



**SUBURBAN  
RAIL LOOP  
EAST**



Artist's impression

# The Vision for Burwood

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 Burwood outlines the long-term aspiration for how Burwood 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 Burwood, incorporating stakeholder and community feedback on the Draft Precinct Vision for Burwood. Together with community feedback, the Vision will inform structure planning for Burwood.

The Structure Plan for Burwood 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 Burwood 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.

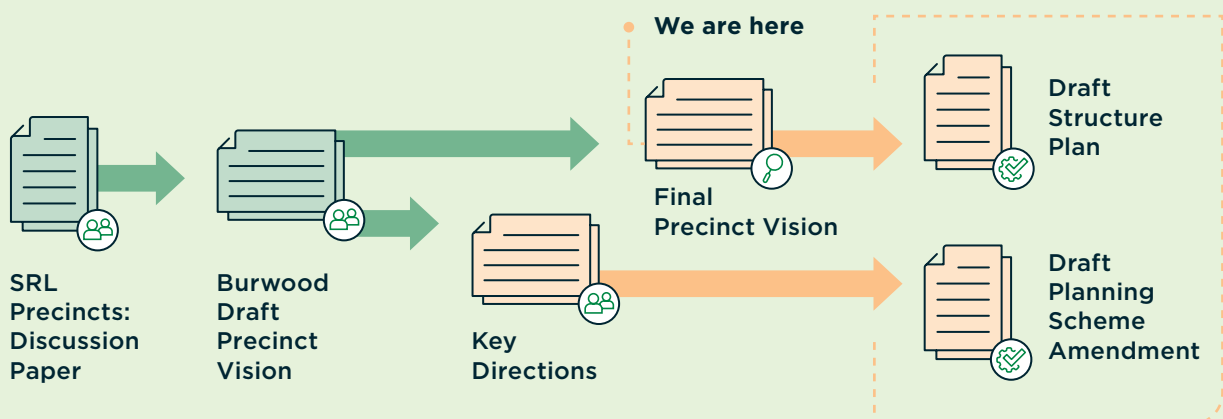


Figure 1: Structure Planning Process



# The Vision for Burwood

## **A thriving urban centre growing responsibly in its natural environment to create a sustainable suburb.**

Burwood will be a lively urban centre where the high quality design of new homes, civic buildings and public spaces create a distinctive identity.

A vibrant social centre will emerge around the SRL transport hub, providing new places to work as well as lifestyle and civic amenities to meet the needs of the growing community. It will be home to great cafes and restaurants, creating a unique destination and an inviting place to meet and come together in the evenings and at weekends.

The precinct will build on the success of Deakin University and continue to evolve as a globally connected university and research centre. New populations of students and researchers will generate ideas and embrace innovation opportunities within Burwood's revitalised industrial land and emerging industries.

New homes and more infill development over time will increase residential diversity and density, enabling more people at every stage of life to enjoy living sustainably in this special place.

As both an important biodiversity corridor and a treasured community feature, an enhanced Gardiners Creek (Kooyongkoot) will be a focal point of the area. Its extensive network of open spaces and wildlife habitats will bring people together to experience nature and encourage the active, outdoor lifestyle that people in Burwood enjoy.

This better-connected Burwood will be at the heart of a dynamic corridor of opportunity - supporting emerging careers and enterprises, nurturing growing families and connecting generations. Walking and riding routes will seamlessly connect centres with the Gardiners Creek (Kooyongkoot) corridor and the rest of the suburb - if you don't want to drive, you won't have to.



# Transformational change for Burwood

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

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

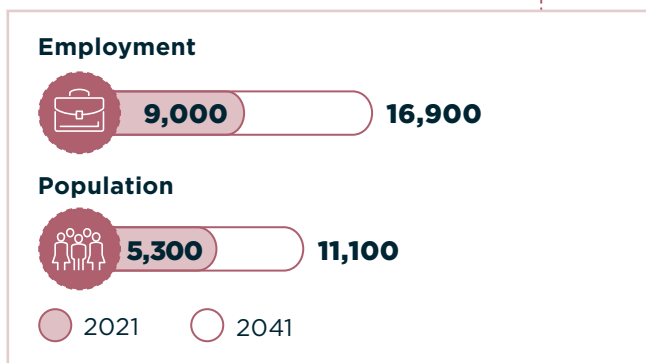
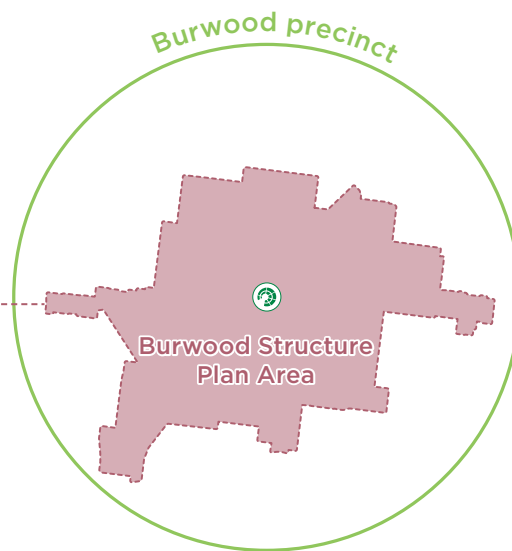


Figure 2: Growth for the Burwood Structure Plan Area to 2041

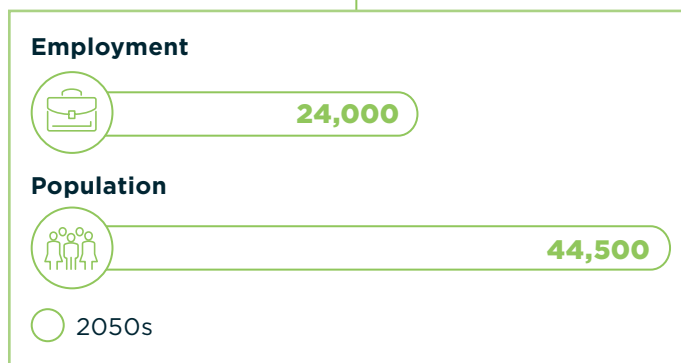


Figure 3: Growth for the Burwood precinct to the 2050s

## 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 Burwood 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 Burwood 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 Burwood 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 Burwood is a spatial representation of the Vision.

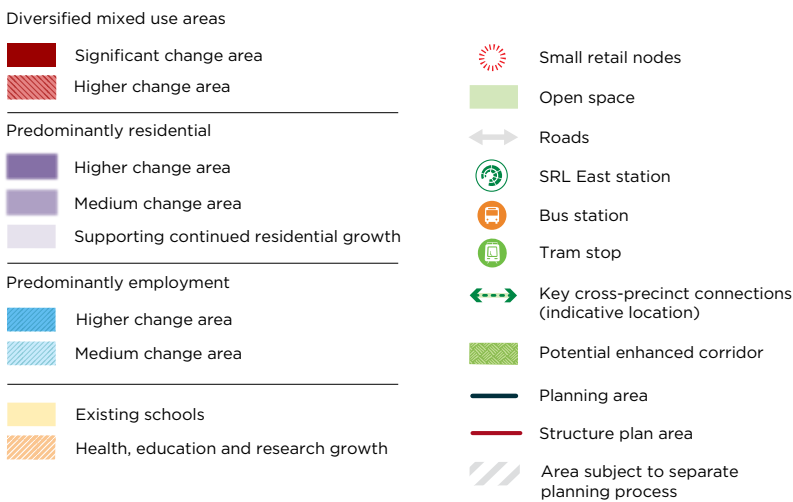
The plan identifies where longer-term change is expected to occur into the 2050s as Burwood grows, supported by enhanced connectivity, improved community amenities, diversified retail and commercial areas and increased local job opportunities.

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 Burwood 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: Burwood Conceptual Precinct Plan



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



Burwood Draft Precinct Plan, December 2023



# Developing a shared vision

## Planning with the community

Over several years, SRLA has been speaking with Burwood 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 Burwood. SRLA is consulting the Traditional Owners to understand their aspirations and acknowledge Aboriginal values. This consultation and relationship is ongoing.

The Vision for Burwood 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 Burwood 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 Burwood 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 Burwood and Conceptual Precinct Plan. These now set the strategic direction for future planning and will inform the structure planning for Burwood. This will guide planning, investment and development initiatives in the precinct.





# The planning process for Burwood

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 Burwood Structure Plan is prepared, exhibited and finalised.

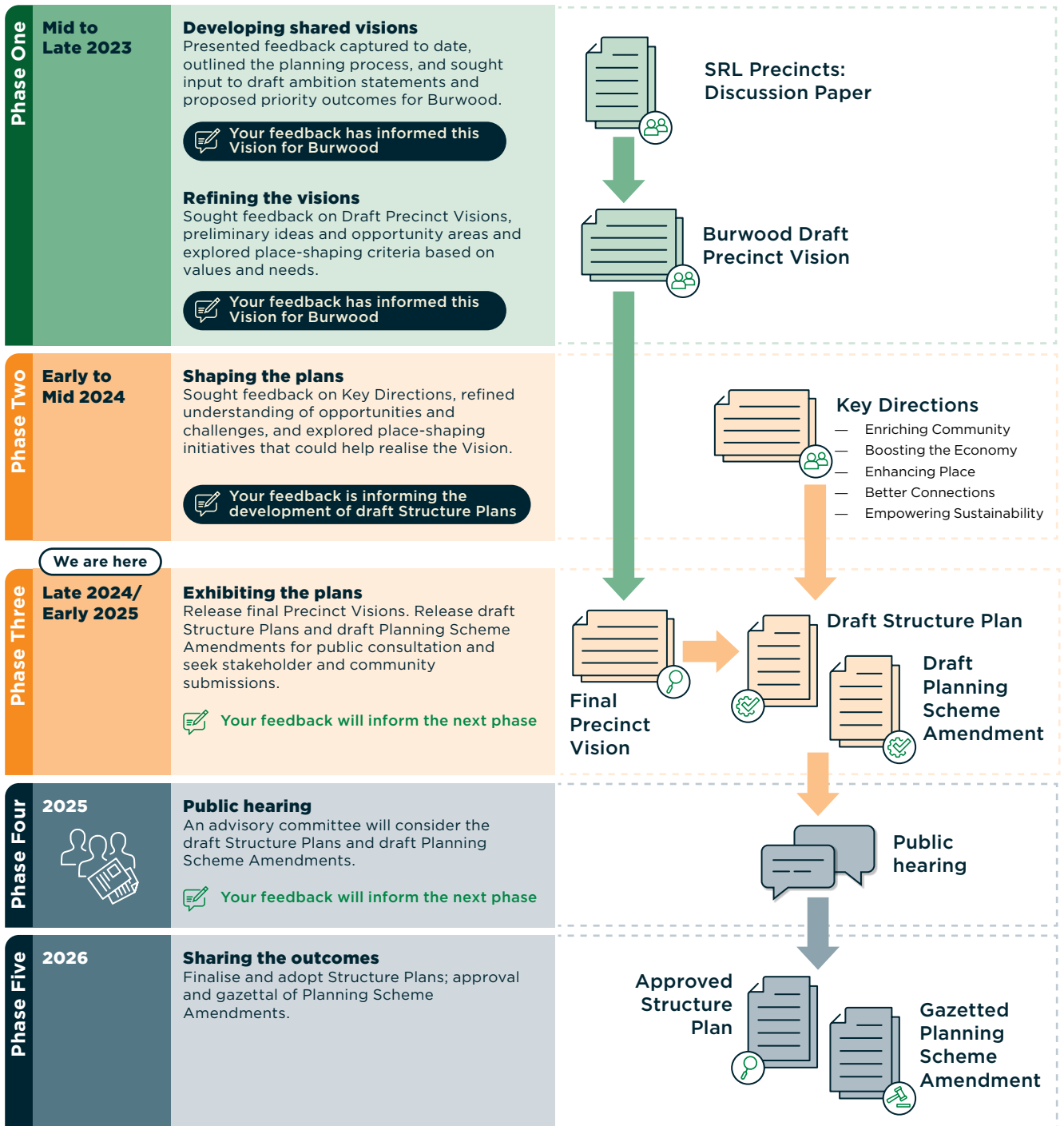


Figure 5: Phases of engagement

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

# Engagement phases

The *SRL Precincts: Discussion Paper* was released for public consultation from August 2023 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 Burwood. 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. SRLA received 615 online survey responses, with 98 related to Burwood. This was complemented by discussions with more than 460 people at community pop-ups and listening post sessions and 13 submissions from stakeholders.

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

The *Burwood Draft Precinct Vision* outlined how Burwood 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 Burwood responds to the five themes. These themes will guide structure planning for the areas surrounding the SRL East station at Burwood and the development of objectives, strategies and actions within the Burwood 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 (445 related to Burwood) and 864 responses to the opportunity areas (152 related to Burwood). We 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](http://suburbanrailloop.vic.gov.au/structure-planning-engagement-report)

The *Burwood 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 Burwood 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. Establish a mixed-use centre	61%	11%	28%
2. Enhance Gardiners Creek	84%	3%	14%
3. Enhance Activity corridors	57%	11%	32%
4. Support education growth	64%	12%	24%
5. Support jobs growth	63%	12%	25%
6. Enable greater housing choice	53%	12%	37%

Opportunity areas			
1. Activating New Burwood Central Area	53%	11%	36%
2. Driving growth in Central Campus	56%	12%	32%
3. Connecting Burwood Highway East	57%	9%	34%
4. Enhancing Station West	46%	11%	43%
5. Diversifying and intensifying Burwood Economic Cluster	53%	8%	39%
6. Supporting innovation in Highbury Enterprise Precinct	52%	13%	35%
7. Reinforcing activity in Burwood Highway West	58%	7%	35%
8. Enriching Creekside Neighbourhood	52%	8%	40%

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 Burwood. Hearing and understanding the community's views has been instrumental in refining this Vision for Burwood and identifying how Burwood 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 Burwood 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 Burwood.



## Enriching Community

### What we heard

- People support the opportunity for the precinct to provide more diverse and quality housing options that cater to different types of households.
- There is support to provide higher density developments along main road corridors to improve access to public transport and services.
- There is a desire to provide a greater variety of affordable, accessible and socially inclusive housing.
- People would like additional recreational and open spaces to support community well-being for a growing population.

### How this shaped the final Vision

The Conceptual Precinct Plan now identifies more locations for the development of diverse and inclusive housing options across the wider precinct, focussed on main road corridors particularly in areas close to the SRL East station and with good access to public transport, services and amenities. More housing options will be encouraged to support greater diversity and supply of quality housing, including in residential areas immediately west of Gardiners Creek (Kooyongkoot). The updated Vision also gives greater emphasis to the creek corridor and promotes improved access to open space that supports community wellbeing and natural recreation.



## Boosting the Economy

### What we heard

- There is a desire to increase capacity for future employment and industry within the precinct.
- People support the need to attract talented and skilled workers across various industries to drive economic growth within the precinct.
- There is support to further enhance Burwood's employment areas.
- There is a support for land use change that allows the expansion of education and employment opportunities.

### How this shaped the final Vision

The updated Conceptual Precinct Plan recognises that higher change mixed-use and employment areas along Highbury Road will enable a greater diversity of employment opportunities, including modern office spaces that can leverage the proximity to Deakin University to drive growth. The Vision also focuses on attracting and retaining skilled talent for priority industries to support future employment growth in Burwood.



## Enhancing Place

### What we heard

- There is a desire to maintain high quality building design standards, particularly to adjoining parks, waterways and other natural areas.
- There is a strong desire to extend and enhance the natural features of Gardiners Creek (Kooyongkoot).
- There is a desire to improve safety and increase activity around public spaces and employment areas, particularly around Deakin University at night.
- People would like housing density to be balanced against the precinct's natural environment.

### How this shaped the final Vision

The Vision better defines and places greater emphasis on managing the sensitive interface between new developments and existing natural environments, such as Gardiners Creek (Kooyongkoot), to ensure Burwood's unique biodiversity and outdoor recreation opportunities are preserved. More opportunities have also been identified to improve local biodiversity, stormwater management, reduce urban heating, including enhanced green corridors, increased canopy cover and naturalisation of Gardiners Creek (Kooyongkoot).

The Conceptual Precinct Plan more clearly defines high activity areas around Deakin University and the SRL East station that will enable safe and appealing environments. This includes a greater emphasis on Burwood Highway to support higher change, mixed-use development.





## Better Connections

### What we heard

- People support the need for safer and better-connected walking and cycling links across the precinct, particularly along Burwood Highway between the station and Deakin University.
- There is support to prioritise pedestrian areas both within and beyond the precinct through the addition of cycling routes that seamlessly connect the SRL East station, Gardiners Creek (Kooyongkoot) and surrounding areas.
- There is a desire for safer and more accessible public transport connections.
- There is support for prioritising walking to encourage a shift away from cars to reduce congestion throughout the precinct.

### How this shaped the final Vision

The Vision continues to prioritise better walking, cycling and public transport options to make it easier to travel around the precinct without relying on private vehicles. Safer and more convenient crossings along major roads, including Burwood Highway, have been prioritised.

The Conceptual Precinct Plan emphasises additional links to connect local destinations including the SRL East station, Gardiners Creek (Kooyongkoot) trail, Deakin University and the Highbury Road employment area.



# Planning for Burwood's future

## Precinct context

Burwood is located on the lands of the Wurundjeri Woi Wurrung peoples of the Kulin Nation, within the City of Whitehorse and the City of Monash, approximately 12 kilometres east of Melbourne's Central Business District (CBD). The Burwood precinct is located between the Glen Waverley and Box Hill precincts along the SRL East rail alignment.

### Deakin University

As a state-significant education precinct anchored by Deakin University, Burwood plays an important role for metropolitan Melbourne as a leading provider of high-quality international education. Deakin University's world-leading innovation hub comprises scientific research facilities and advanced manufacturing capabilities that support Australia's global supply chain, drive economic growth through innovation and further the country's clean energy agenda.

### Burwood's capacity for higher density local living and specialised housing for students and key workers

Local residential areas typically feature tree-lined streets with medium to large allotments and detached housing. Many streets reflect the character of the bushland corridor created by Gardiners Creek (Kooyongkoot). To the west, there are more townhouses and apartment developments, which introduce greater density overlooking the creek corridor.

Burwood's existing arterial road network can cater to increased residential density and diverse housing options, leveraging Burwood's natural environment and well-regarded education and community services.

### Burwood's community and recreational assets

The Gardiners Creek (Kooyongkoot) corridor provides important recreational and ecological benefits to the broader region and is an essential connection to nature for residents and visitors. The precinct also features several prestigious secondary schools, including Mount Scopus College and Presbyterian Ladies College, in immediate proximity to the SRL East station. Community infrastructure includes Bennettswood Reserve, several general practitioners and a number of sports and recreation facilities.

### Burwood's green spaces and natural environment

Gardiners Creek (Kooyongkoot) is a regionally significant waterway, with parklands that provide a continuous north-south open space corridor connecting Burwood residents to surrounding suburbs via the Gardiners Creek Trail.

Additional public open space runs east-west from McComas Grove Linear Reserve through to Lundgren Chain Reserve. Wattle Park is a larger park to the north of the precinct that includes recreation and sporting facilities.

Other parks and gardens are dispersed throughout the precinct providing opportunities for sports, recreation and play. Larger green spaces, with restricted access, are located at Wattle Park and Deakin University.



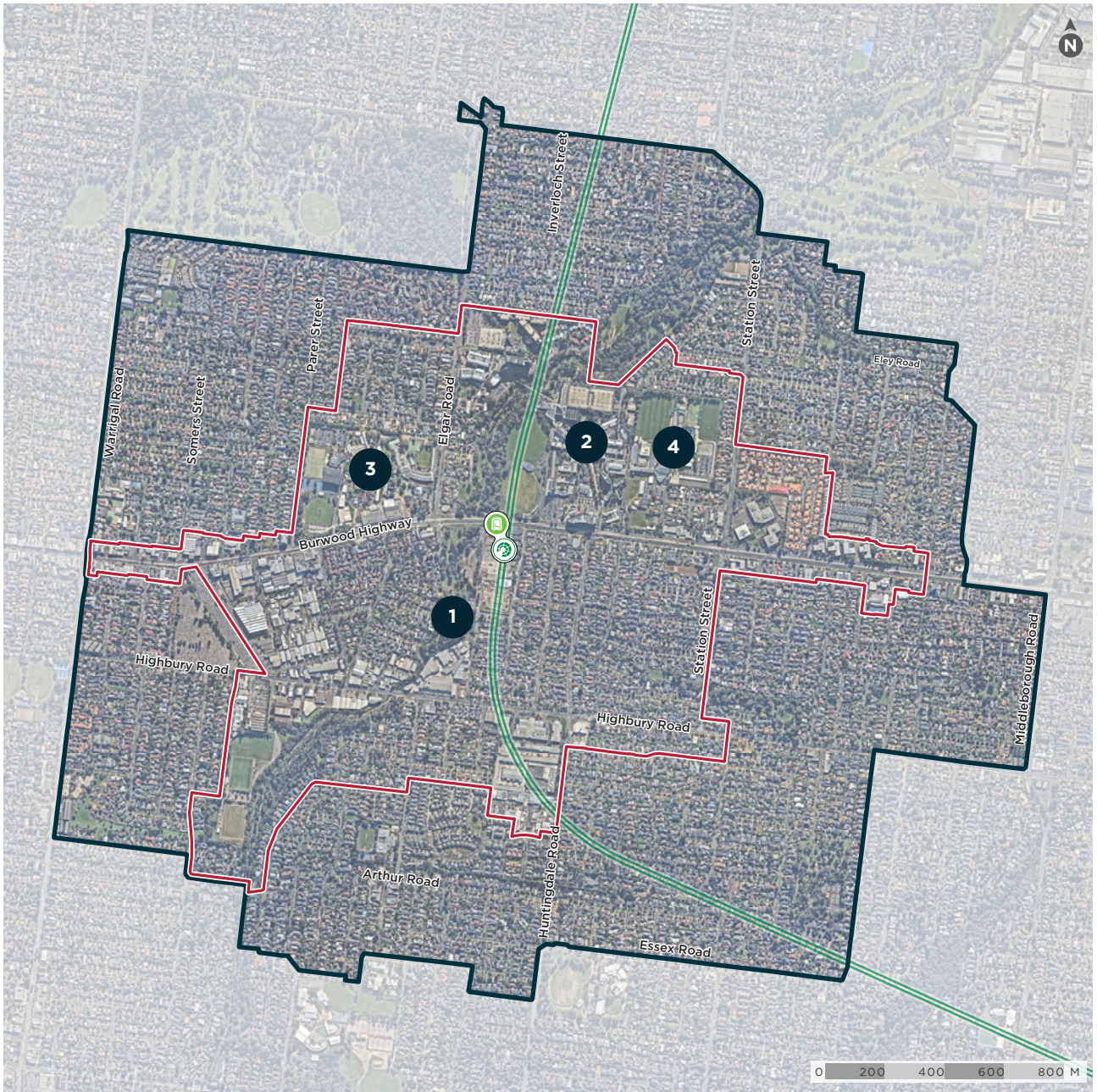





Figure 6: Burwood Context Plan

**Key Features**

- 1 Gardiners Creek (Kooyongkoot) corridor
- 2 Deakin University
- 3 Presbyterian Ladies College
- 4 Mount Scopus College

**Legend**

-  SRL East station
-  Tram stop
-  Structure plan area
-  Planning area



**A thriving urban centre growing responsibly in its natural environment to create a sustainable suburb.**



Figure 7: Visualisation of the future character of Burwood







# Realising the Vision for Burwood

## Precinct themes

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



### Enriching Community

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

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As Burwood grows, housing growth will be focused in areas around the SRL East station with walkable access to open spaces, public transport, employment opportunities and services.

A variety of housing options will cater to different household types, including social and affordable housing and higher density residences, as well as low- to mid-rise apartments and townhouses. Greater housing choice will support a thriving, diverse community that is home to a range of households, including older people, students, essential workers and families on lower incomes.

The areas around the SRL East station and along Burwood Highway will accommodate more mixed-use development. Higher density apartments will be concentrated along Highbury Road and Elgar Road and in locations close to public open space. The areas to the east of Gardiners Creek Reserve will accommodate higher density new and diverse housing, with building heights and setbacks appropriate to the sensitive interface between homes and the creek's natural habitat and local walking trail. This will improve access to this valued parkland for more of the community.

Gardiners Creek (Kooyongkoot) and adjoining parklands will continue to provide open space, recreational and ecological benefits to the broader area. To meet the diverse and changing needs of Burwood's growing population of residents and workers, access to community facilities will be prioritised across the precinct.



## Boosting the Economy

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

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SRL East will generate economic growth within the precinct. New local jobs clustered around the SRL East station will support a mix of uses, boost residential and employment activity and support the growth of a new night-time economy.

The Vision supports Deakin University as the area's anchor institution, facilitating the further expansion of research and development activities into Burwood's employment areas. Co-locating complementary advanced manufacturing industries with education providers could produce synergies and specialisation, helping to drive economic growth, attract talent and boost the precinct's global competitiveness.

The Vision reimagines Burwood Highway as a mixed-use economic corridor with retail, office and commercial uses at lower levels, supported by residential uses above. Further away, expanding business and job opportunities at Greenwood Business Park will provide more local jobs.

The Huntingdale Road Industrial Area and Highbury Road South Industrial Area will continue as important employment areas, providing a strong foundation for diversified jobs growth. Higher density and new, modern developments that support employment growth will be encouraged in these areas.



## 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.**

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Valued for its lush greenery and natural environment, Burwood will continue to preserve these unique characteristics while accommodating a growing population. Buildings and public spaces will be designed to take into account the area's natural environment and character of individual sites and places to achieve high quality and appropriate outcomes. Buildings will be designed to retain adequate access to sunlight at Gardiners Reserve, and maintain access to key sites, including Deakin University.

New housing and employment developments near the creek will respond to this sensitive environment and contribute positively to public spaces in Burwood.

Significant development will occur closest to the new SRL East station and along key streets and thoroughfares including Burwood Highway, Highbury Road and Elgar Road, where there is the greatest access to public transport. This will help to create a central heart for the precinct that is vibrant, safe and lively, both day and night, with upgraded public spaces.

Areas further away from the SRL East station will experience gradual residential growth and built form change through well-designed townhouses and low- to mid-rise apartments in suitable locations.





## 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.**

In the future, population, education and jobs growth within and beyond the precinct will require the transport network to carry more people around Burwood. New infrastructure and approaches will be needed to support a change in people's travel behaviour and enable residents, workers and visitors to travel comfortably without a car.

Safer, greener streets will elevate residents' quality of life, prioritising walking and cycling, enabling greater social connectedness and improving people's wellbeing. Multiple transport options to key destinations will decrease dependence on driving and make travel within the precinct more convenient and enjoyable. Evolving the way parking is managed within the precinct will free up road space for other uses.

Walking and cycling routes will be safer and more convenient, making it easier to walk or ride around the precinct. A new pedestrian and cycle crossing over Burwood Highway and Gardiners Creek (Kooyongkoot) will provide safer connections to and from Deakin University and neighbourhoods to the west of the precinct.



## 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, the Burwood precinct and the buildings within it will be more energy efficient and use fewer resources. Creating a low carbon future will benefit people who live and work in Burwood by improving air quality, supporting healthy lifestyles, creating economic and employment opportunities, and improving access to nature.

Burwood's transition to new energy sources and a low carbon precinct will be encouraged by making sure buildings and public spaces are equipped with the right technologies and prepared for changing conditions. To mitigate the impact of intense heatwaves and the urban heat island effect, the precinct will accommodate green infrastructure throughout the public areas using methods such as increasing street canopy cover and creating shady green corridors.

Managing stormwater and adopting water sensitive urban design principles that respond to the natural topography of Gardiners Creek (Kooyongkoot) and McComas Grove Drain will build resilience and help manage precious water resources.

# Delivering the Vision for Burwood

This Vision is a key step in planning for the future of the Burwood SRL East precinct. It builds upon the *SRL Precincts: Discussion Paper* and *Draft Precinct Vision* and will guide a new planning framework around the Burwood 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 Burwood 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 scheme 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 Burwood Structure Plan, visit [suburbanrailloop.vic.gov.au](https://suburbanrailloop.vic.gov.au)

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