be ongoing as structure planning for SRL East progresses.

The figure below outlines further opportunities for community and stakeholder engagement and feedback as the Clayton Structure Plan is prepared, exhibited and finalised.

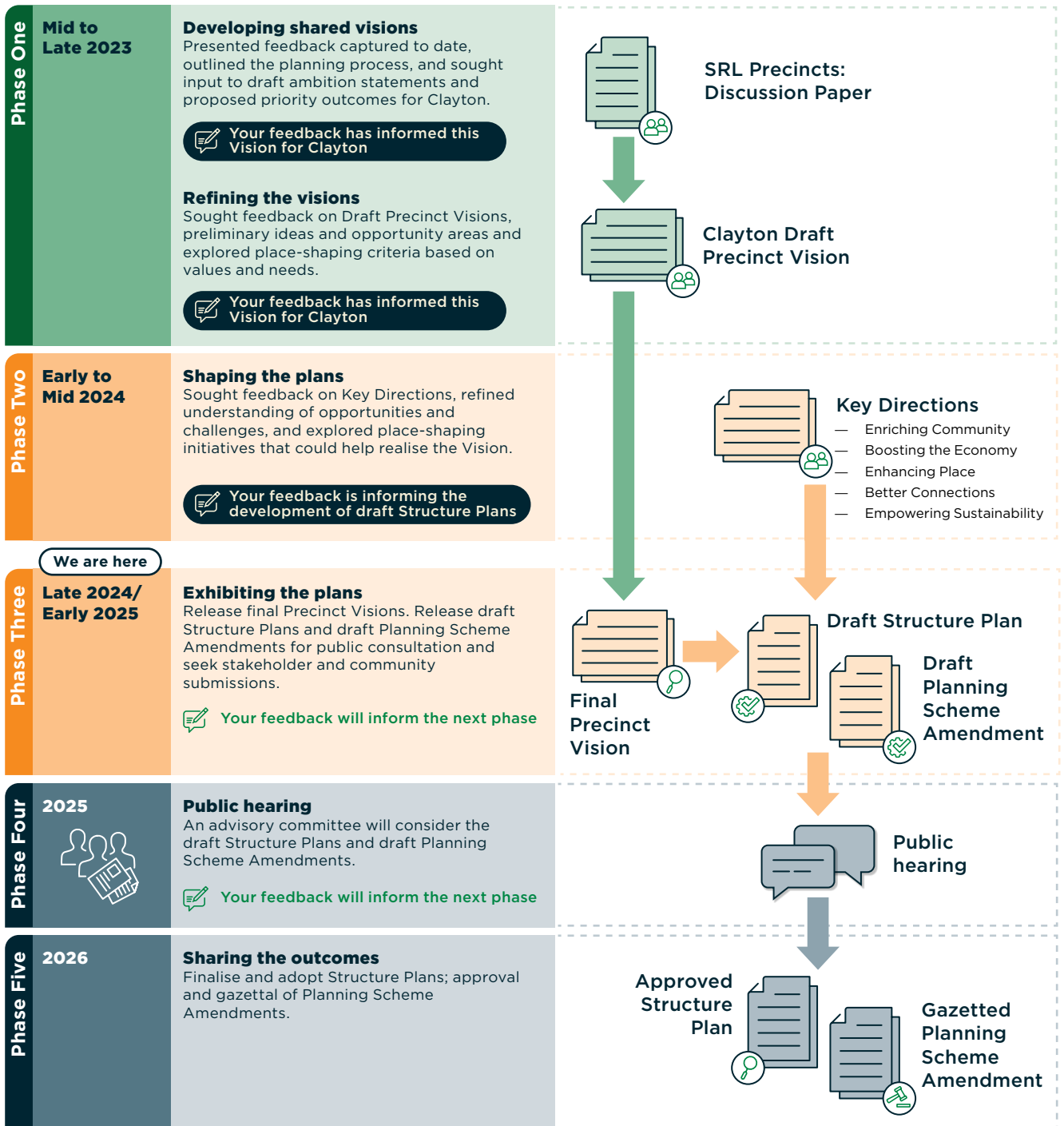


Figure 5: Phases of engagement

- Released for engagement and consultation
- Draft planning process
- Released for information
- Final planning outcome

Engagement phases

The *SRL Precincts: Discussion Paper* was released for public consultation from August to October 2023.

The Discussion Paper detailed community feedback about each of the SRL East precincts to date, outlined the structure planning process and highlighted potential future opportunities created by SRL East. Engagement during this phase sought feedback on draft ambition statements and proposed priority outcomes for Clayton. This feedback informed the five themes set out in the *Draft Precinct Vision*.

Feedback was captured via an online survey on Engage Victoria and at in-person community engagement sessions and stakeholder workshops. We received 615 online survey responses, with 85 related to Clayton. This was complemented by discussions with more than 460 people at community pop-ups and listening post sessions and 13 submissions from stakeholders.

The *Clayton Draft Precinct Vision* was released for public consultation from December 2023 to March 2024.

The *Clayton Draft Precinct Vision* outlined how Clayton could grow and evolve into the 2050s, building on the ambition established by the *SRL Business and Investment Case*. Feedback on these has informed how the Vision for Clayton responds to the five themes. These themes will guide structure planning for the areas surrounding the SRL East station at Clayton and the development of objectives, strategies and actions within the Clayton Structure Plan to achieve the Vision.

A website was developed to support engagement and capture feedback during this phase. SRLA received 2,457 responses to the preliminary ideas (330 related to Clayton) and 864 responses to the opportunity areas (130 related to Clayton). SRLA also had discussions with more than 470 people at community pop-up sessions and held workshops with Precinct Reference Groups, councils, universities and other stakeholders, convened Community Panels for each precinct and a Youth Panel, and received 16 submissions from stakeholders.

This feedback is presented in the *SRL Structure Planning Phase One Engagement report* suburbanrailloop.vic.gov.au/structure-planning-engagement-report




The *Clayton Key Directions* were released for public consultation from April 2024 to June 2024.

SRLA has also engaged with community and stakeholders on the Key Directions for the SRL East station precincts, which have been informed by the themes and preliminary ideas presented in the *Draft Precinct Visions*. Feedback received on the Key Directions will inform technical details within the Clayton Structure Plan and Planning Scheme Amendment.




Community sentiment

Community engagement sought feedback via online 'emoticon' prompts for the preliminary ideas and opportunity areas outlined in the *Draft Precinct Vision*. A summary of key findings is provided in the figures below.

Preliminary ideas

			
1. Development of SRL station	77%	8%	15%
2. Improve connections	84%	6%	10%
3. Expand community services	85%	6%	9%
4. Cluster employment opportunities	77%	12%	11%
5. Link strategic sites	80%	7%	13%
6. Link Monash and Clayton	87%	4%	9%

Opportunity areas

			
1. Expanding street life in Clayton Central	86%	5%	9%
2. Growing the Health Neighbourhood	84%	8%	8%
3. Increasing housing choice in Central Residential	74%	15%	11%
4. Revitalising Audsley Street	74%	15%	11%
5. Integrating Clayton Edge	77%	13%	10%
6. Supporting Central South	73%	16%	11%
7. Expanding housing opportunities in Meade Reserve Residential and Clayton Edge North	73%	14%	13%

Source: *SRL Structure Planning Phase One Engagement Report*

Building on what we heard

The *SRL Precincts: Discussion Paper* and *Draft Precinct Vision* offered an early opportunity for community members, councils and other stakeholders to share their ideas on the future of Clayton. Hearing and understanding the community's views has been instrumental in refining this Vision for Clayton and identifying how Clayton can best respond to the opportunities presented by SRL East.

SRLA has built on the *Draft Precinct Vision* and incorporated feedback to advance thinking about how Clayton can evolve over time, as it is shaped by further detailed planning and ongoing engagement with the community and stakeholders.

The following discussion points were highlighted during consultation and have been key considerations in developing this Vision for Clayton.



Enriching Community

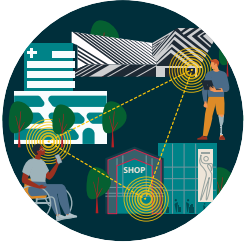
What we heard

- There is strong support for more affordable housing and student accommodation to cater to Clayton's diverse population.
- People would like to see more medium and higher density housing in areas that are accessible to services and employment.
- There is support for more family friendly community facilities and spaces that increase opportunities for cultural events and strengthen social wellbeing.

How this shaped the final Vision

The Vision acknowledges the need for more social and affordable housing, as well as student accommodation, by prioritising more areas for housing growth. Expanded areas of higher residential change have been identified within the Conceptual Precinct Plan close to the new SRL East station and local amenities, and where the Clayton and Monash precincts connect. Facilitating higher density housing in these locations will encourage easy walking to key precinct destinations, including the Monash Medical Centre and Monash University. Medium residential change areas around key employment destinations have also been expanded further to increase housing choice within Clayton.

The Vision also captures the intent for improved access to community facilities and spaces, including public open space to ensure social wellbeing is strengthened as the precinct grows.



Boosting the Economy

What we heard

- People value more employment opportunities in accessible locations.
- There is support to encourage collaboration between businesses and industries by promoting incidental networking and economic growth.
- People value the expansion of key health assets within the precinct to improve health services and support next-generation employment opportunities.
- There is strong support for expanding retail options across the area to enable a greater diversity of uses and activity.

How this shaped the final Vision

The Conceptual Precinct Plan has been refined to more clearly define areas for health services to grow around Monash Medical Centre, reinforcing the value people place on expanding key health assets and the need to encourage collaboration amongst health-related services.

New, diversified land use areas that can support health services, as well as retail and commercial based activity, have also been identified along Clayton Road.



Enhancing Place

What we heard

- There is support to balance higher density development with more open space, tree canopy and greenery throughout the precinct.
- People support upgrading the look and feel of Clayton Road to create a more modern retail experience with additional shopping, recreational and entertainment options while respecting the local character.
- There is strong support for high quality development and attractive urban spaces.

How this shaped the final Vision

The Vision encourages safe, attractive, and comfortable environments for pedestrians to move through and gather.

The Vision promotes improved integration between the Monash Medical Centre and areas of significant and higher change mixed-use development along Clayton Road and surrounding the new SRL East station. High quality and attractive development has been prioritised, particularly along Clayton Road, in response to community feedback.



Better Connections

What we heard

- People desire more seamless integration between various transport modes and reduced car dependency.
- There is support for better connected and safer pedestrian and cycling links throughout the precinct and between key sites.
- There is support for improved cross-precinct connections with the neighbouring Monash SRL East precinct.

How this shaped the final Vision

The Conceptual Precinct Plan now identifies additional cross-precinct connections between central Clayton and the Audsley Street Employment Area, and Namatjira Park, as well as improving access to the health precinct via Mary Street. The Vision also captures the intent for enhanced connectivity and integration with the Monash Precinct.

The Vision also encourages upgrades to local walking and cycling infrastructure to improve safety, convenience and accessibility across the precinct and between modes of transport. This will provide more opportunities for people to make local trips without the need to use a car.



Planning for Clayton's future

Precinct context

Clayton is located on the lands of the Bunurong peoples of the Kulin Nation, within the City of Monash and City of Kingston, approximately 17 kilometres southeast of Melbourne's Central Business District (CBD). The Clayton precinct is located between the Monash and Cheltenham precincts along the SRL East rail alignment.

Clayton's state significant health cluster

The Clayton precinct sits in an economically and strategically important cluster. Recognised under state policy as a state-significant employment area, the precinct complements other metropolitan centres including Dandenong, La Trobe, Fisherman's Bend, Parkville, Sunshine and Werribee.

Clayton hosts the significant healthcare and medical research cluster known as the Monash Health Precinct (MHP), located around Clayton Road between North Road and Clayton station. This was established by the Victorian Government to strengthen connections between medical research, education and training, and clinical care institutions to support the translation of breakthrough scientific research into leading healthcare capabilities and outcomes for patients.

Clayton's expanding health worker and student populations

The importance of delivering specialised housing for key workers is recognised under Victoria's Housing Statement. The cluster of health institutions in Clayton means health care and social assistance workers and students want to live in nearby neighbourhoods, close to work and study and with access to local amenities and services.

Clayton's capacity for higher density local living

Clayton contributes to the state-significant health and education precinct as one of only a small number of places to eat or shop within the wider employment cluster. It has excellent services and community infrastructure. Clayton's good access to transport, education, services and jobs provides a strong opportunity for this centre of activity to grow and support diversity and density in housing growth.

Residential areas in Clayton typically have a low density, suburban atmosphere characterised by detached housing on traditional sized allotments. Clayton's suburban neighbourhoods provide the ideal opportunity for land consolidation, higher density development and more homes to deliver a greater mix and diversity of housing and provide more choice for aspiring and existing residents. Across Clayton, new developments are already leveraging local living opportunities and contributing to a changing character. Recent developments comprise medium and higher density residential development in the form of townhouses and apartments.

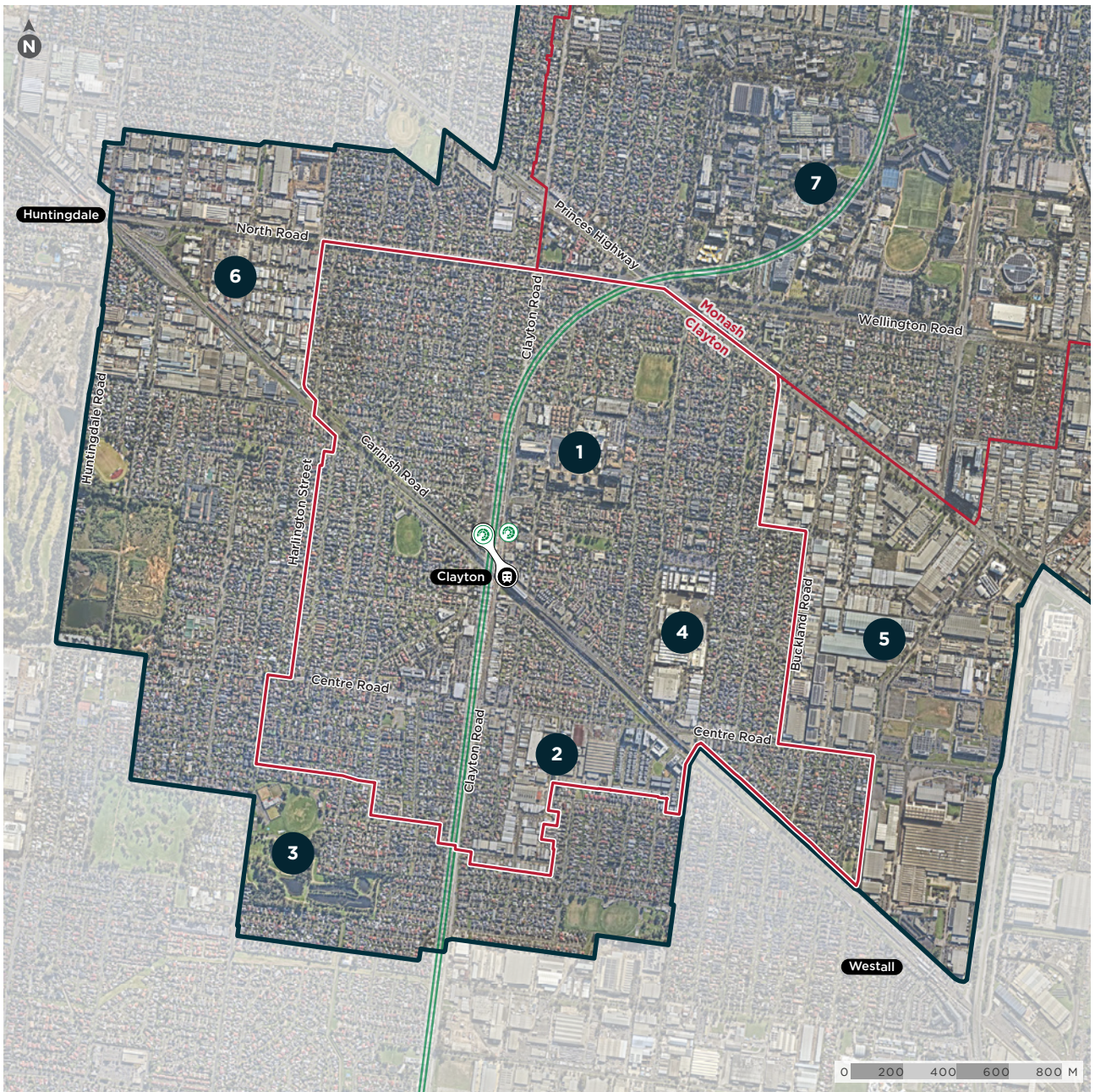


Figure 6: Clayton Context Plan

Key Features

- 1 Monash Medical Centre and Monash Children's Hospital
- 2 Audsley Street employment area
- 3 Namatjira Park
- 4 PMP Printing redevelopment site
- 5 Clayton employment area
- 6 Huntingdale employment area
- 7 Monash University
-  SRL East station
-  Existing Metro station
-  Structure plan area
-  Planning area



Figure 7: Visualisation of the future character of Clayton

A benchmark for inclusive renewal, where diverse communities can live together and the world-leading health hub will deliver exceptional care.



Realising the Vision for Clayton

Precinct themes

There are five precinct themes that will guide and direct strategic planning to help realise the Vision for Clayton.



Enriching Community

Enriching Community will guide precinct planning to deliver healthy and inclusive neighbourhoods.

As residents' needs change and more people choose to live in Clayton over time, new housing options will cater to different types of households.

High density housing will be supported within the central area of the precinct and strategic areas, including the PMP Printing site. A variety of higher density housing types, compositions and sizes will also be encouraged along key streets and roads including Princes Highway, North Road, Clayton Road and Centre Road. Attractive locations with strong connectivity around the central area and Monash Medical Centre are prime locations for build-to-rent developments, student accommodation and specialised housing.

Neighbourhoods across the wider precinct may also support an increased population through medium density, mid-rise residential developments.

As the population increases, new and upgraded open spaces and community infrastructure, including multi-purpose recreational spaces, will be prioritised across the precinct. Connections to existing open spaces such as Namatjira Park will be improved, while access to community facilities, including Clayton Hall and Clayton Community Centre, will be enhanced.



Boosting the Economy

Boosting the Economy will guide how we build on the unique assets and strengths of each area to trigger investment growth.

To cluster similar economic activity and facilitate networking, collaboration and innovation, the Clayton precinct will focus on supporting and better integrating three key economic areas: Monash Medical Centre, Audsley Street Employment Area and the central precinct area.

As a key employer, the Monash Medical Centre will expand its health-related employment floorspace through the clustering of health, medical and research-related services. This will boost Clayton's role as a state-significant health precinct, attracting growth and investment opportunities. Additional retail, hospitality and local services will be encouraged to cater to the precinct's growing workforce.

The Audsley Street Employment Area will cement the precinct's status as an employment destination, facilitating Melbourne's transition to a knowledge economy. Employment within this area is projected to expand as existing industrial uses and local services shift to support new and emerging knowledge-based industries, including advanced manufacturing and clean technologies.

The valued retail and hospitality uses within Clayton's central area will expand north of the railway line along Clayton Road. Retail, food, beverage, entertainment and community infrastructure at ground level will blend with office uses and residential living above to create a vibrant evening economy and a high amenity environment. Existing local centres and shops in areas further away from the SRL East station will continue to play an important role, providing local services and amenities to the community.



Enhancing Place

Enhancing Place will guide how we plan vibrant, sustainable and inclusive public spaces that build on the existing character and identity of our suburbs.

The SRL station at Clayton will spur accelerated development across the precinct. Key sites and roads, including the Monash Health Precinct, PMP Printing site, Clayton Road and North Road, will accommodate well-designed higher density buildings with improved access to transport options, amenities and jobs. In areas further from the central area, change will be less intense and occur more gradually over time.

To enhance the precinct's vibrant multicultural atmosphere, Clayton's street-based activity centre will be an inviting local environment, catering to the needs of residents and supporting the business services industry.

New buildings and public spaces will be well integrated with the existing streets and shops, enhancing the vibrancy and safety of the central area, both during the day and at night. Additional measures such as street landscaping, alfresco dining and street trading will also contribute to public life and activity within the precinct.

Opportunities for a centrally located public space along the southern end of Clayton Road would provide high quality amenity. Improvements to local streets, through a focus on creating greener, cooler places, will mean the surrounding local streets will become more enjoyable and safe places for people to move through.



Better Connections

Better Connections will guide how we plan public and active transport options, connecting people to opportunities and experiences in the SRL East corridor and beyond.

To support the increase in people travelling within and to and from the precinct, Clayton's transport network will transform to encourage people to shift from private vehicles to public transport, walking and cycling. This will include re-evaluating parking and freeing-up road space for more intensified and community-focused uses.

The SRL East station will be a transport super hub, providing a seamless interchange with the existing train and bus services, including for passengers on the Gippsland line. New bus stops along Clayton Road and a bicycle hub at the SRL East station will encourage more sustainable travel modes.

Safe and convenient walking and cycling infrastructure will be prioritised, including separated bicycle lanes, dedicated crossings and convenient bicycle parking. Walking and cycling will be safer and better connected along the Princes Highway, Centre Road and other corridors, and between key sites. Across the wider precinct, connections will be enhanced towards areas of interest, including the Huntingdale Industrial Area and into the neighbouring Monash SRL East Precinct towards Monash University along Browns Road.

Clayton Road will be a high quality, accessible transport corridor that prioritises pedestrians and public transport.



Empowering Sustainability

Empowering Sustainability will guide how we adapt to and mitigate the effects of climate change and contribute to environmental sustainability.

Victoria has a target to achieve net zero carbon emissions by 2045. To help achieve this, SRL East precincts and the buildings within them will be more energy efficient and use fewer resources. Creating a low carbon future will benefit people who live and work in Clayton by improving air quality, supporting healthy lifestyles, creating economic and employment opportunities, and improving access to nature.

Clayton's transition to new energy sources and a low carbon precinct will be encouraged by making sure buildings and public spaces have the right technologies and are prepared for changing conditions. To mitigate the impact of intense heatwaves and the urban heat island effect, the precinct will accommodate green infrastructure throughout public areas, by planting tree and vegetation to create shady green corridors.

Managing stormwater and adopting water sensitive design principles will provide opportunities to prevent, respond to and manage flooding, as well as take a proactive approach to reusing water across the precinct. This will also reduce the precinct's potable water consumption, helping to preserve this vital resource.

Delivering the Vision for Clayton

This Vision is a key step in planning for the future of the Clayton SRL East Precinct. It builds upon the *SRL Precincts: Discussion Paper and Draft Precinct Vision* and will guide a new planning framework around the Clayton SRL East station, including a new Structure Plan.

SRLA is responsible for preparing and applying the required planning controls that will help to realise the Vision, commencing with the preparation of the Clayton Structure Plan. Changes to statutory planning controls within the planning schemes will support new land uses, such as business and retail, as well as residential development, community facilities and transport links. New planning controls within the planning schemes will also allow for increased densities, depending on the characteristics and context of different areas across the precinct. The draft Structure Plan and associated technical studies, along with a draft Planning Scheme Amendment, will be publicly exhibited for consultation in early 2025.

Following exhibition, the Minister for Planning may refer public submissions to an independent Advisory Committee which will consider the draft Planning Scheme Amendment. If approved, the Planning Scheme Amendment will be gazetted in 2026.

SRLA will work closely with councils, stakeholders and the community to further test and refine feedback through public consultation on the draft Structure Plan and draft Planning Scheme Amendment.

For updates on preparation of the Clayton Structure Plan, visit suburbanrailloop.vic.gov.au

contact@srla.vic.gov.au | 1800 105 105 (call anytime)
suburbanrailloop.vic.gov.au



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