



**SUBURBAN
RAIL LOOP
EAST**

Draft Precinct Vision

CLAYTON



**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 Clayton an even better place to live and work, bringing exciting opportunities for the people and businesses in the SRL Clayton 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 Clayton 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 Clayton.

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 Clayton 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 by identifying a draft precinct plan, presenting a range of preliminary ideas and opportunity areas to guide strategic planning for Clayton.

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 Clayton

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 town centre will build on its existing character and community spirit.

Clayton is a place with a rich mix of activities that make it an attractive place to live, work and visit.

A program of urban enhancement has resulted in a welcoming, comfortable place with a strong identity. With increasingly leafy streets and a network of open spaces encouraging play, Clayton is a great place for walking and cycling.

Creating sustainable neighbourhoods with great recreational spaces and more homes to suit locals of different ages and cultures will make Clayton an inclusive and vibrant place to live.

Clayton will be a major employment and community services centre. Its world-leading health hub will deliver exceptional care.

The precinct brings together research institutions, major hospitals and commercial enterprise, making it a place of entrepreneurial energy.

Better connectivity will bring communities, cultures, businesses and services together in Clayton, strengthening its vibrant culture.

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

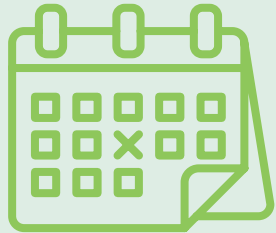
In addition, workshops have been held with key stakeholder groups, including state and local government partners and key educational and health institutions in each precinct.

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 of 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 Clayton, and visitors.
- Enable a more efficient program of infrastructure investment across transport, education, health, open space and other amenities.

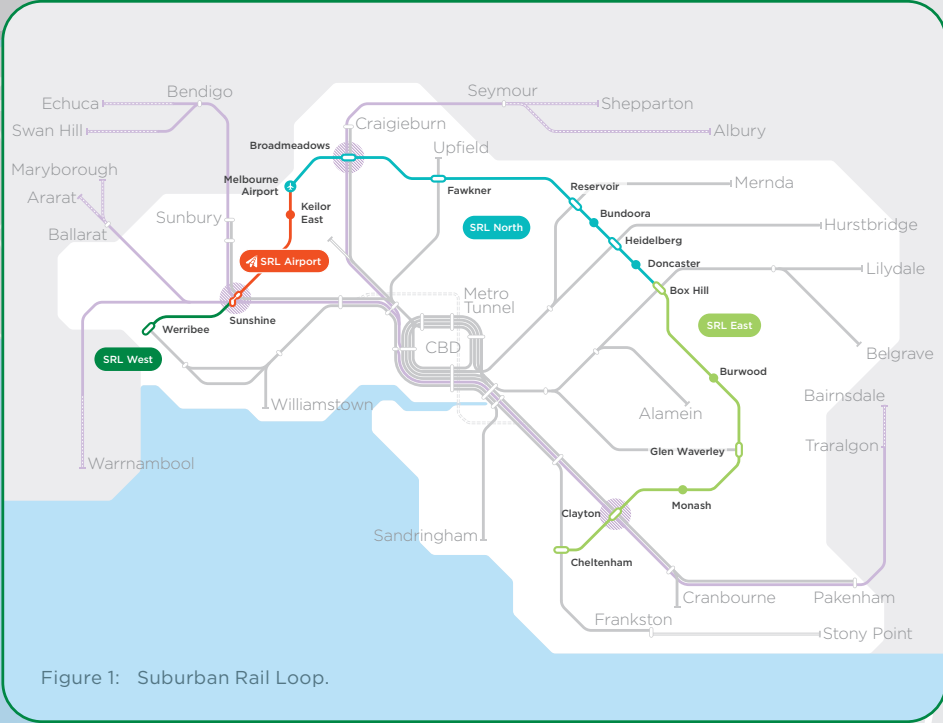


Figure 1: Suburban Rail Loop.

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 Clayton 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 Clayton

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

-  **Priority outcome A**
Equity of access to jobs, services and learning
-  **Priority outcome B**
Access to distinctive and high-quality environments
-  **Priority outcome C**
Capacity for future employment and industry
-  **Priority outcome D**
Clustering of economic activity
-  **Priority outcome E**
Improved connectivity to regional Victoria

Community feedback emphasises the importance of stimulating investment in the precinct to create vibrant hubs that provide equitable access to education, jobs and housing.

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 - Clayton

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

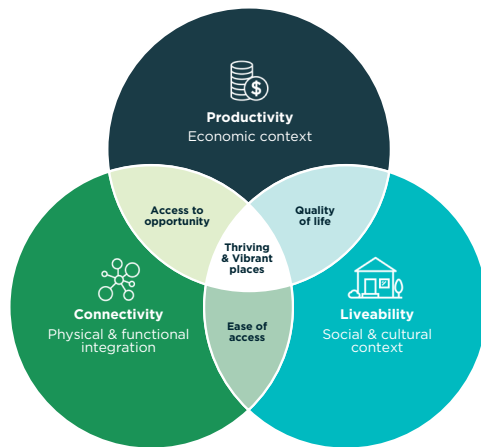


Figure 3: Intersection between the three SRL objectives.

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 Clayton. Ongoing consultation with the community and stakeholders will inform this process to create a shared vision for Clayton.



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.

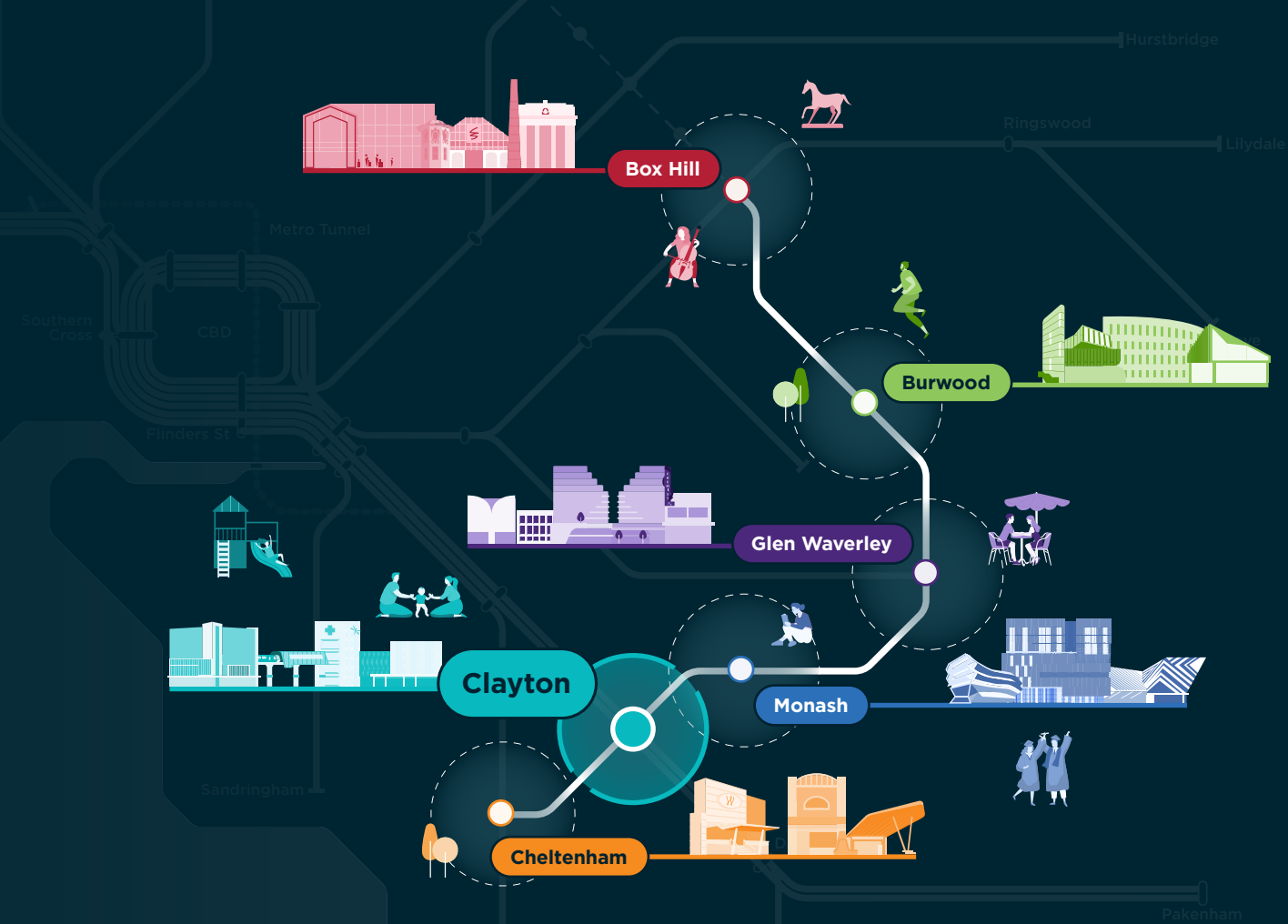
This could be achieved by:

- 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.

Clayton in the SRL East corridor

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

Planning for Clayton 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, including metropolitan and regional train services on the Cranbourne/Pakenham and Gippsland Lines.



Cheltenham	Clayton	Monash	Glen Waverley	Burwood	Box Hill
7 mins from Clayton	+ Monash Medical Centre 🚇 Transport super hub	3 mins from Clayton	6.5 mins from Clayton	11.5 mins from Clayton	15 mins from Clayton
<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 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 Clayton

The SRL project will unlock new opportunities for Clayton and its enhanced connectivity will bring communities, cultures, businesses and services closer together.



Vision-led planning for Clayton

The Vision for Clayton will guide new planning settings, catalyst projects and infrastructure investment.

This Draft Precinct Vision sets the aspiration for strategic planning in the Clayton 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 Clayton 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, Clayton will accommodate around 55,000 residents and 57,500 jobs – this means Clayton will need more homes, more offices and space for employment, as well as investment in infrastructure and amenity initiatives for a thriving community.

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 Clayton, 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 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 Clayton will be guided by strategic planning that ensures its long-term success as a place where people love to live, work and visit.



Clayton Draft Precinct Plan

This is a visual representation of the Draft Precinct Vision.

It identifies where change is likely to occur as Clayton 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 evolved 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 |  | Roads |
|  | Intensifying Employment (Commercial and Industrial) |  | Rail |
|  | Supporting Health, Education and Research Growth |  | SRL East Station |
|  | Key Site |  | Bus 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 |
|  | Water Course |  | Hospital |
|  | 1600m Radius around SRL East Station | | |

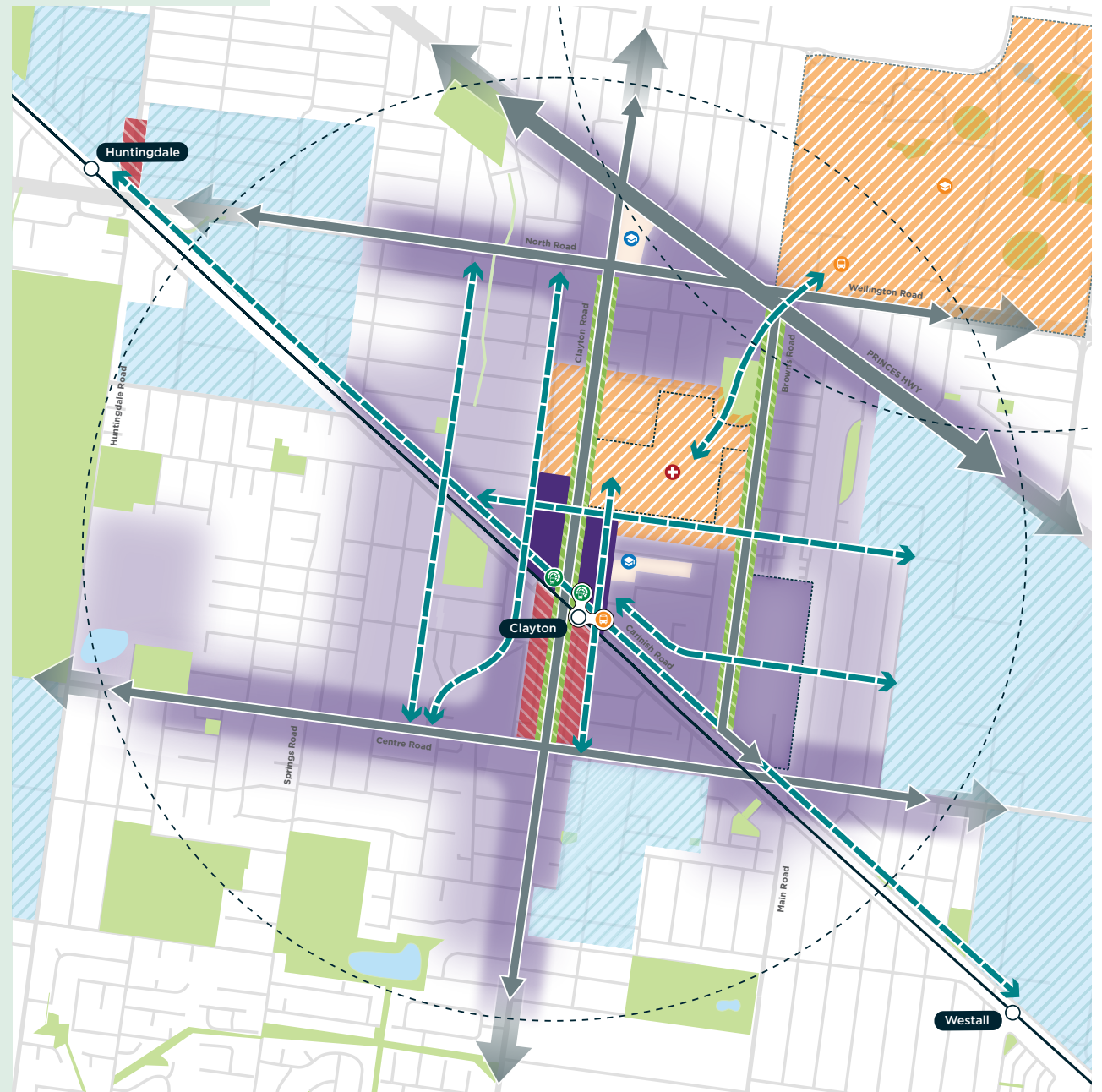


Figure 5: Clayton Draft Precinct Plan.



What kind of change could this include?

Future planning for Clayton needs to focus on delivering more homes, job opportunities and essential services near transport. Planning vibrant, liveable, and sustainable neighbourhoods will meet the needs of the community now and into the future.

SRL will support Clayton's expected growth in health, business and community service jobs by providing more space for employment in areas close to services, amenities and public transport. These locations can support emerging knowledge-based industries in health, education and advanced manufacturing.

New development will also need to meet demand for greater housing diversity. **Medium Change** and **Higher Change** areas will enable a greater range of housing types including townhouses, semi-detached dwellings and apartments to be located in highly accessible areas, including close to the new SRL station, as well as along the activity centre on Clayton Road.

Good planning will enable existing employment and health areas in Clayton to grow over time to accommodate many of the new jobs. **Significant Change** areas will concentrate the densest opportunities for employment in a mixed-use neighbourhood that will include taller buildings and upgraded public spaces.

These areas will enable quality social and affordable housing and well designed student and key worker accommodation close to Monash University and hospitals in both Clayton and Monash.



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



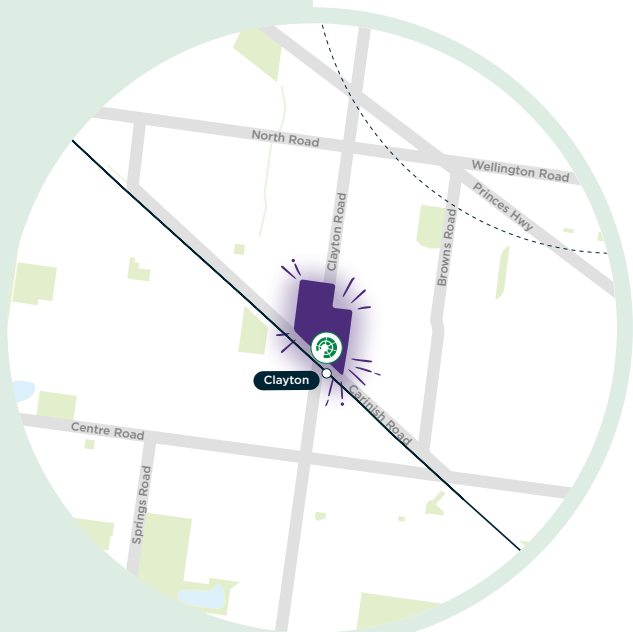
Preliminary ideas

The preliminary ideas for Clayton 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

Development of SRL station.

- Develop the station core including Over Station Development, to create new public spaces, foster a range of land uses and deliver high-quality urban design and architecture.
- The new station and its infrastructure will spark development in the surrounding area, with increased density and building heights in appropriate locations.

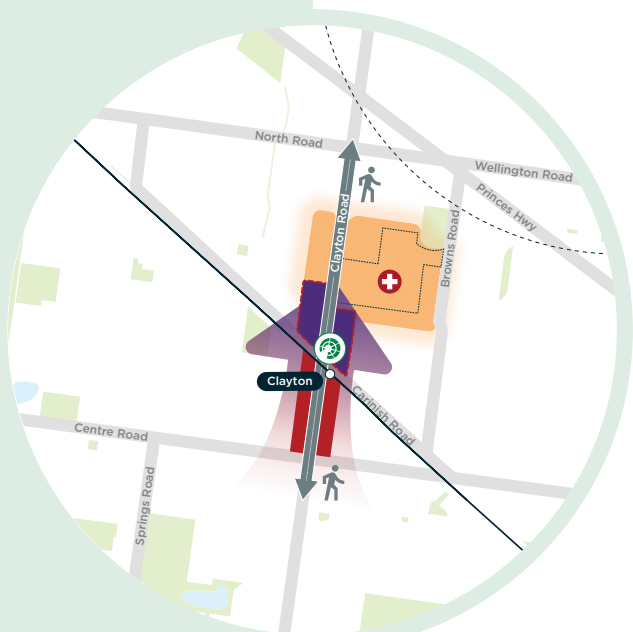
- Expand the existing retail strip shopping centre on Clayton Road north of the railway line, to support a greater diversity of land use, activity and change across a wider area around the station.
- Create design guidelines to ensure high-quality new public spaces around the station entrances are welcoming and accessible for all.

Links to themes

- Boosting the Economy
- Enhancing Place

Links to priority outcomes

- B - Access to distinctive and high-quality environments
- E - Improved connectivity to regional Victoria



Preliminary Idea 2

Improve north-south connections to enhance the user's experience.

- Improve the landscape, including along Clayton Road, to encourage walking and create more inviting places to gather or pause while moving around.
- Improve links between Monash Medical Centre and the new SRL station.

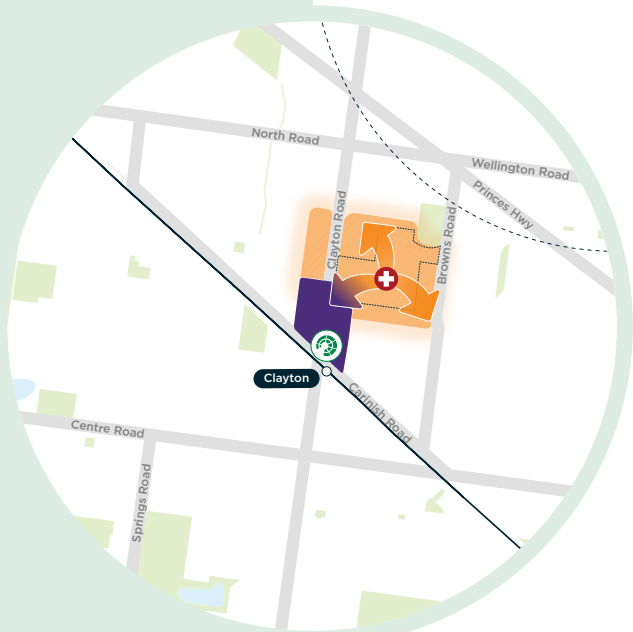
- Transform Clayton into a transport super hub for Melbourne's south east and Gippsland region by integrating metro and regional train services with bus services and walking and cycling infrastructure.
- Prioritise the needs of pedestrians and cyclists to ensure safe and equitable movement along strategic routes.

Links to themes

- Better Connections
- Enhancing Place

Links to priority outcomes

- A - Equity of access to jobs, services and learning
- B - Access to distinctive and high-quality environments



Preliminary Idea 3

Expand the health precinct to support clustering of health and community services.

- Support the growth and expansion of key health assets within the precinct to create new jobs, improve health outcomes, and support next-generation employment opportunities.
- Encourage clusters of local health services and community infrastructure around the Monash Medical Centre.

Links to themes

- Boosting the Economy
- Enriching Community

- Create safe and accessible environments around Monash Medical Centre for all people who work in Clayton, including shift workers.
- Explore opportunities to create a more positive street-level interface with the surrounding areas near key destinations.
- Investigate ways to support the diversity of commercial accommodation available for small health businesses to foster a scale of health employment opportunities within the precinct.

Links to priority outcomes

- C - Capacity for future employment and industry
- D - Clustering of economic activity



Preliminary Idea 4

Support the intensification of employment clusters to support local businesses.

- Support the potential for growth within the Audsley Street employment cluster, recognising the diverse mix of employment and industrial uses which are developing at this location.
- Identify opportunities to improve east-west movement links between the station and the Clayton Industrial Precinct that would improve mobility for workers and clients.

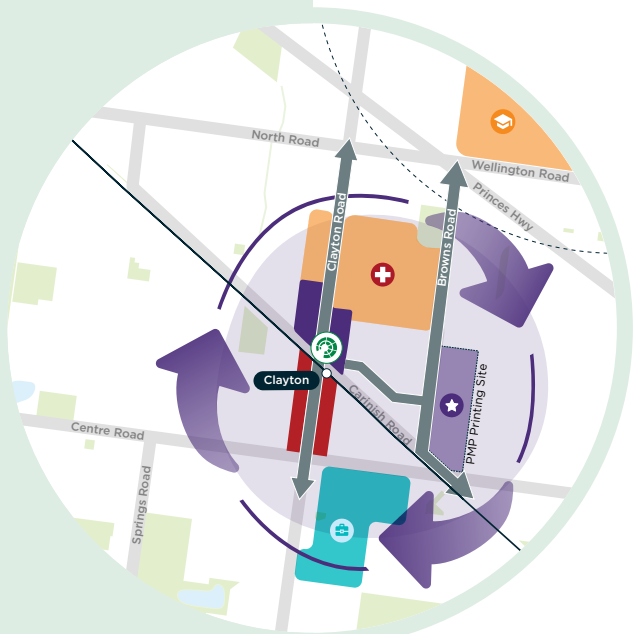
Links to themes

- Boosting the Economy
- Better Connections

- Investigate the creation of a corridor of activity between the new SRL station and Huntingdale Station to encourage new and diverse employment opportunities in Huntingdale and along Carinish Road.
- Concentrate growth in employment areas around central Clayton and the transport super hub, where there is the greatest accessibility.

Links to priority outcomes

- A - Equity of access to jobs, services and learning
- B - Access to distinctive and high-quality environments



Preliminary Idea 5

Link strategic sites with the station to improve connections.

- Support options for new links between the station and the strategically-important PMP Printing site, creating highly-connected neighbourhoods.

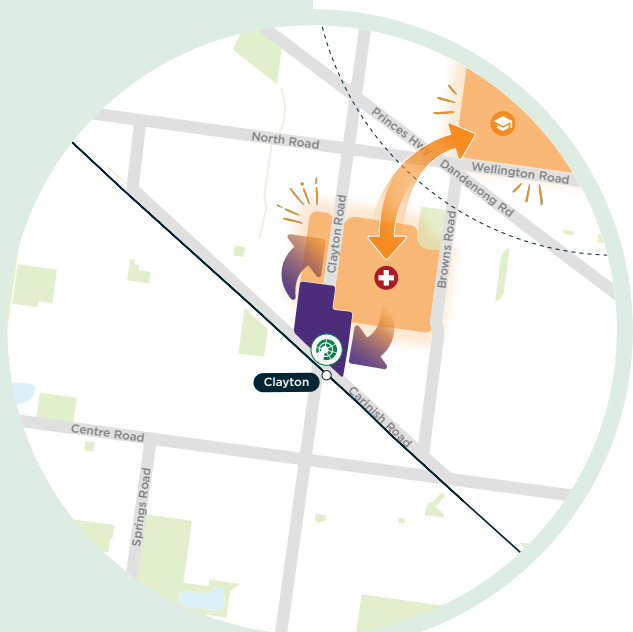
- Explore opportunities for Browns Road to provide better connections between Centre Road, Monash Medical Centre and Monash University facilitating the movement of people and sharing of knowledge.
- Develop a new land use framework which encourages housing diversity and density within strategic locations between the station core and the PMP site.

Links to themes

- Enriching Community
- Better Connections

Links to priority outcomes

- A - Equity of access to jobs, services and learning
- B - Access to distinctive and high-quality environments



Preliminary Idea 6

Identify links between Clayton and Monash to improve connectivity.

- Improve connections between the station core and Monash Medical Centre by identifying new links and enhancing those that exist, to create a network which residents, key workers and patients can use safely at all hours.

- Improve connections between Monash Medical Centre and Monash University to create a network which students, visitors and academics can use safely at all hours.
- Explore options for improved pedestrian and cycling crossings at Dandenong and Wellington Roads to improve connections between the Monash and Clayton SRL precincts.

Links to themes

- Better Connections
- Enhancing Place

Links to priority outcomes























- C - Capacity for future employment and industry
- D - Clustering of economic activity

Opportunity areas

Individual neighbourhoods in Clayton 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 |  | Education |
|  | Existing Metro Rail Line |  | Tertiary Education |
|  | Existing Metro Station |  | Early Learning Childcare |
|  | Bus Network |  | Aged Care |
|  | Bicycle Network |  | Community Centre |
|  | Open Space |  | Park |
|  | Water Course |  | Recreation & Aquatic Centre |
|  | Employment Area |  | Medical Facility |
|  | Retail/Commercial Area | | |
|  | Tertiary Education Area | | |

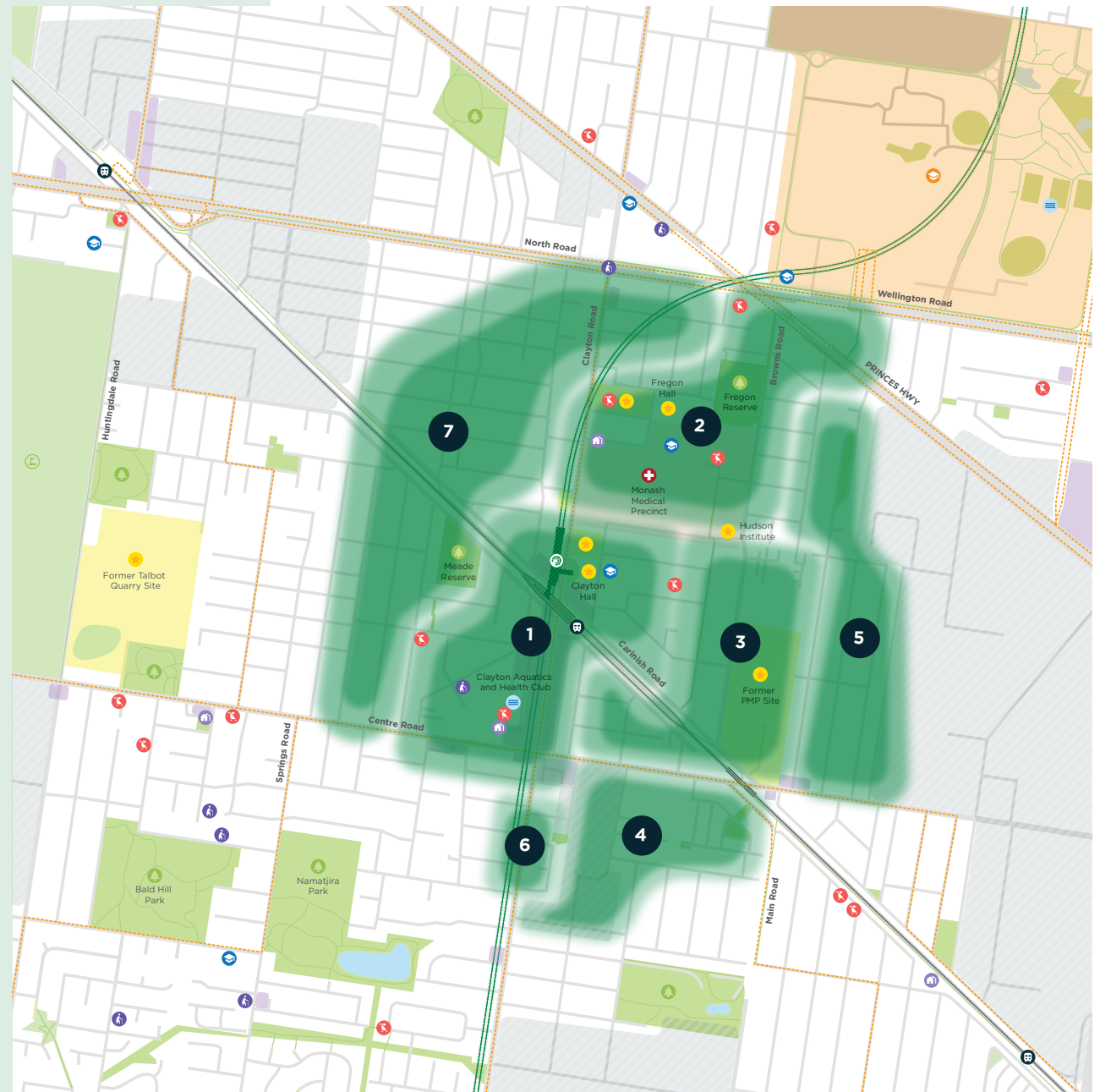


Figure 7: Clayton's areas of opportunity.

1 Clayton Central

Anchored by Clayton Road but expanding outward, this is the civic and commercial centre for Clayton. It is where locals and workers in Clayton eat, shop and use local services. Removing the level crossing on Clayton Road has made connections easier. However, the current surrounding road network should better support walking and cycling for the community.

The SRL East station will attract new businesses and residents to Clayton. People visiting Clayton Road will continue to enjoy its character including the Remembrance Gardens, and an enhanced streetscape with more landscaping and places to stay and enjoy. Targeted upgrades to the area will also accommodate the expansion of more commercial buildings and support retail opportunities. Improvements on Clayton Road will make it a more appealing, safe place to visit day or night, boosting the nighttime economy. Residential areas close to Clayton Road will grow to provide more homes close to local amenities and services.

2 Health Neighbourhood

Health services play a vital role in the local economy and the wider city. This area includes the world-class Monash Medical Centre, providing health care for the region and a range of research and specialist facilities. Some of these facilities extend into residential areas and require careful planning for continued growth. Access to Monash University is constrained by Princes Highway and Wellington Road.

SRL East will boost Clayton's connectivity and enhance its role as a hub for research and healthcare facilities. There is an opportunity to improve connections between Monash and Clayton to drive job growth and attract people who want to work in Clayton. More businesses will continue to locate here, expanding the hospital precinct.

Planting more trees and improving green spaces such as Fregon Reserve will make this neighbourhood an attractive home for people working and studying in Clayton. Diversified housing options and growth should be supported but it is important to support the ongoing growth of state-significant research and health facilities.

3 Central Residential

The Central Residential neighbourhood contains streets of typically single storey houses and units with pockets of medium development. The elevated rail line provides great access between formerly divided areas. The current redevelopment of the PMP Printing site will set a new scale for the neighbourhood.

Its proximity to Clayton Central means this location can provide housing close to services and employment. Good public spaces such as those along the Djerring Trail will promote health and recreational activities. Medium scale residential development will offer increased housing choice for workers, students and families in Clayton.

4 Audsley Street

This area contains the Audsley Street industrial precinct and light industrial and commercial buildings. Multi-unit and apartment style developments are currently being constructed on underutilised larger sites to the east of the area.

This neighbourhood will primarily provide local employment growth and be supported by residential intensification of appropriate sites. A variety of small and adaptable lots will continue to deliver a mix of light industrial and commercial activities. Business activities will change as the area embraces a shift towards knowledge-based businesses and Victorian manufacturing jobs. New buildings with a more inviting address to Centre Road and new east-west connections will extend Clayton Road's welcoming streetscape and hive of retail and community activity further south. Recent medium density developments help define an emerging scale to guide future development, providing more homes close to jobs and services.

5 Clayton Edge

The Clayton Edge residential neighbourhood is situated east of Clayton Central. The residential area acts as a transition to the existing Clayton Industrial Precinct. With its location between employment areas and Clayton Station, the area lacks accessible east-west connections.

The area will continue to act as a transition zone between employment activities to the east and the services Clayton offers to the west. It provides opportunities for medium density residential development and greater housing choice for the community in response to the existing and future needs of adjacent employment areas. More trees will be planted along Evelyn Street to create a cool and comfortable environment, complementing open spaces for recreation and play.

6 Central South

The Central South neighbourhood currently features single and double storey houses located on either side of Clayton Road, south of Centre Road. It is located along an important movement corridor in Clayton Road and provides walking connections to most of the amenities.

This is a well-connected location with the potential to provide more homes with a range of housing options.

7

Meade Reserve Residential and Clayton Edge North

This is a low-rise residential neighbourhood within an irregular grid of local streets. Most residents within this neighbourhood enjoy easy access to Meade Reserve and the Djerring Trail, along with the benefits of proximity to the amenities available on Clayton Road.

Being close to Clayton Central, this area will benefit from an invigorated day and night-time economy in nearby areas. Green spaces like pocket parks provide access to the outdoors and playgrounds. Locations looking over open space can provide opportunities for higher density housing, offering diverse housing choices.



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

