



**SUBURBAN
RAIL LOOP
EAST**

Draft Precinct Vision

BOX HILL



**VICTORIA'S
BIG BUILD**





Acknowledgment of Country

Suburban Rail Loop is located on the traditional lands of the Wurundjeri Woi Wurrung People to the north and the Bunurong People to the south. We proudly acknowledge all First Peoples as the Traditional Owners and custodians of the land on which we live and work, and we pay our respect to Elders, past and present.

Suburban Rail Loop Authority celebrates the world's oldest living cultures, and we acknowledge that Traditional Owners have lived sustainably in the region for tens of thousands of years. We respect their connection to Country as ongoing custodians, and their spiritual connection to the land, waterways and stories of this Country.

As we work to transform our public transport network, better connect our suburbs, and reshape how our city grows for future generations, we recognise the rich history and cultural significance of these communities. We acknowledge the traditional trade routes and ceremonial paths that First Peoples have used for millennia to connect and journey across the land we now call Victoria.

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Introduction and Draft Vision

Suburban Rail Loop (SRL) will make Box Hill an even better place to live and work, bringing exciting opportunities for the people and businesses in the SRL Box Hill Precinct.

It will mean more jobs and affordable housing options, greater access to health, research and education opportunities, and better services to support the local community.

The release of the Draft Precinct Vision for Box Hill is the next step in a joint approach to planning for the future of these neighbourhoods.

We invite you to be part of an ongoing conversation to ensure we all make the most of the opportunities that SRL brings to Box Hill.

Following the release of the *SRL Precincts: Discussion Paper* recapping community feedback to date, this document continues the conversation about planning for the future of SRL East Precincts.

It puts forward a draft vision statement to show what Box Hill could look like in the 2050s, building on the ambition first set out in the *SRL Business and Investment Case*.

Five precinct themes have been identified to establish a clear connection between the place that exists today and what it could look like in the future, as inevitable change occurs. They will guide the way we look at strategic planning for SRL East Precincts.

Connected to these themes are Priority Outcomes that Suburban Rail Loop Authority (SRLA) sought feedback on in the *SRL Precincts: Discussion Paper*.

This Draft Precinct Vision builds on both the themes and the priority outcomes presenting a range of preliminary ideas and opportunity areas to guide strategic planning for Box Hill.

How you can be involved

Successful strategic planning needs a vision to build on, to inspire feedback and to support the development of planning tools. These include a structure plan and planning scheme amendments.

Your feedback on this document will inform the development of these planning tools and their supporting policies to guide planning, investment and decision making – ensuring coordination and collaboration between community and stakeholders to achieve the best outcomes for the community.

There will be further opportunities for you to provide input as the SRL East Precincts planning process continues into 2024.

A Draft Vision for Box Hill

Box Hill will be an exciting, culturally diverse destination, and a connection for Melbourne's east to the rest of our city and state. Its exceptional transport accessibility will elevate its strategic importance as one of Melbourne's economic and lifestyle centres.

The centre of Box Hill is already the generous heart of the community – a cultural melting pot that celebrates Victoria's diversity.

The centre will continue to be a hub for cultural festivals, events, commerce, community services, and a marketplace for Asian food – delivered in a setting that reflects the deep connection between Box Hill and Victoria's proud Chinese community.

The wider precinct will be a place of many neighbourhoods, each with its own character, identity and sense of place. The neighbourhoods will be better connected to each other by new or improved walking and cycling routes that make moving through the area safer, faster and more enjoyable.

Whitehorse Road will be more people-focused, with better access for pedestrians and cyclists – a complement to the well-loved leafy neighbourhood streets.

There is already a strong foundation on which to build new economic opportunities at Box Hill. These opportunities will leverage established strengths in health, education, cultural and recreational services as well as the vibrant local business community.

There will be a need for new homes, office spaces, services, and community amenities that strengthen quality of life in a growing Box Hill community.

SRL will unlock new opportunities to create a more sustainable, affordable, and vibrant lifestyle in Box Hill that continues to celebrate cultural diversity.

Building on conversations

We have been talking with community members, businesses and organisations for several years, capturing feedback to develop our thinking about how SRL results in the best community outcomes for SRL East neighbourhoods.

The SRL Team is continuing this dialogue as part of a process to develop shared visions about the potential for these suburbs.

We are seeking ongoing feedback to ensure the community and other stakeholders are at the centre of our planning for the future.

Through this consultation we will build upon the early thinking for these distinctive precincts, identifying and defining their unique characteristics and highlighting specific opportunities for change as each area evolves.

Engagement to date

Through a mix of online and face-to-face engagement, we have been capturing feedback from local communities since 2019. You can read about this feedback in our engagement reports available at suburbanrailloop.vic.gov.au/engagement-reports

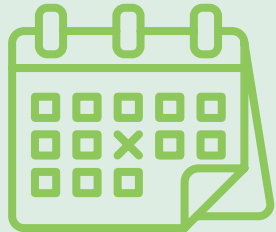
In addition, workshops have been held with key stakeholder groups, including state and local government partners and key educational and health institutions in each precinct.

This engagement has been an important early input to precinct planning.

To help progress the conversation we developed the *SRL Precincts: Discussion Paper* which included draft ambition statements that summarised the individual qualities of each place, along with proposed priority outcomes for each area.

Through consultation these have been refined and developed into a draft vision for each precinct.

SRL Precincts: Discussion Paper



August 2023

*SRL Precincts: Discussion
Paper release date*



3,438

*SRL Precincts: Discussion
Paper downloaded*



10

*Community listening posts
and shopping centre pop-ups*



615

Surveys submitted



350+

*Face-to-face community
interactions*

Context

About Suburban Rail Loop

SRL will change how people move around Melbourne and Victoria and help shape how the city grows in the decades ahead.

It will deliver a new 90km orbital rail line across Melbourne's middle suburbs from Cheltenham to Werribee, along with 15 new train stations - many that will connect with the existing radial rail network and regional lines. It will also create a corridor of linked precincts outside of the CBD.

But SRL is much more than a transport project. The precincts around the new stations will be magnets for investment and catalysts for new local employment and housing opportunities. Melbourne's middle suburbs are already highly valued by their communities; they are great places to live, work and play.

SRL will mean more jobs and businesses, greater access to health, research and education opportunities, and lead to better services to support these communities.

SRL East corridor

SRL East will create a new networked corridor for Melbourne's east and south east. It will provide previously unimagined access between six new SRL stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill via a modern 26-kilometre underground rail line.

From 2035, trains will run every six minutes in the peak and will enable passengers to travel from Cheltenham to Box Hill in around 22 minutes. Train frequency will increase to meet demand as future SRL stages are delivered, with an ultimate service frequency every two minutes.

Enhanced connectivity will make these destinations even more attractive for businesses and families.

Detailed and thoughtful strategic planning is required to enable the areas around the new stations to build on the existing strengths of these suburbs.

Coordination and planning for each SRL East Precinct needs to take place concurrently to optimise the best outcomes for the SRL East corridor as a whole. This coordinated approach will:

- Ensure housing, jobs, services and amenities are delivered in the right locations to support new and existing residents, people working in Box Hill, and visitors.
- Enable a more efficient program of infrastructure investment across transport, education, health, open space and other amenities.

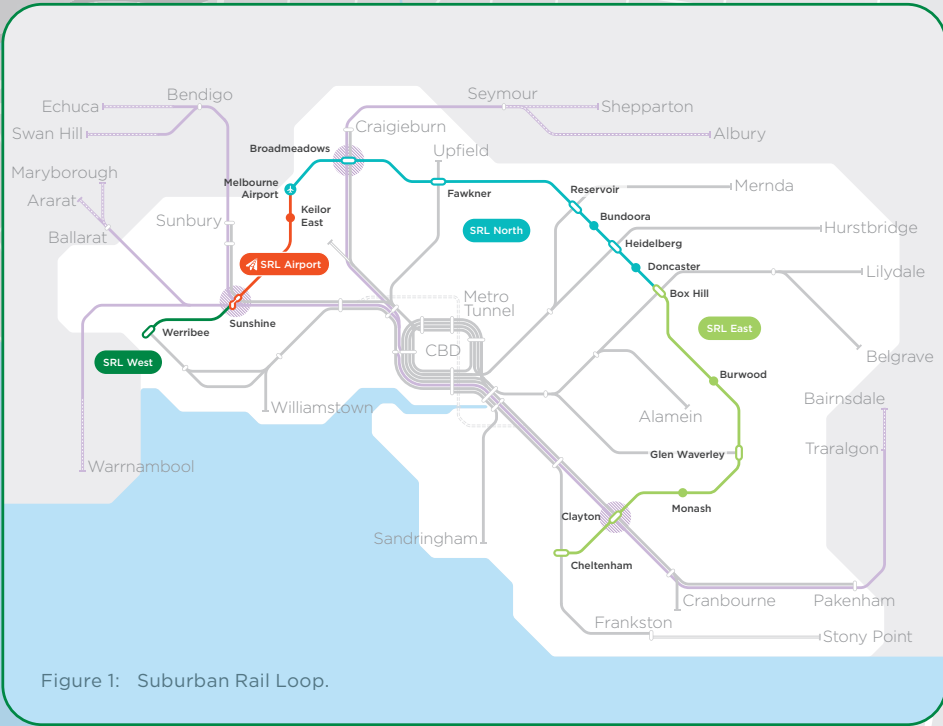


Figure 1: Suburban Rail Loop.



Defining the SRL East corridor

The corridor is conceptually defined as the area within approximately 1,600 metres around each of the six SRL East stations at Box Hill, Burwood, Glen Waverley, Monash, Clayton and Cheltenham.

Legend

- SRL East underground station
- SRL East rail tunnel alignment
- Existing rail alignment
- Roadway
- Waterway
- Future stages (SRL North)
- Transport super hub
- 1,600m radius

Figure 2: Suburban Rail Loop East.

Planning for Melbourne's future

Victoria and Melbourne is growing. Victoria is forecast to be home to around 11 million people in the 2050s, with up to nine million of those based in Melbourne. That's the same size as London today.

Our 'hub and spoke' metropolitan rail network does not support a growing city. Historically, Melbourne has grown at its fringes. And the more a city sprawls, the less liveable it becomes.

Unless Melbourne shifts away from its monocentric structure, there are likely to be increasing constraints on economic growth, impacts to sustainability, liveability and outcomes that result in entrenched disadvantage.

A strategically aligned vision

Suburban Rail Loop is part of a coordinated Victorian Government plan to manage growth and support change across the state, aligning with Victoria's *Housing Statement*. Planning for the broad areas around each of the SRL East stations will help Melbourne become a 'city of centres' and will set up these communities to thrive into the future.



Delivering Plan Melbourne objectives

Plan Melbourne 2017-2050 is the Victorian Government's long-term planning strategy to ensure Melbourne remains a global city of opportunity and liveability.

In its *Housing Statement*, the Victorian Government announced Plan Melbourne will be updated and expanded to cover the whole state.

A new plan for Victoria will set into action what our state will look like over coming decades. It will focus on delivering more homes near transport, job opportunities and essential services in vibrant, liveable, and sustainable neighbourhoods.

A new plan for Victoria will bring to life the Victorian Government's target for 70 per cent of new homes to be built in established areas, while making sure growth areas deliver 30 per cent of new homes.

SRL will help deliver these core objectives. It will reduce road and public transport congestion and enable people to move more easily around the city by better connecting suburbs and by supporting precincts around transport hubs. These SRL East Precincts will open up greater housing opportunities and business potential as well as access to enhanced services and facilities for communities.

Planning for Box Hill as part of SRL will help:



Provide more affordable housing and choice in locations close to jobs and services.



Develop a 20-minute neighbourhood so people can access most of their daily needs locally.



Increase connections and opportunities for regional Victorians by improving access to health, education and other services.



Create a 'city of centres' supported by integrated transport, land use and precinct development that will help shape a more sustainable and equitable Melbourne.



Respond to climate change by growing a cleaner and more productive neighbourhood.



Provide a transport network for the future that transforms how Victorians move around the city and includes more sustainable transport options.



Grow the economy by encouraging more jobs closer to where people live and enhancing health, education and research precincts.

Victoria's Housing Statement

Right across Australia, finding an affordable home is becoming harder than ever before.

Victoria's *Housing Statement* puts forward an ambitious, state-wide plan to tackle the root of the problem: housing supply.

The Victorian Government is setting a bold target to build 800,000 homes in Victoria over the next decade.



1 Good decisions, made faster

The Victorian Government is reforming Victoria's planning system to boost housing supply across the state – clearing the backlog and giving builders, buyers and renovators certainty about how long approvals will take.

2 Cheaper housing, closer to work

The Victorian Government is making it easier to build more homes, with the best design standards, where Victorians want to live – that means going up and out, not just out.

3 Protecting renters' rights

The Victorian Government is closing loopholes that drive up the cost of living for renters, giving renters more certainty over their leases, living standards and finances and resolving tenancy disputes faster to keep them out of VCAT.

4 More social housing

The Victorian Government is building more social and affordable homes across Victoria – launching Australia's biggest urban renewal project on top of the *Big Housing Build*.

5 A long-term housing plan

We know our state will keep growing – and we know we'll need a plan to manage that growth in the decades ahead.

6 425,600 new homes for regional Victoria

As part of the Victorian Government's work to build the 2.24 million homes Victoria will need by 2051, the state is setting a regional target to build 425,600 of those homes across our regions.

Building on priority outcomes for Box Hill

The *SRL Precincts: Discussion Paper* sought feedback on the five priority outcomes for Box Hill.



Priority outcome A

Access to distinctive and high-quality environments



Priority outcome B

Capacity for future employment and industry



Priority outcome C

More diverse, high-value jobs



Priority outcome D

Increased cycling and walking connections



Priority outcome E

Greater public transport

Community feedback emphasises the importance of precinct amenity by extending the leafy green character of Box Hill into the centre and improving public transport, walking, and cycling infrastructure - to support a thriving economic hub.

The Draft Precinct Vision builds on the feedback already received. This document adds new precinct themes and preliminary ideas. Your feedback on these will inform future planning.



Precinct Themes – Box Hill

The *SRL Business and Investment Case* sets out three overarching project objectives:

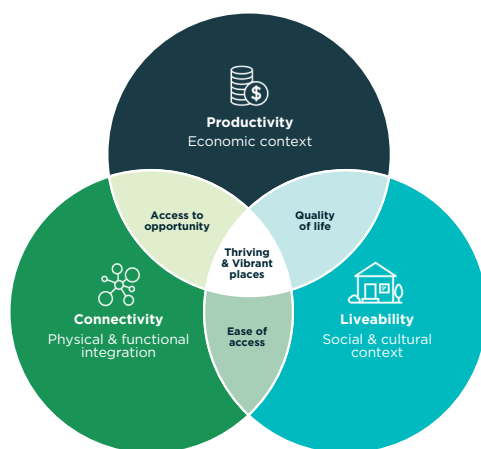


Figure 3: Intersection between the three SRL objectives.

Planning for SRL East Precincts will help deliver the project objectives and will be guided by five strategic themes.

Each precinct is different. Detailed planning will refine and identify how these themes can be delivered in Box Hill. Ongoing consultation with the community and stakeholders will inform this process to create a shared vision for Box Hill.



Boosting the Economy

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

This could be achieved by:

- Advancing economic strengths and capabilities through precinct planning and design.
- Creating the environment for job opportunities and a pipeline of future investment.
- Fostering an environment that cultivates new ideas and commercially viable products, services and businesses.
- Attracting and retaining skills and top talent to support priority industries.
- Fostering networks that support collaboration and the exchange of information.
- Empowering start-ups, spin-offs, creatives, and entrepreneurs to grow and scale in place.
- Improving economic participation and equitable job opportunities.



Enriching Community

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

This could be achieved by:

- Enabling diverse and affordable housing choices and tenure models that support liveability for a growing community.
- Promoting social equity, safety and inclusion in precinct planning and development.
- Enhancing civic and community infrastructure to support existing and future community needs.
- Improving access to education and health facilities and supporting their growth to enable positive socioeconomic outcomes.
- Enhancing recreational assets to support healthy lifestyles through activity and play.

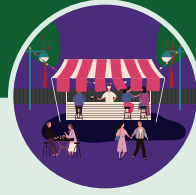


Better Connections

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

This could be achieved by:

- Creating an integrated people-focused transport network that supports the precinct.
- Providing active and sustainable transport options to support healthy lifestyles.
- Supporting local journeys and social inclusion through well-designed networks of movement.
- Facilitating intuitive and convenient multi-stop travel.
- Improving the transport customer experience.
- Enhancing connections between metropolitan and regional Victoria.
- Enabling inclusive and safe travel for all ages, abilities and genders.



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.

This could be achieved by:

- Promoting and enabling high quality design to create attractive urban environments and continue to build a community for everyone.
- Enhancing place amenity, vibrancy and safety during the day and night.
- Creating welcoming and inclusive spaces that celebrate diverse stories of culture, character and identity.
- Honouring and respecting the cultural heritage of the land past, present and shared.
- Improving access to high quality green spaces, enhancing amenity, regeneration and connection to nature.
- Supporting community resilience by designing places that enable and promote social connection.



Empowering Sustainability

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

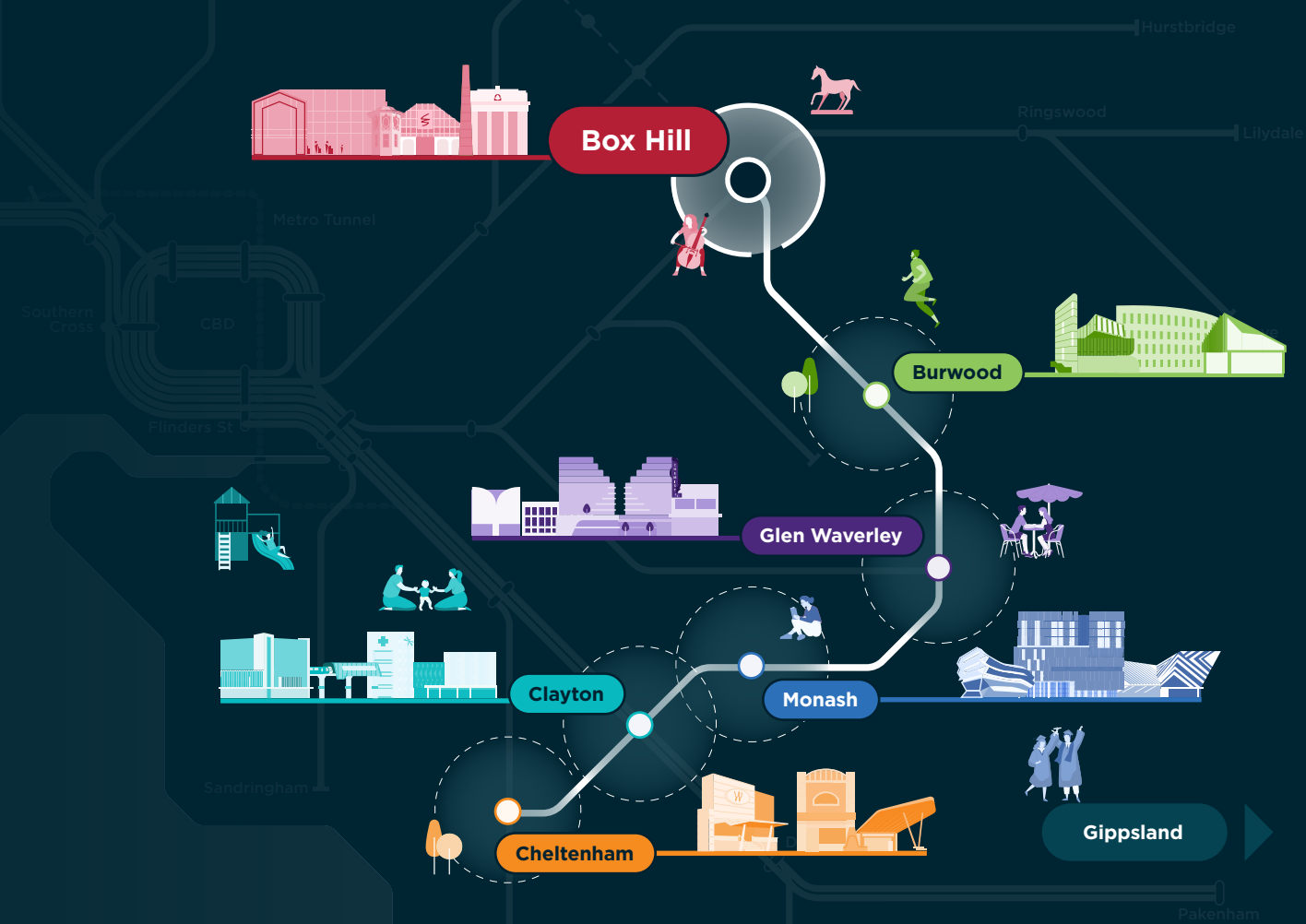
This could be achieved by:

- Enabling reductions in energy consumption and an accelerated transition to net zero.
- Fostering responsible use of resources and supporting the transition to a circular economy.
- Mitigating climate risks and hazards to create climate resilient and adaptive places.
- Greening urban areas to address heat issues and improve amenity.
- Protecting natural habitats and improving biodiversity in green spaces and waterways.
- Embedding sustainable water management practices in precinct planning and design.

Box Hill in the SRL East corridor

SRL East will connect more people than ever before to Box Hill’s housing, jobs, services and amenities – and provide local residents and people working in Box Hill with new access to opportunities in Cheltenham, Burwood, Monash, Glen Waverley and Clayton.

Planning for Box Hill as part of SRL East will realise the benefits of this new networked corridor. It will build on what makes the area great today while opening it up to previously unconnected parts of Melbourne.



Cheltenham	Clayton	Monash	Glen Waverley	Burwood	Box Hill
22 mins from Box Hill	15 mins from Box Hill	12 mins from Box Hill	8.5 mins from Box Hill	3.5 mins from Box Hill	
<ul style="list-style-type: none"> Westfield Southland Moorabbin Justice Precinct Sir William Fry Reserve Bayside Business District Moorabbin Industrial Area 	<ul style="list-style-type: none"> Monash Medical Centre Transport super hub 	<ul style="list-style-type: none"> Monash University Victorian Heart Hospital Monash Technology Precinct 	<ul style="list-style-type: none"> Monash Civic Centre The Glen Shopping Centre Kingsway dining & entertainment 	<ul style="list-style-type: none"> Deakin University Gardiners Creek Reserve Wattle Park 	<ul style="list-style-type: none"> Box Hill Hospital Box Hill Institute Box Hill Town Hall Box Hill Central

Figure 4: The unique attractors within each precinct in the corridor.

Realising the Draft Vision for Box Hill

SRL will unlock new opportunities in Box Hill to create a more sustainable, affordable and vibrant lifestyle.



Vision-led planning for Box Hill

The vision for Box Hill will guide new planning settings, catalyst projects and infrastructure investment.

This Draft Precinct Vision sets the aspiration for strategic planning in the Box Hill Precinct. Its release for community feedback progresses the conversation about SRL East Precincts as we begin the next phase of detailed planning. This next phase will include further investigation through technical studies and community and stakeholder consultation in the coming months.

The planning process will build on the previous strategic planning undertaken for Box Hill to date, and will result in a structure plan that recognises local strengths and responds to the new opportunities that SRL East unlocks.

In the longer term, Box Hill will accommodate around 77,500 residents and 48,500 jobs – this means Box Hill will need more homes, more offices and space for employment, as well as investments in infrastructure and amenity.

The structure plan will respond to this growth context by setting strategies to guide decisions around land use, design and development.

It will also guide transport, open space, sustainability and community infrastructure across the structure plan area.

Most importantly it will give effect to the vision for Box Hill, showing how new housing, jobs, green space and amenity can be realised in the precinct while building on its most valued characteristics.

A draft planning scheme amendment (PSA) will go hand in hand with the structure plan, introducing a suite of new controls that establish the key planning guidance or ‘rules’ for future development.

The structure plan and draft PSA will then be put on public exhibition, accompanied by a foundation of technical reports and incorporating a final Draft Precinct Vision that reflects feedback provided on this document.

Planning for the future will happen in a staged way. The structure plan will initially focus on an area extending around the SRL station generally within a 10-minute walk. The full precinct, extending around 1,600m from the station, will evolve over the longer term and will be guided by the Draft Precinct Vision.

What is a Structure Plan?

A structure plan is a blueprint to guide how an area develops and changes, over approximately 15 years.

It also addresses future growth and how it will be managed in an appropriate and sustainable way to achieve social, economic and environmental objectives.

Structure plans give effect to the policies and objectives set for an area and cater for changing community needs. They cover things such as changes to land use, built form, transport and community infrastructure, and public spaces.

Implementing the actions and applying the guidance within the plan will help us to deliver on the vision for each SRL East Precinct.

Future change in Box Hill will be guided by strategic planning that ensures its long term success as a place where people love to live, work and visit.



Box Hill Draft Precinct Plan

This is a visual representation of the Draft Precinct Vision.

It identifies where change is likely to occur as Box Hill grows over time, supported by enhanced connectivity, improved community amenities, diversified retail and commercial areas and increased local job opportunities.

The plan will be further investigated as part of the structure planning process and will evolve to respond to community needs and detailed technical studies.

The future structure plan will offer a more detailed framework for land use, buildings, and infrastructure, informed by holistic planning for the area.

- | | | | |
|---|---|---|--------------------------------|
|  | Diversifying Retail and Commercial Uses |  | SRL East Station |
|  | Intensifying Employment (Commercial and Industrial) |  | Bus Station |
|  | Supporting Health, Education and Research Growth |  | Metro Station |
|  | Medium Change Area |  | Key Cross-Precinct Connections |
|  | Higher Change Area |  | Potential Enhanced Corridor |
|  | Significant Change Area |  | Primary and Secondary Schools |
|  | Open Space |  | Tertiary Education |
|  | 1600m Radius around SRL East Station |  | Box Hill Town Hall |
|  | Roads |  | Key Site |
|  | Rail | | |

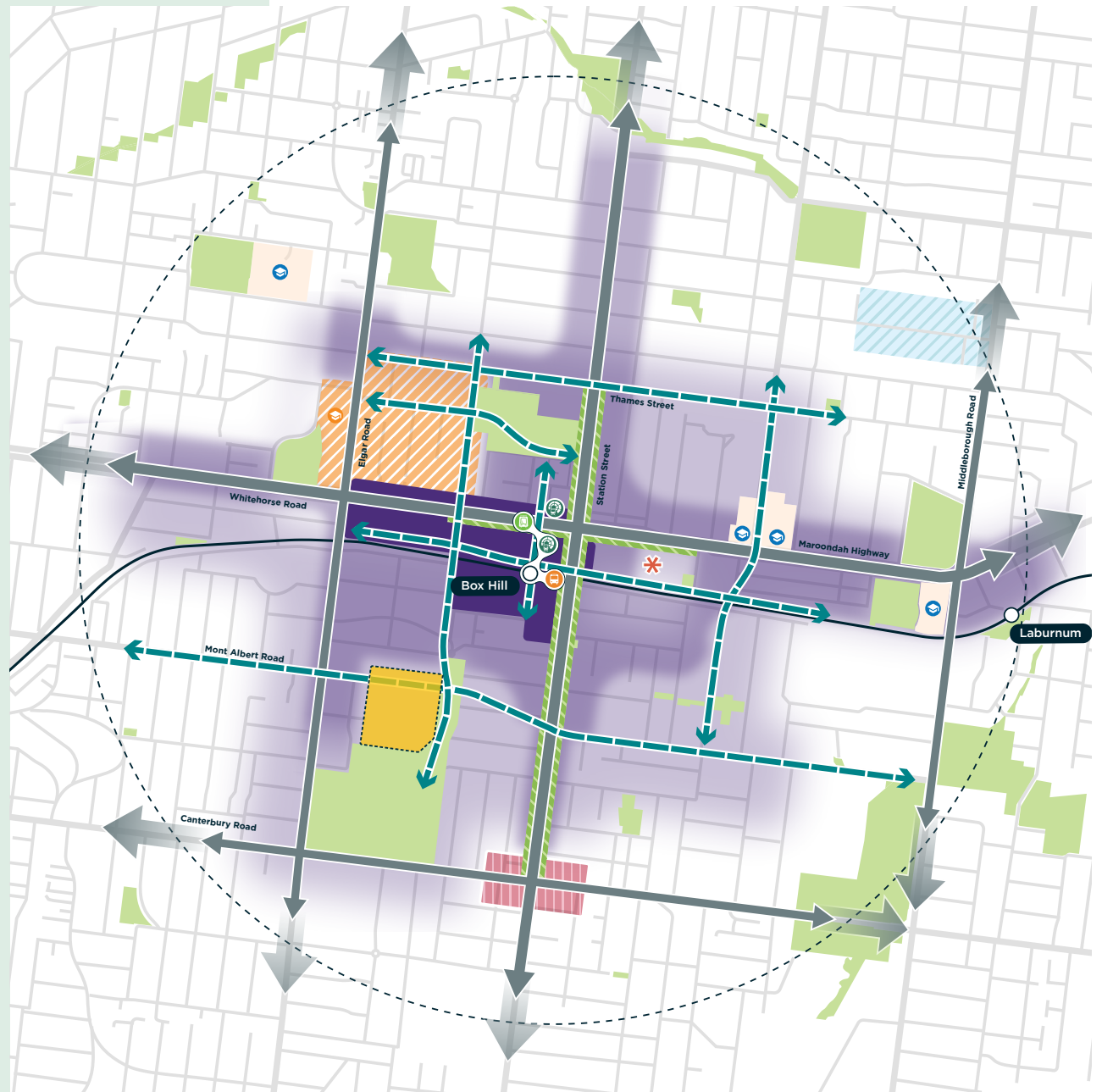


Figure 5: Box Hill Draft Precinct Plan.

What kind of change could this include?

Future planning for Box Hill will provide homes close to work and the transport, shops, hospitals and schools that people need. These thriving and sustainable communities rely on diverse housing and space for quality jobs to meet their present and future needs.

New housing options will be needed as the preferences of existing and future residents change over time. Diverse housing types include quality social and affordable housing and more compact forms of living close to jobs, amenity and services. **Medium Change** areas provide the opportunity to deliver new infill development that complements the existing centre. These lower rise neighbourhoods could deliver townhouses, developments suitable for families and smaller scale apartments in appropriate locations.

Higher Change areas will also provide space for local services and more housing in mixed-use developments. The overall scale of these areas will be lower than significant change areas, and more residential in locations further from the SRL East station or health and education areas.

Taller mixed-use development is well established in central Box Hill and along key roads like Whitehorse Road, Station Street and Prospect Street. **Significant Change** areas will continue to deliver urban density at this scale, in mixed-use neighbourhoods providing space for jobs growth and local services.



Figure 6: What the change areas could look and feel like in the future.



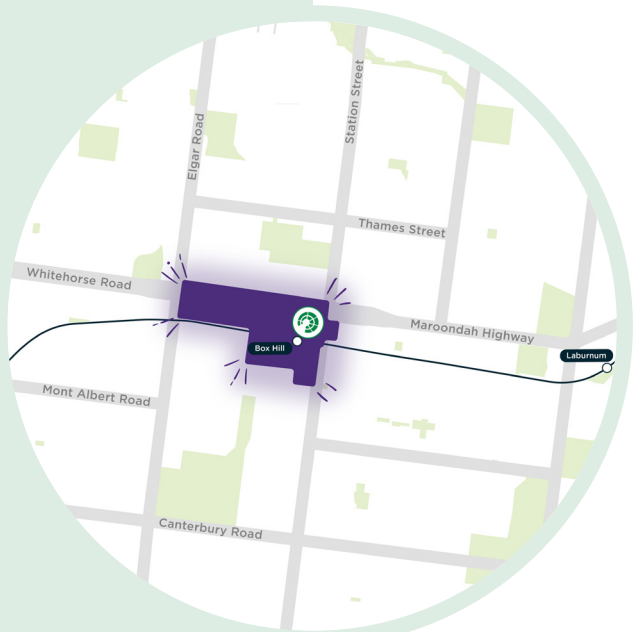
Preliminary ideas

The preliminary ideas for Box Hill outlined on the following pages are a set of potential planning moves that would help deliver the Draft Precinct Vision.

They illustrate how the precinct can respond to the opportunities presented by SRL East and will enable the priority outcomes to be realised.

Testing and refining of the preliminary ideas will occur through community consultation and stakeholder engagement and in response to detailed technical studies to be carried out through the structure planning process.

Importantly, this is simply a starting point - hearing and understanding the community's views on these ideas is an essential next step.



Preliminary Idea 1

An enhanced city-scale, urban core.

- Encourage a mix of land uses within the urban core of central Box Hill to support vibrant day and night activity and bring high-quality jobs, services and experiences closer to home.
- Curate a destination that attracts local and international visitors and supports businesses to prosper and grow employment.

- Plan for future growth that leverages proximity to the transport interchange, with its direct access to places along the SRL corridor and existing Lilydale and Belgrave lines.
- Enhance public places to meet the needs of the growing population and future businesses.

Links to themes

- Boosting the Economy
- Enhancing Place

Links to priority outcomes

- A - Access to distinctive and high-quality environments
- C - More diverse, high-value jobs



Preliminary Idea 2

Recast Whitehorse Road as a people-focused boulevard.

- Extend activity east and west from central Box Hill, positioning the entire corridor as a destination that supports growth for housing and jobs.
- Ensure high quality buildings scale and interfaces along the length of the boulevard, enhancing the amenity.

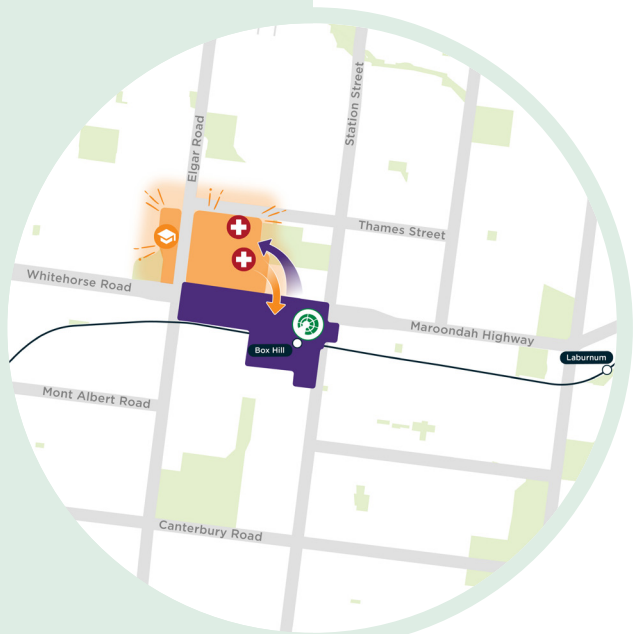
- Establish landmarks to signal gateways at the transition to central Box Hill.
- Improve the journey experience from east to west with a focus on public transport, walking and cycling.

Links to themes

- Better Connections
- Enhancing Place

Links to priority outcomes

- A - Access to distinctive and high-quality environments
- D - Increased cycling and walking connections



Preliminary Idea 3

Reinforce Box Hill’s identity as a state-significant health and education precinct.

- Work with key health and education institutions such as Box Hill Hospital, Epworth Private Hospital and Box Hill Institute, to ensure precinct planning supports their needs and aspirations.
- Develop planning settings to support and encourage growth in the health and education sectors, recognising their significance as key community services and drivers of metropolitan employment.

Links to themes

- Boosting the Economy
- Enhancing Place

- Improve access within the health and education precinct and access to other parts of Box Hill, particularly to and from the SRL station and transport interchange.
- Create better links between the Box Hill Gardens and the health and education precinct, improving the outlook towards the gardens and making the area in and around the park safer at night.

Links to priority outcomes

- A - Access to distinctive and high-quality environments
- B - Capacity for future employment and industry



Preliminary Idea 4

Improve the supply of medium-density housing.

- Plan for different levels of change across the precinct, supported by new planning settings that encourage high-quality housing.
- Encourage the development of appropriate residential areas with access to central Box Hill and key sites potentially including Box Hill Brickworks, to provide housing choice for the whole community.

Links to themes

- Better Connections
- Enriching Community

- Plan for greater change in places that are already well-connected by public transport.
- Encourage diverse kinds of housing to meet the needs of different lifestyles and household sizes.

Links to priority outcomes

- A - Access to distinctive and high-quality environments
- E - Greater public transport



Preliminary Idea 5

Connect places and improve access throughout Box Hill.

- Strengthen the role of Station Street as an important north-south corridor, providing housing, services and local jobs.
- Support social connection by making sure streets and public spaces feel safe and welcoming, day and night.

- Plan for the expansion of public and active transport options, linking local neighbourhoods around the precinct with central Box Hill.
- Improve accessibility, appeal and everyday activity along key links by supporting high quality and engaging frontages at ground level.

Links to themes

- Better Connections
- Enhancing Place

Links to priority outcomes

- A - Access to distinctive and high quality environments
- D - Increased cycling and walking connections



Preliminary Idea 6

Better link local neighbourhoods with services.

- Improve connections between central Box Hill and its local centres, including Laburnum and Canterbury Road.
- Support the role of local centres to provide everyday needs and complement the centre of Box Hill.

- Prioritise cycling and public transport use and make sure walking paths are accessible and inclusive in new developments and street upgrades.
- Provide better north-south connections across the existing rail line, such as Nelson Road and Thurston Street and through large sites in central Box Hill.
- Recognise the differences and valued qualities of urban neighbourhoods and make them even better.

Links to themes

- Better Connections
- Enhancing Place

Links to priority outcomes

- D - Increased cycling and walking connections
- E - Greater public transport

Opportunity areas

Individual neighbourhoods in Box Hill offer different opportunities to support growth and deliver the benefits from coordinated precinct planning.

Each place has its own distinct character or land uses and could help deliver different kinds of change over time.

The following neighbourhoods have been identified as important to contribute to the Draft Precinct Vision and will be further investigated through structure planning.

- | | | | |
|--|--------------------------|--|-----------------------------|
| | SRL East Station | | Neighbourhoods |
| | Underground Station | | Key Feature |
| | SRL East Alignment | | Shopping |
| | Existing Metro Rail Line | | Education |
| | Existing Metro Station | | Tertiary Education |
| | Bus Network | | Early Learning Childcare |
| | Bicycle Network | | Aged Care |
| | Tram Network | | Community Centre |
| | Open Space | | Library |
| | Water Course | | Park |
| | Employment Area | | Recreation & Aquatic Centre |
| | Retail/Commercial Area | | Cemetery |
| | Tertiary Education Area | | Medical Facility |
| | Hospital Area | | |

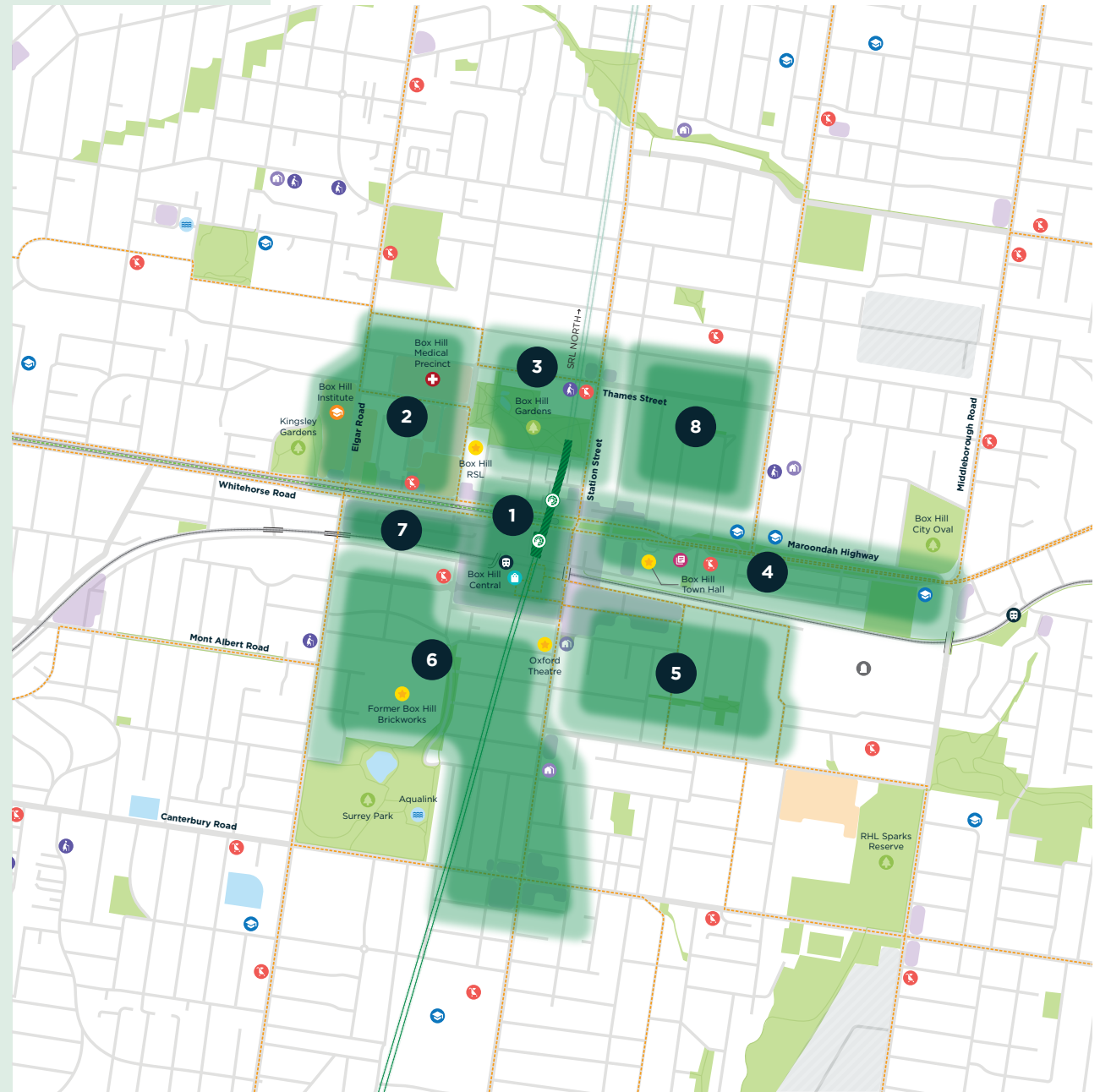


Figure 7: Box Hill's areas of opportunity.



1 Central Box Hill

Central Box Hill is the traditional and future heart of the precinct. The area features a busy multi-modal transport interchange and shopping complex. It offers vibrant streets with a mix of independent retailers, restaurants and local services. Over the coming years, the redevelopment of Box Hill Central will provide both office and residential development, extending on the existing high-density living and commercial developments.

New development accommodating greater housing choice and new employment opportunities will build on the area's existing character and vibrancy of local public spaces that are enjoyed by the community. Whitehorse Road will become a major pedestrian focused boulevard, lined with canopy trees and spaces for people to sit and engage with the activity around them. Opportunities exist to explore development close to transport infrastructure to help accommodate more people, jobs and activity within the precinct.

2 Health and Education

The state-significant health and education neighbourhood makes a distinctive contribution to the metropolitan role of Box Hill. Institutions such as Box Hill Hospital, Epworth Eastern and Box Hill Institute provide jobs, tertiary education, and critical health services. Local streets have transitioned from low-rise housing to high-rise apartments, with greater diversity in land uses emerging in recent years.

Sustaining and shaping the growth of the health and education neighbourhood will reinforce its role as a second centre of activity in the precinct. Structure planning should better support the continued growth of health and education institutions and encourage new complementary employment opportunities. Other uses such as offices or retail can be integrated within the precinct, where they support the primary growth of the health and education sectors.

3 Box Hill Gardens

Box Hill Gardens is a valued community space which provides a place for recreation activities and is a point of focus for the surrounding area. Medium scale apartment developments are emerging between the gardens and Whitehorse Road, transitioning to a lower scale further north.

Providing new medium and higher density housing either side of Station Street and around its interface with Box Hill Gardens will allow more residents to access high-quality green open space. This will ensure more residents are able to engage in outdoor exercise, unwind in natural surroundings and foster a stronger sense of community through shared wellness experiences. Throughout the neighbourhood there are opportunities to improve housing choice, delivering more medium scale development to complement the existing high and low-rise housing. Some parts of Station Street and Thames Street could also support a more diverse range of uses that are able to support the adjacent health and education neighbourhood, including places for residents to work, meet and play.

4**Civic Precinct and Whitehorse Road East**

This area around Whitehorse Road and north of the railway line extends from the centre of Box Hill towards the eastern edge of the precinct and includes Box Hill City Oval. The neighbourhood has many different uses, from shops and offices surrounding the station, to residential uses and Box Hill High School in the east. Most notably, the heart of the neighbourhood is Box Hill Town Hall, with associated community and civic uses on either side.

This area will continue to be an important destination for local residents and visitors across the municipality. More medium scale office developments will support new spaces for increasing employment. Increased medium scale residential development in the east will offer improved housing choice that is well connected to the local amenities, including the town hall, playgrounds, library and sporting grounds. Whitehorse Road has the opportunity to become a major pedestrian-focused boulevard linking compact neighbourhoods between Box Hill High School and central Box Hill. The connection to Laburnum Station has additional opportunities for change that can also accommodate improved housing choice.

5**Ellingworth Enterprise District**

The Ellingworth Enterprise District features a diverse mix of predominantly small-lot employment uses along Ellingworth Parade, with concentrations of commercial and service businesses. A select number of larger lots have converted to medium scale apartment developments, particularly in Harrow Street. Eastward, the neighbourhood transitions into more low-rise residential and unit developments that still maintain great access to the amenities and services at the precinct centre.

The Ellingworth Enterprise District will evolve to better support local entrepreneurship and innovation, providing more employment space closer to visitors and workers connected by SRL East. Strategic planning will consider how incubator and flexible working spaces could be accommodated and integrated with higher density commercial development. Connected to the centre of Box Hill by Station Street, this area can support change that fosters economic activity. Sensitive planning can guide a transition in the scale of development to neighbouring residential communities. Extending the mid-rise residential character of Harrow Street across a wider area to the east and south will support a compact and walkable local neighbourhood. This neighbourhood will be well connected to jobs, public transport and the culturally diverse local shopping, dining and entertainment options.

6**Surrey Park and Station Street South**

The predominantly residential area extends south of central Box Hill and offers a sought-after local lifestyle with high amenity and great accessibility. The residential streets between Station Street and Elgar Road benefit from proximity to the open space and recreation of Surrey Park, the community centre on Station Street and local retail centre at Canterbury Road. The vacant Box Hill Brickworks site is a defining feature of the area.

Surrey Park and Station Street South offer the opportunity to provide a greater diversity of housing choices. This neighbourhood will play a valuable role in supporting a transition between the dense urban centre of the precinct and the lower-scale tree-lined neighbourhoods to the west. There is a further opportunity to investigate the potential development of the Box Hill Brickworks site.

7**Prospect Street and Whitehorse Road West**

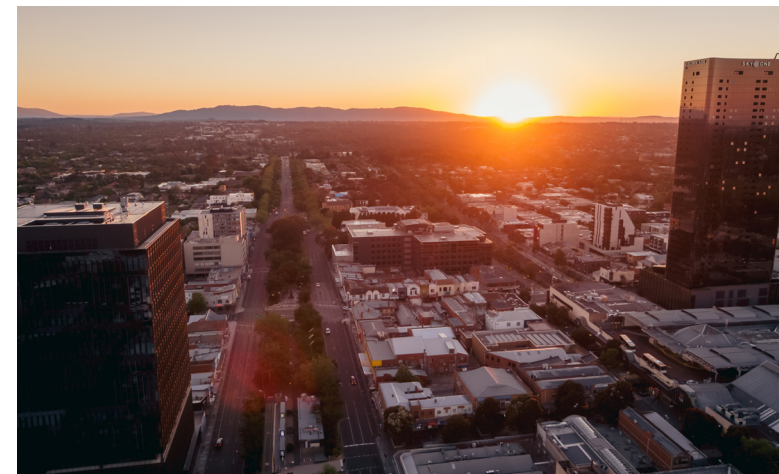
Prospect Street and Whitehorse Road West are already experiencing substantial change and development. Existing medium scale offices are transitioning to much taller apartment buildings and hotel accommodation, offering more homes but reducing opportunities for future jobs.

This area can contribute towards the development of the health and education cluster and central area of Box Hill. This will be enabled by safe and pedestrian focused connectivity, particularly across Whitehorse Road. While prioritising integrated opportunities for employment and local services, the neighbourhood will continue to cater for an increasing residential population that embraces higher density living.

8**Residential East**

This residential area is set behind commercial activity on Whitehorse Road and Station Street. Most streets are green and leafy, with a range of low-rise housing types. It already enjoys excellent access to nearby Box Hill Gardens and central Box Hill, including the existing Box Hill Station.

Due to its proximity to the SRL East Station, this neighbourhood has the potential to support a moderate degree of growth and help provide more housing choice. In some instances, there may be opportunities to provide medium scale dwellings by consolidating lots. The growing community will have convenient access to Box Hill Gardens and the services along Whitehorse Road and Station Street.



Next steps

Consultation

We are committed to developing shared visions for each of the SRL East Precincts. Engagement with local communities and other stakeholders is a crucial element of the structure planning process.

We want to hear your ideas and aspirations for the places in which you live, work, visit and study. We want to hear from people who aspire to live in these places in the future, as more housing choices become available and are easier to reach.

This Draft Precinct Vision is another key step towards developing a new structure plan for the area. It builds upon the *SRL Precincts: Discussion Paper* and previous community consultation to guide a new planning framework around SRL East stations.

Changes to statutory planning settings will support new land uses, such as business and retail as well as residential and community facilities. It will also allow for increased densities, depending on the characteristics and context of different areas across precincts.

The structure plan and associated technical studies along with a draft planning scheme amendment will be released for public consultation in late 2024. The Minister for Planning may refer public submissions to an Advisory Committee.

Your feedback on this document will inform the development of planning tools and policies and help investment and decision making – ensuring coordination and collaboration between community and stakeholders to achieve the best outcomes for the community.

Building on what we've heard

This Draft Precinct Vision provides an early opportunity to share your ideas for the future of the SRL East Precincts.

If you would like to participate in the community engagement activities or provide feedback on the Draft Precinct Vision please go to:

engage.vic.gov.au/suburban-rail-loop

Taking your feedback on board

The key steps in the SRL East structure planning and planning scheme amendment process are as follows:





suburbanrailloop.vic.gov.au

