



Draft Precinct Vision

MONASH





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

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 Monash 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 Monash.

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 Monash

Monash is already home to globally recognised education and research institutions and will grow as Melbourne's epicentre for innovation in health, medicine, materials and manufacturing.

Monash will support a new business destination of state significance that will unite multinational enterprises and young entrepreneurs from mature and emerging sectors. These will be the jobs and industries essential to Melbourne's future competitiveness and prosperity.

With a strong emphasis on environmental sustainability and working partnerships between government, institutions, industry and business, Monash will be acknowledged for its leadership role, showcasing the coexistence of new technologies and economic growth.

Monash will be a place where walking and cycling complement high-frequency public transport, and reduce car dependence.

In the streets and squares around the station, a new kind of town centre will unfold that complements the open space and recreational amenities of the university precinct. A dynamic mix of social, cultural and commercial experiences will create opportunities for people to connect, collaborate and share their ideas.

It will have an eclectic feel, where new buildings will sit alongside spaces that have been adapted for businesses to grow. Entertainment uses will support public life through vibrant streetcorner cafes, small bars and urban art in unexpected locations.

Over time, Monash will deliver more housing diversity for all kinds of people. Students, researchers, academics, and entrepreneurs from all over the world will mingle with locals in Monash's compact, smart and sustainable neighbourhoods.

At Monash, SRL East will unlock a knowledge and innovation precinct of global impact.

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**

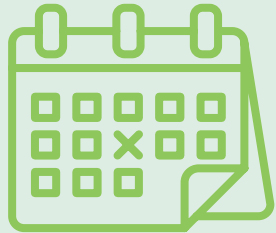
In addition, workshops have been held with key stakeholder groups, including state and local government partners and key educational and health institutions in each precinct.

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.

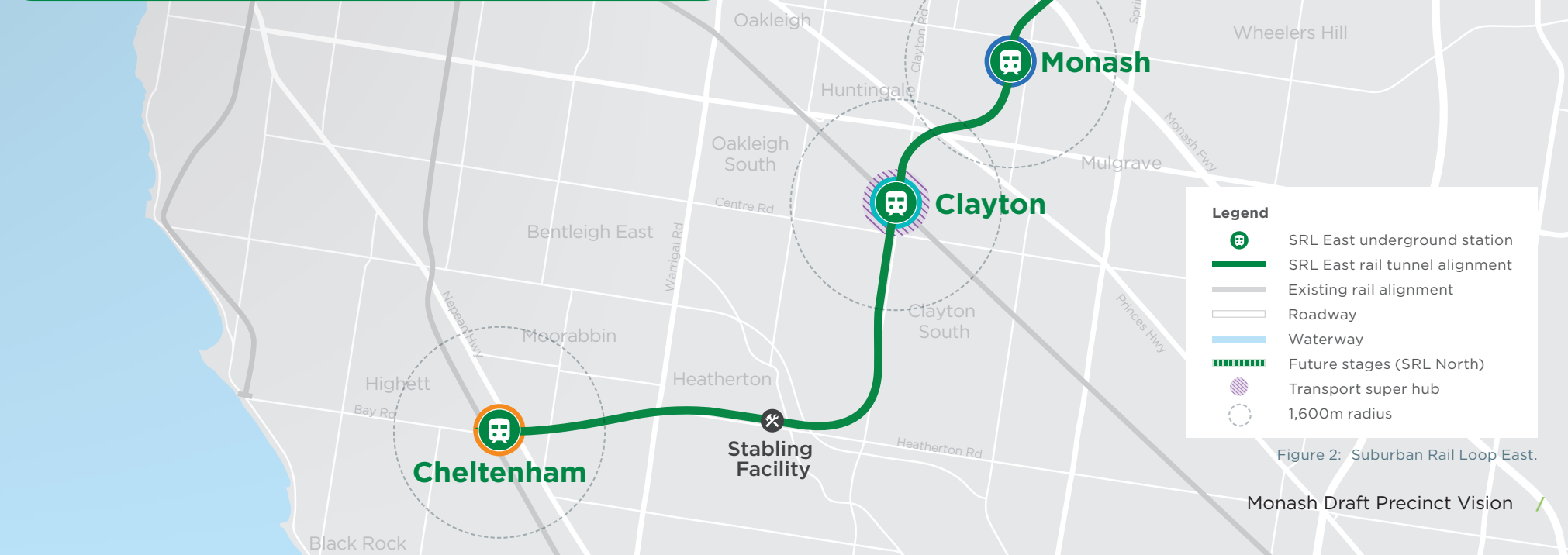
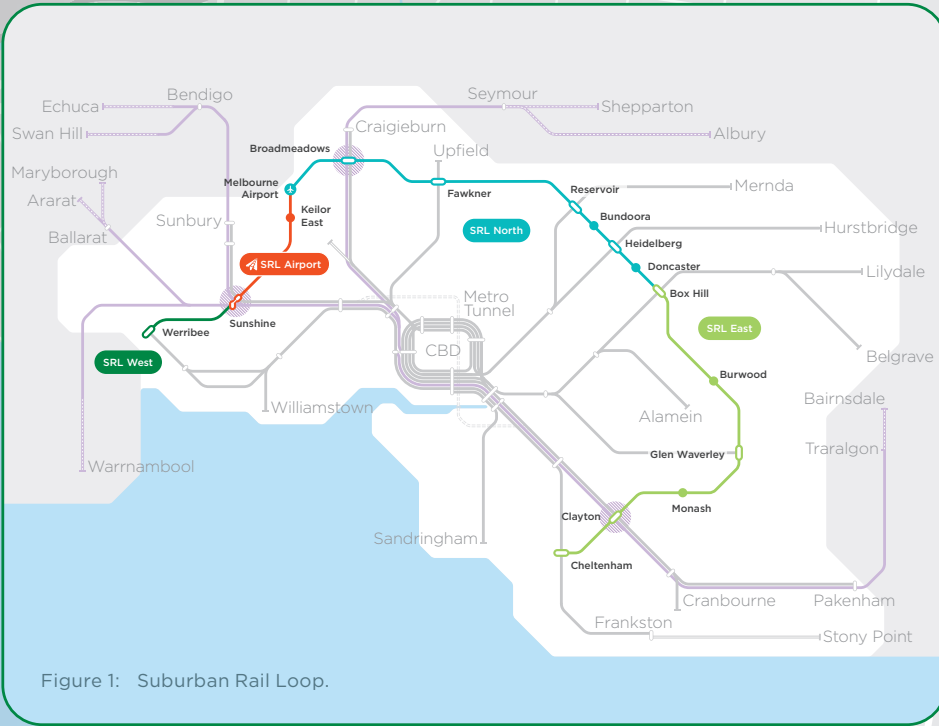
From 2035, trains will run every six minutes in the peak and will enable passengers to travel from Cheltenham to Box Hill in around 22 minutes. Train frequency will increase to meet demand as future SRL stages are delivered, with an ultimate service frequency every two minutes.

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



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 Monash as part of SRL will help:



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



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



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



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



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



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

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 Monash

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



Priority outcome A

Capacity for future employment and industry



Priority outcome B

Strategically aligned economic development



Priority outcome C

Social connectedness and wellbeing



Priority outcome D

Increased cycling and walking connections



Priority outcome E

Improved connectivity to jobs and services

Community feedback emphasises the uniqueness of the precinct, noting economic development should favour areas of innovation and knowledge sharing between industry and education.

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 – Monash

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

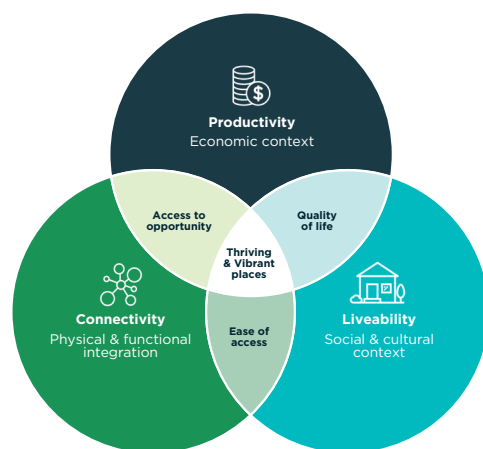


Figure 3: Intersection between the three SRL objectives.

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



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.

Monash in the SRL East corridor

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

Planning for Monash 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.

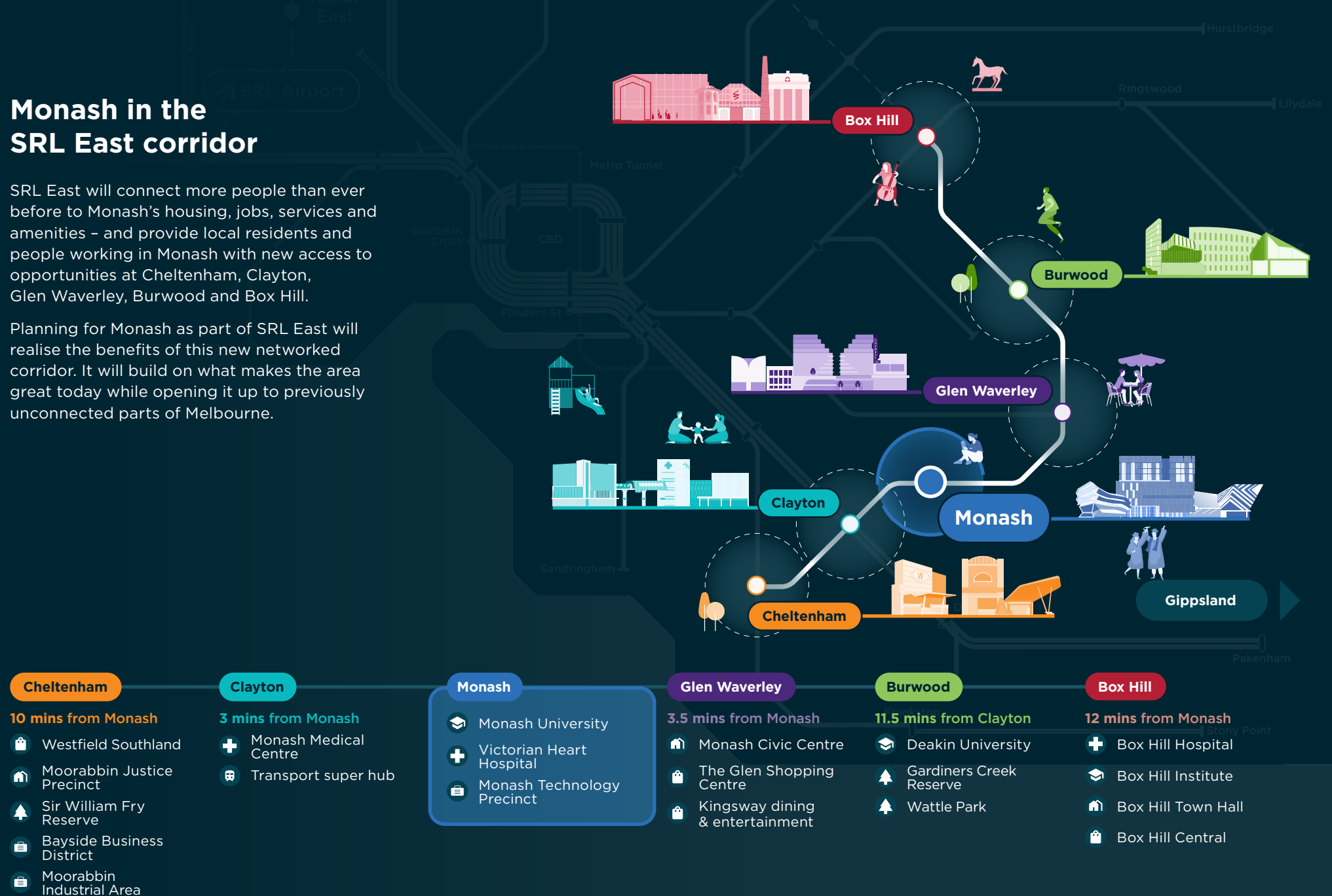


Figure 4: The unique attractors within each precinct in the corridor.

Realising the Draft Vision for Monash

SRL will unlock
opportunities in Monash,
to create a knowledge
and innovation precinct
of global impact.



Vision-led planning for Monash

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

This Draft Precinct Vision sets the aspiration for strategic planning in the Monash 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 Monash 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, Monash will accommodate around 30,500 residents and 162,500 jobs – this means Monash 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 Monash, 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 Monash will be guided by strategic planning that ensures its long term success as a place where people love to live, work and visit.



Monash Draft Precinct Plan

This is a visual representation of the Draft Precinct Vision.

It identifies where change is likely to occur as Monash 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.

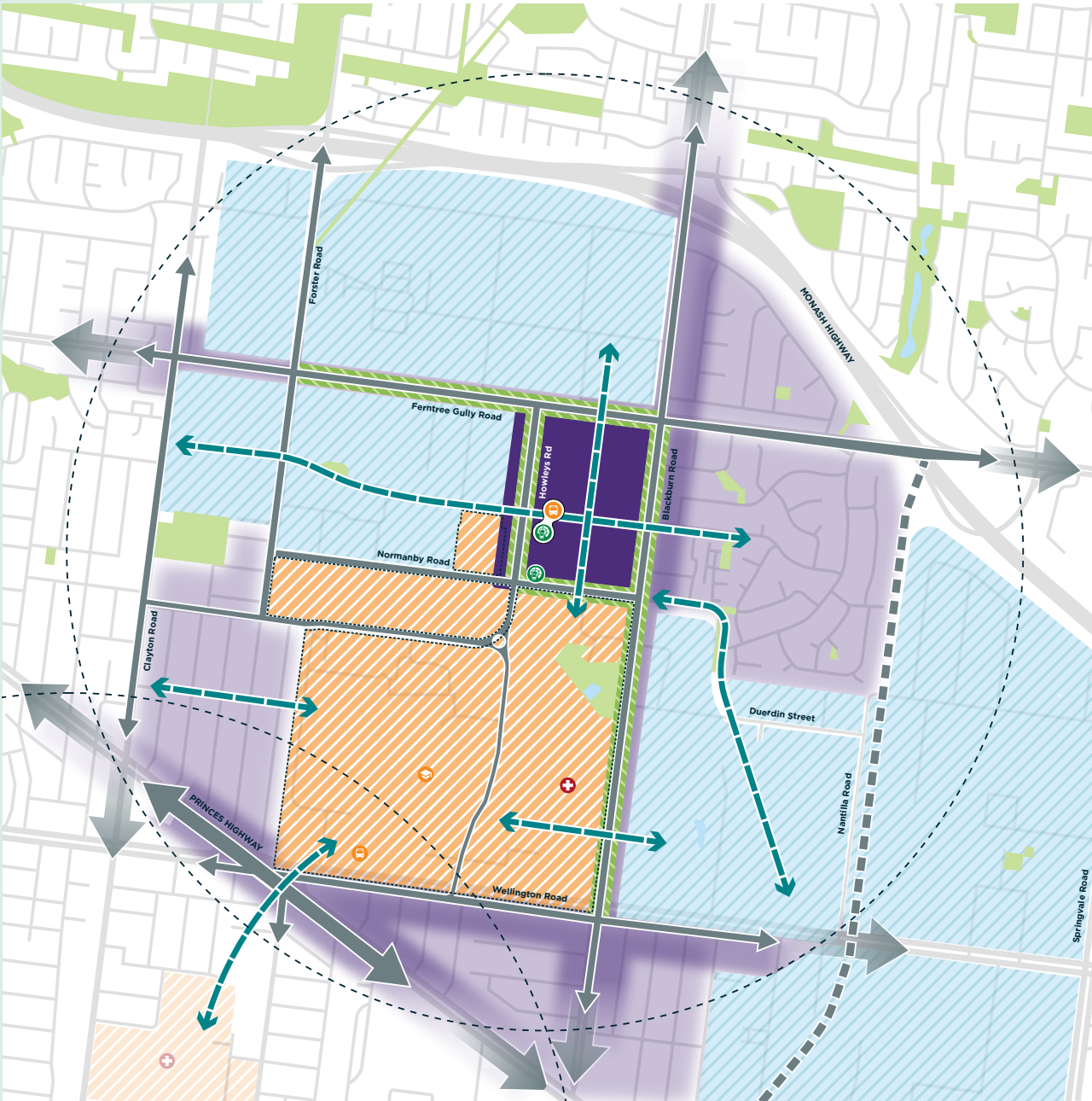
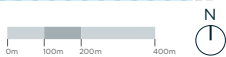


Figure 5: Monash Draft Precinct Plan.



What kind of change could this include?

Future planning for Monash will focus on delivering more quality jobs and housing options close to public transport, prioritising its role within a National Employment and Innovation Cluster, encouraging investment and creating a vibrant, attractive destination.

Substantial employment growth is expected to deliver new kinds of jobs across many sectors. Future growth will be underpinned by the precinct's existing clusters of health, research and innovation institutions. Planning will support existing economic strengths, while enabling commercial and industrial uses to evolve.

Medium Change areas provide more future homes in semi-detached dwellings and townhouses, with potential for lower-rise apartments on suitable sites.

Future Employment areas will intensify to include a mix of industrial and commercial uses, expanding the existing advanced manufacturing capability. Innovative new businesses will require many kinds of space, close to research and health facilities.

As Monash transforms, more people will choose to live close to where they work and study.

Higher Change areas will meet the needs of students and key workers, providing housing choice within mixed-use neighbourhoods including apartments and townhouses.

Significant Change areas near to the SRL station will provide taller commercial buildings supported by a mixed-use town centre. This new, high amenity environment with upgraded public spaces will support growth in knowledge jobs.

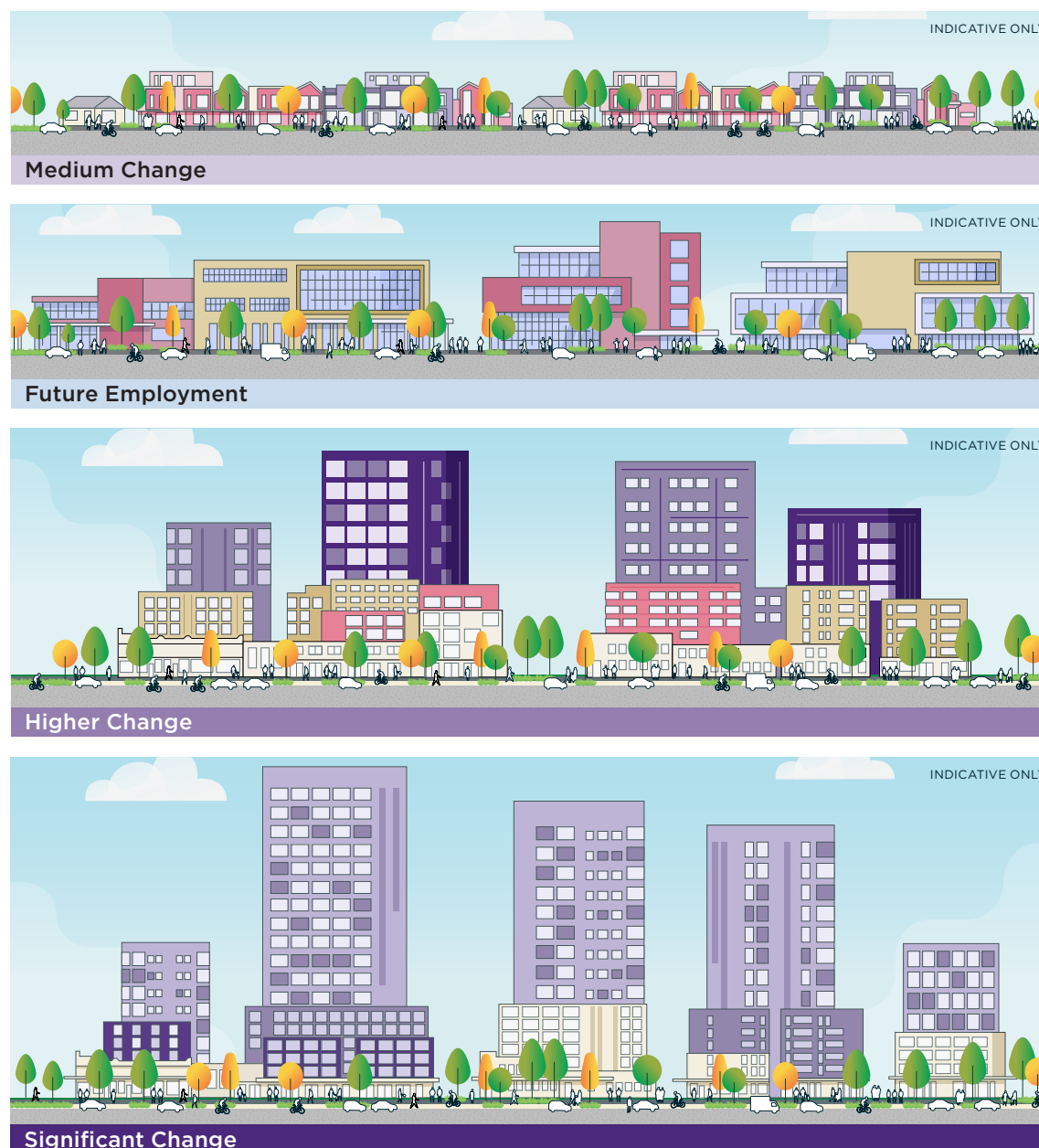


Figure 6: What will the change areas could look and feel like in the future.



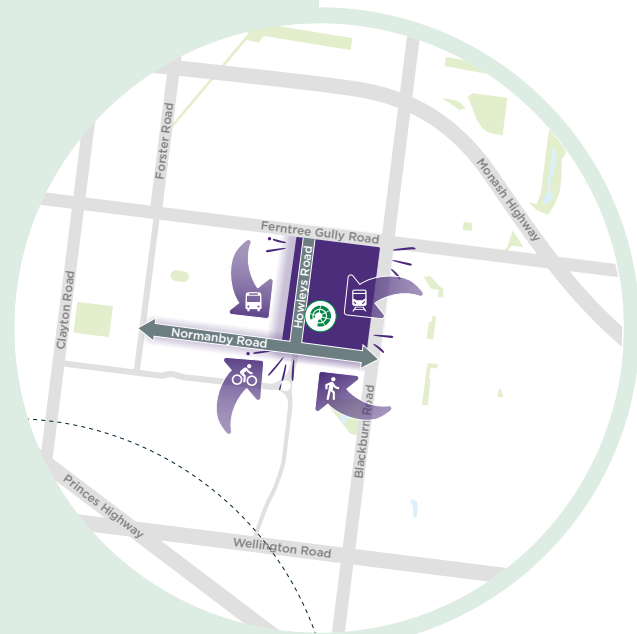
Preliminary ideas

The preliminary ideas for Monash 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

Create a new town centre in the Monash Precinct.



- Plan for land use change around the new SRL station - prioritising high-intensity employment with supporting opportunities for residential dwellings, retail shops, hospitality venues and local community facilities.
- Guide outcomes to facilitate high-quality urban design, while enabling the areas around the station, particularly on Howleys Road and Normanby Road, to transform to meet the needs of the community as it grows.

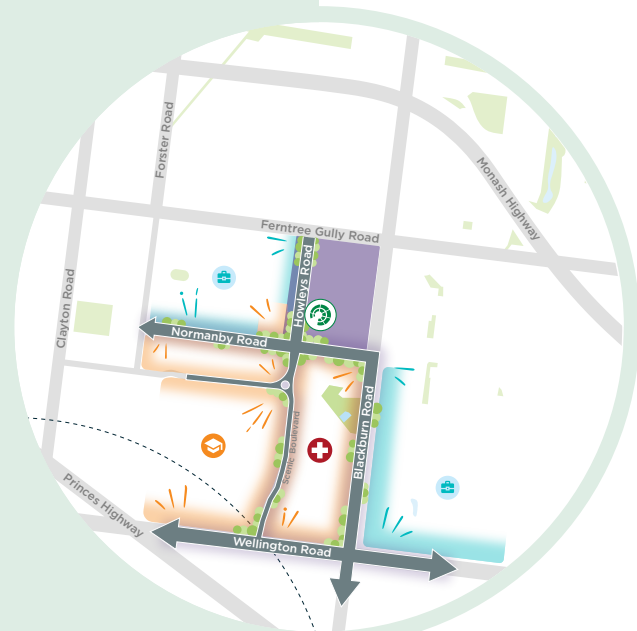
Links to themes

-  Enriching Community
-  Enhancing Place

- Deliver public amenity outcomes to support the needs of people walking, cycling and using public transport by creating direct links between destinations.
- Create a brand for the precinct as an innovation district, and a distinctive and sustainable destination with a sought after address for business.

Links to priority outcomes

-  C - Social connectedness and wellbeing
-  E - Improved connectivity to jobs and services





Preliminary Idea 2

Activate streets to make moving between destinations a connected experience.



- Encourage institutions and large landholders to orient buildings to actively engage with streets and improve access to and through their sites.
- Reduce setbacks to bring buildings closer to the street, and improve street landscapes, creating a more walkable environment.

Links to themes

-  Better Connections
-  Enhancing Place

- Enhance streets and roads including Howleys Road, Normanby Road, Blackburn Road and Scenic Boulevard, by greening streets and improving public places.
- Improve walking and cycling connections between destinations within the precinct, especially between the new station, Monash University, CSIRO and the Victorian Heart Hospital.

Links to priority outcomes

-  C - Social connectedness and wellbeing
-  D - Increased cycling and walking connections





Preliminary Idea 3

Encourage innovation clusters that support economic growth.



- Preserve land use for economic growth and development, prioritising employment, ensuring businesses have the land and planning settings they need to grow and scale up.
- Update planning settings to support intensification of specialised employment uses - such as Moderna mRNA vaccine manufacturing facility, Melbourne Centre for Nanofabrication and the Victorian Heart Hospital.

Links to themes

-  Boosting the Economy
-  Enhancing Place

- Guide redevelopment of strategic sites to encourage both large and small scale enterprises, to foster innovation and specialised uses.
- Encourage the clustering of economic activity, leveraging the new SRL station and attracting businesses to the precinct which have research and development strengths.

Links to priority outcomes

-  A - Capacity for future employment and industry
-  B - Strategically aligned economic development





Preliminary Idea 4

Improve movement and connections across the precinct.



- Create a grid-like pattern of streets across the central area of the precinct, north of Normanby Road and south of Ferntree Gully Road.
- Improve links between the new town centre at the SRL station and employment areas in focus for land use intensification along Blackburn Road, opposite Monash University.

Links to themes

-  Better Connections
-  Enhancing Place

- Encourage walking, cycling and public transport use as the preferred modes of travel by supporting these modes along major road corridors, and improving walking and cycling connections across the precinct.
- Support new and emerging transport options with the new interchange at the SRL station.

Links to priority outcomes

-  D - Increased cycling and walking connections
-  E - Improved connectivity to jobs and services





Preliminary Idea 5

Create greener streets that include increased vegetation and reduced hard surfaces.



- Increase canopy cover across the precinct to mitigate the urban heat island effect.
- Investigate ways to support community use and naturalisation of existing water infrastructure in the precinct - including drains and water storage facilities.

Links to themes

-  Enriching Community
-  Empowering Sustainability

- Encourage sustainable urban water management throughout the precinct, including improved water reuse opportunities.
- Encourage business to transition to more sustainable practices through more efficient use of materials, becoming part of the circular economy.

Links to priority outcomes

-  C - Social connectedness and wellbeing
-  D - Increased cycling and walking connections





Preliminary Idea 6

Drive productivity and economic growth.



- Plan for public transport capable corridors along Ferntree Gully Road and Blackburn Road, to increase access to jobs and services across the precinct.
- Encourage land uses along corridors of economic activity, aligning intensity of growth to areas of greatest accessibility.

Links to themes

-  Boosting the Economy
-  Enhancing Place

- Enhance accessibility between clusters of businesses and institutions that have common interests, including Victorian Heart Hospital, Monash University and Monash Medical Centre in the Clayton Precinct.
- Support an intensified level of development that enables walkers, cyclists and public transport users to benefit from a connected and integrated experience that links destinations, and supports activity at street level.

Links to priority outcomes

-  A - Capacity for future employment and industry
-  B - Strategically aligned economic development

Opportunity areas

Individual neighbourhoods in Monash 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.

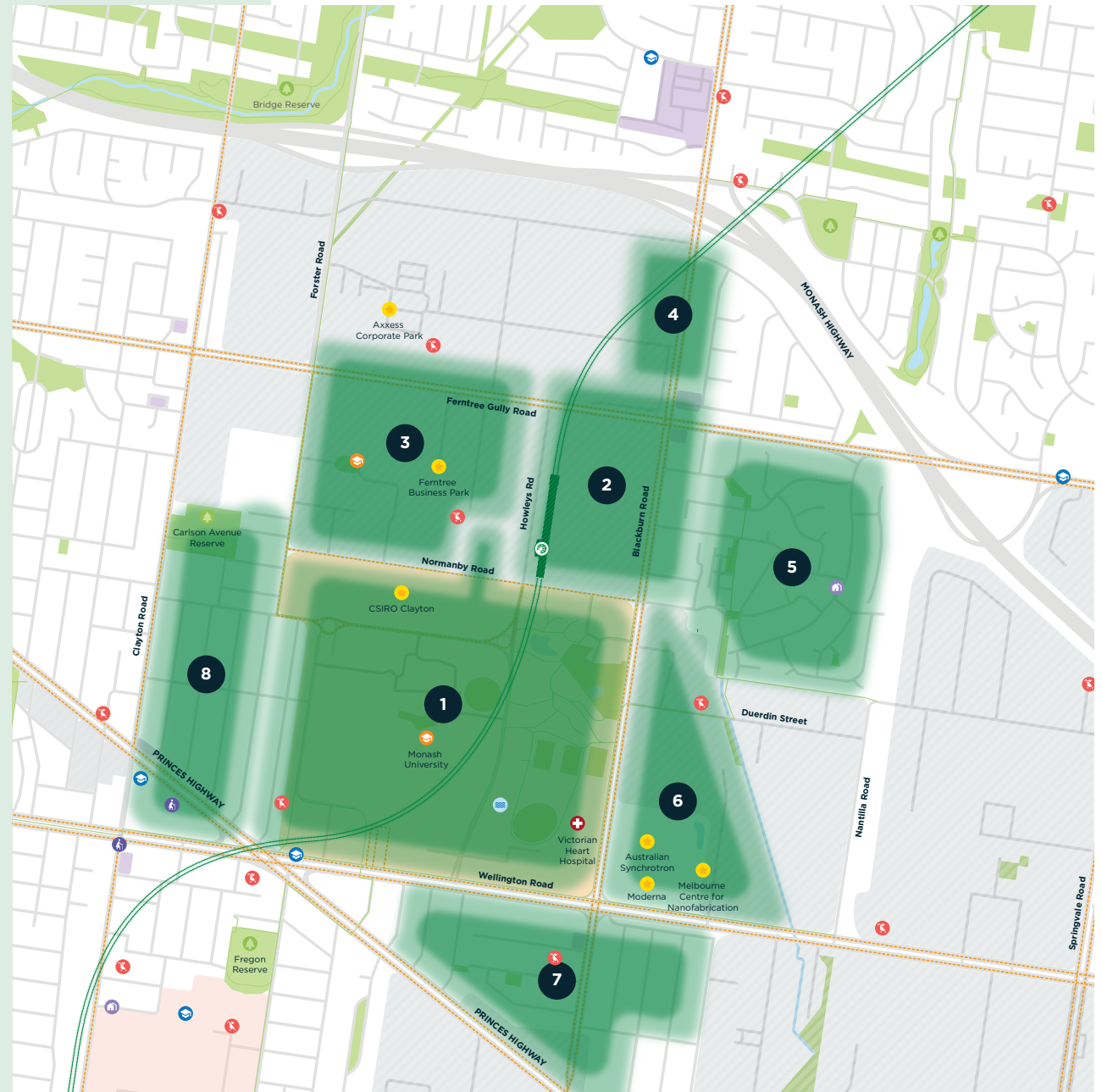
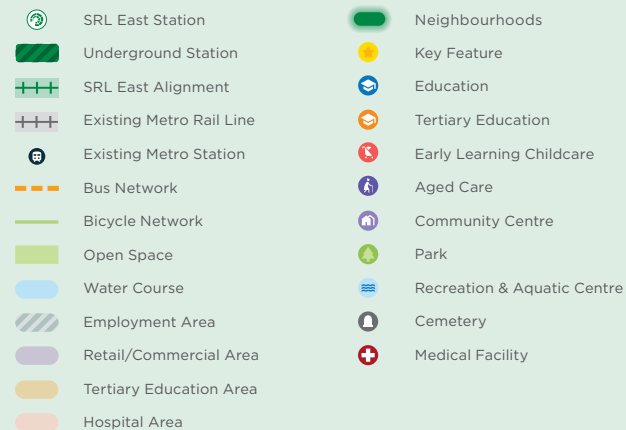


Figure 7: Monash's areas of opportunity.

1 Monash University and CSIRO

Monash University has a campus character in a leafy, green setting. It features high-quality open space, high public amenity and a pedestrian-focused internal street network. Distinctive medium scale, architecturally designed buildings are distributed across the vast grounds, accommodating student and teaching facilities along with research, education and services. The site also includes the Victorian Heart Hospital and is supported by extensive car parking. The Commonwealth Scientific and Industrial Research Organisation (CSIRO) is located to the northwest, and has research and office buildings, set against an environment of ground level car parking, mature trees, open space and pedestrian pathways.

The university campus and CSIRO are exceptionally well located to support development of a new centre of activity at the SRL station at Monash. As the precinct changes, there will be opportunities to better integrate these institutions within the expanding precinct. Growth around the station that will bring new economic opportunities and enrich the local community. Working collaboratively with institutions will be critical in supporting the success of the precinct.

2 Monash Central

The Monash Central area contains the site of the new SRL station and is recognised for its existing employment focus and industrial character. The area currently comprises a mix of low-scale commercial uses, set alongside the leafy residential colleges at the northern edge of the university campus.

As the gateway to the entire precinct, Monash Central will embrace a new scale of transformation and development. Newly formed streets, laneways and spaces will be configured to define a vibrant centre of activity, including future over station development. This will catalyse new public life and activity, provide access to new jobs, amenities and services, and establish a new feature destination for people living and working in Monash. There is an opportunity to offer a diversified range of housing, retail and hospitality, which will be carefully balanced to enhance the employment and innovation priorities of the area. Bringing together a mix of uses will help create the right settings to position Monash Central as an innovation district, attracting and inspiring innovation from businesses and institutions in the precinct.

3 Employment Growth

The Employment Growth neighbourhood is an existing employment area consisting of large industrial and commercial buildings, including strata title and campus-style offices. Most of the office buildings in this area are low-scale (two to six storeys) and specialist use buildings that sit within a landscaped and vehicle reliant environment. The neighbourhood adjoins a residential area to the west and has an important interface with the CSIRO site to the south.

With its proximity to the new SRL station and existing low-scale development, this neighbourhood offers considerable potential to accommodate more jobs within a well-connected, pedestrian friendly environment. Development here can help gradually transition away from low-scale, dispersed industrial activity towards higher intensity knowledge-based businesses. Existing specialised industries will continue to grow and expand, ensuring the precinct maintains its focus on employment and innovation while adapting to support increases in job diversity and density. Strategic planning will also carefully consider the neighbourhood's role as a buffer for the residential areas in the west. There are opportunities to improve the public amenity for pedestrians, including enhancing Normanby Road.

4 Blackburn Road North

Blackburn Road North is the main connection to areas north of the Monash Freeway. The road borders the business park-style commercial buildings on the west and residential buildings on the east. Established trees help define a leafy, though vehicle-dominated streetscape.

Blackburn Road will be a public and active transport corridor, with improved north-south walking, cycling and public transport connections. Blackburn Road North will support a mix of uses, including commercial offices and residential apartments, that will enable the area to evolve from a movement corridor to a place in its own right. Increasing the scale of development along Blackburn Road will support the expansion of activity from the new centre to the north. This will drive intensified employment opportunities and provide more housing choice.

5 Notting Hill Residential

This area contains single and double storey residential homes bound by Ferntree Gully Road, the future Westall Road Extension reserve, pockets of industrial land to the south and development that fronts Blackburn Road. The land has a recognisable slope towards the south east and the lot configuration is characterised by its cul-de-sac street network.

Within a short walk of the new SRL station and future amenities on Blackburn Road, this residential area can support increased housing diversity within a distinctive local environment. New developments in strategic locations can increase the supply of apartments and student accommodation.

6 Nanotech Neighbourhood

The Nanotech Neighbourhood is located to the east of Blackburn Road and has a mix of existing uses, including business parks, logistics and industrial warehouse facilities. It includes the Moderna mRNA vaccine manufacturing facility, Melbourne Centre for Nanofabrication and the Australian Synchrotron, a major research facility operated by the Australian Government. The Victorian Heart Hospital sits across the road on the Monash University campus.

Located within walking distance of the new SRL station, the area will benefit from new active and public transport connections along Blackburn Road that will dramatically improve its accessibility to the wider area and the rest of Melbourne. It will offer new accommodation options for businesses seeking to locate close to the research and development institutions. Its sought-after location will enable a new scale of development which will complement the employment uses, and support the increasing intensity and diversity of jobs in Monash.

7 Blackburn Road South Residential

The Blackburn Road South Residential area is defined by the M-City development, surrounded by leafy residential streets and low-density detached dwellings. Some instances of semi-detached dwellings and small scale apartment buildings exist across the area. The area has convenient access to shops, amenities and services, and public transport.

With proximity to employment opportunities across the Monash and Clayton precincts and improved access created by SRL East, this area can help support change. Complementing and expanding on the scale of change that has already occurred at M-City, this area can accommodate the housing needs of a diverse and growing community.

8 Clayton North Residential

The Clayton North Residential area is a suburban residential area located to the west of Monash University. The area is defined by low-density, suburban residential streets with one to two storey homes. However, the area is changing with recent subdivisions demonstrating a trend towards two or three houses on a lot.

Adjacent to Monash University and sitting behind Clayton Road, this area provides an opportunity to support increased housing, particularly for those connected to the university and employment opportunities in Monash and Clayton. Consolidation of lots could support an increase in scale and the type of housing offered. Strategic planning will further consider the interface between the university and how it interacts with the surrounding neighbourhood.



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:



