



Draft Precinct Vision

BURWOOD





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

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 Burwood 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 Burwood.

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 Burwood

Burwood will grow and transform into a thriving urban centre, as Deakin University builds on its success.

The renewal of established neighbourhoods will create new residential diversity and amenity, leveraging the natural landscape to create a nature-based, and sustainable suburb.

A vibrant urban centre will emerge around the new SRL transport hub to create a lively social centre for the community. The centre of Burwood will provide everything locals need. It will be home to great cafes and restaurants, providing spaces to work and a unique destination to meet in the evenings and on weekends.

Burwood Highway and Highbury Road will be home to new services and amenities to meet the needs of a diverse and growing community.

A better-connected Burwood Precinct will be dynamic, supporting emerging careers and enterprise, nurturing growing families and connecting generations. Pedestrian and cycle routes will seamlessly connect its centre, the Gardiners Creek corridor and the rest of the suburb – if you don't want to drive, you won't have to.

Gardiners Creek and its extraordinary network of open spaces and wildlife habitats bring people together to experience nature and help supports the active, outdoor recreation lifestyle that people in Burwood enjoy.

Deakin University will continue to cement its place as a globally significant university and research centre, embracing opportunities anchored to the emerging Burwood Precinct.

New populations of students, academics and industries will continue to generate ideas and innovation in Burwood.

As both an important biodiversity corridor and a treasured community amenity, an enhanced Gardiners Creek will be the focal point of this vibrant precinct.

Burwood confidently embraces renewal while celebrating its beautiful natural assets and vibrant urban centre.

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**

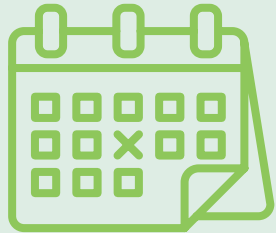
In addition, workshops have been held with key stakeholder groups, including state and local government partners and key educational and health institutions in each precinct.

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.

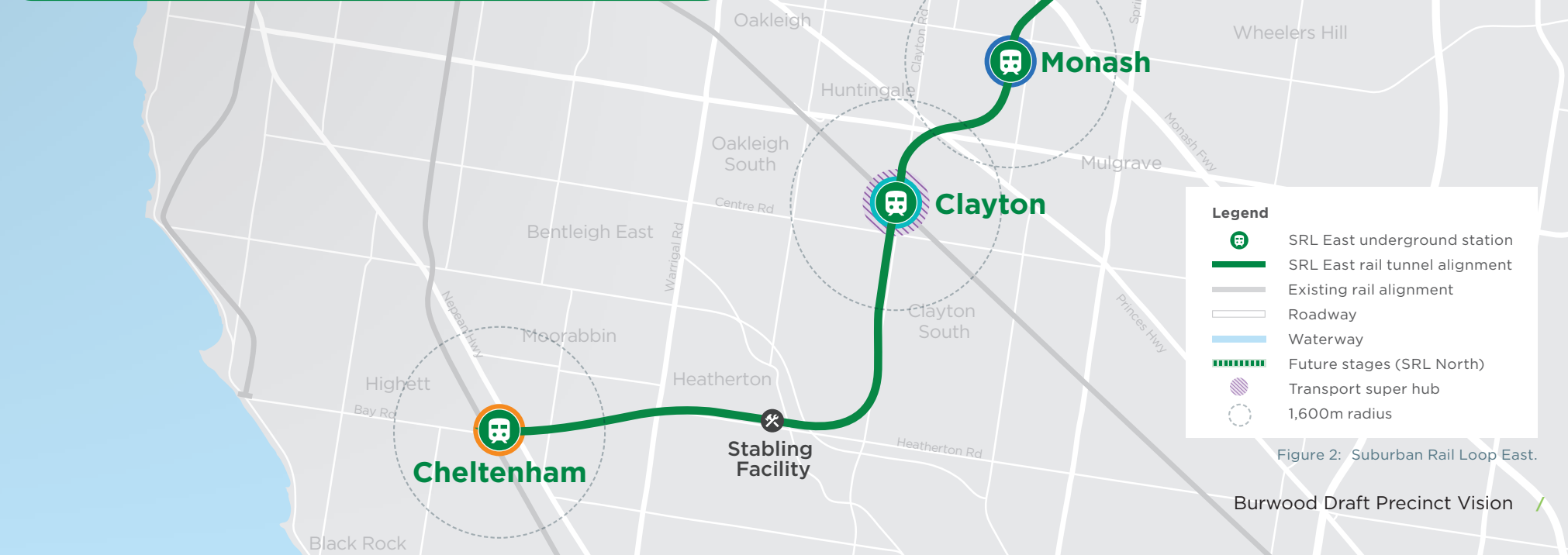
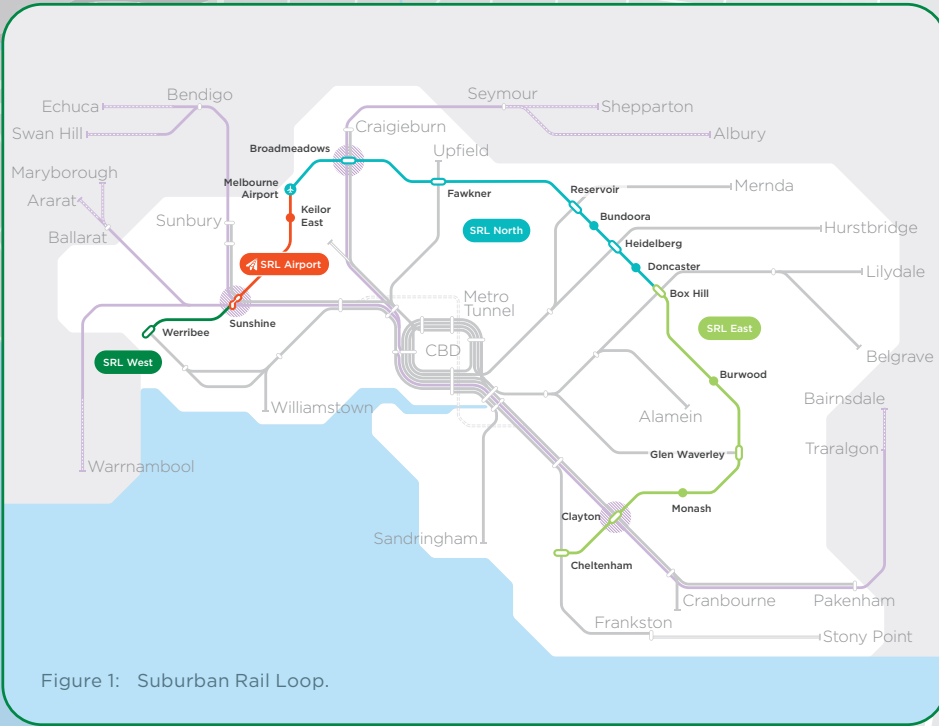
From 2035, trains will run every six minutes in the peak and will enable passengers to travel from Cheltenham to Box Hill in around 22 minutes. Train frequency will increase to meet demand as future SRL stages are delivered, with an ultimate service frequency every two minutes.

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 Burwood, 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 Burwood 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 Burwood

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



Priority outcome A
Diverse housing options



Priority outcome B
Enhanced environment and biodiversity



Priority outcome C
Capacity for future employment and industry



Priority outcome D
More diverse, high-value jobs



Priority outcome E
Increased cycling and walking connections

Community feedback emphasises the need for more housing options, including affordable homes, improved walking and cycling infrastructure and enhanced green open spaces, including a regenerated Gardiners Creek corridor.

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 – Burwood

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

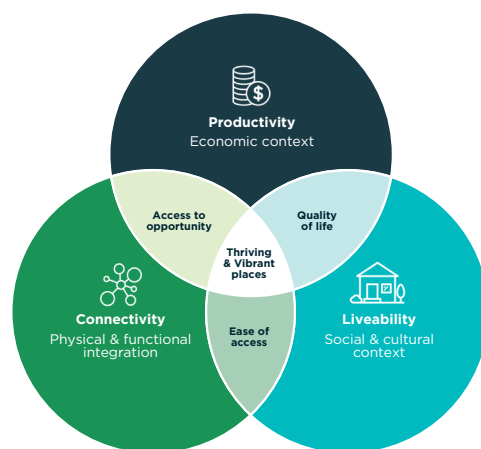


Figure 3: Intersection between the three SRL objectives.

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



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.

Burwood in the SRL East corridor

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

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

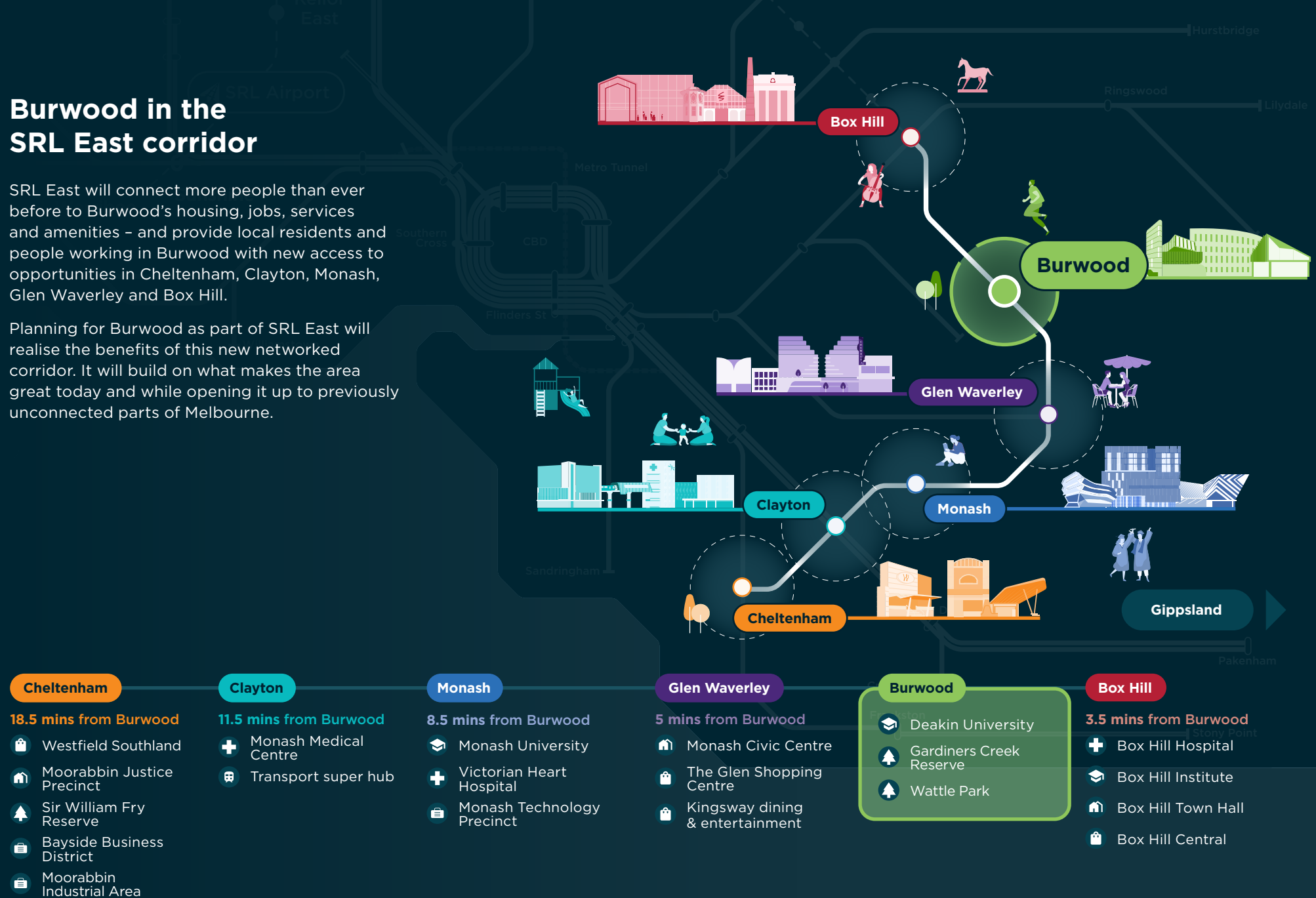


Figure 4: The unique attractors within each precinct in the corridor.

Realising the Draft Vision for Burwood

SRL will unlock new opportunities in Burwood for public and active transport - raising the benchmark for the design of sustainable suburbs.



Vision-led planning for Burwood

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

This Draft Precinct Vision sets the aspiration for strategic planning in the Burwood 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 Burwood 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, Burwood will accommodate around 44,500 residents and 24,000 jobs – this means Burwood 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 Burwood 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 Burwood will be guided by strategic planning that ensures its long term success as a place where people love to live, work and visit.



Burwood Draft Precinct Plan

This is a visual representation of the Draft Precinct Vision.

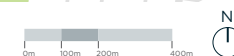
It identifies where change is likely to occur as Burwood grows over time, supported by enhanced connectivity, improved community amenities, diversified retail and commercial areas and increased local job opportunities.

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

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



Figure 5: Burwood Draft Precinct Plan.



What kind of change could this include?

Future planning for Burwood will provide a great opportunity to deliver more housing where people want to live, with high design standards in great places close to local schools and Deakin University.

SRL will better connect Burwood with the rest of metropolitan Melbourne – creating the right conditions to attract investment in new job opportunities, and unlocking new spaces to boost housing supply.

Targeted and detailed precinct planning will consider the different character, strengths, and opportunities for each of the local neighbourhoods. **Medium Change** areas will provide opportunities for more incremental residential growth, providing quality social and affordable housing, well-designed townhouses and smaller scale apartments in appropriate locations.

Enabling more housing diversity in highly accessible areas will be a priority for Burwood. **Higher Change** areas, particularly along Burwood Highway, Elgar Road and Highbury Road, will provide new homes in well-designed apartments at varying heights.

Significant Change will be targeted to the areas nearest to the new SRL station. As a mixed-use centre with access to the university campus and high-quality open spaces, it will support more homes, job opportunities and local services for the growing community.



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



Preliminary Ideas

The preliminary ideas for Burwood 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

Embrace the opportunity presented by the new SRL station to establish a new mixed-use centre.



- Encourage a diverse mix of land uses (including housing, hospitality and retail) and buildings to cluster around the new SRL station, supporting employment, housing choices and high-quality public spaces.

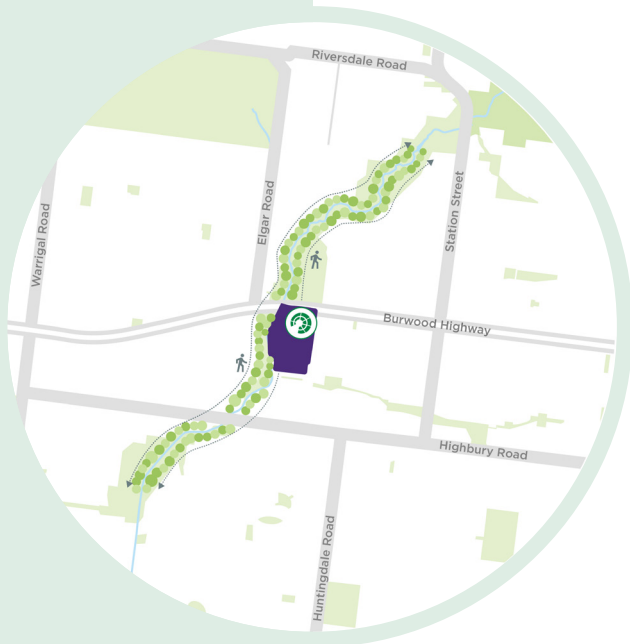
- Allow for new forms of developments in focused locations closest to the new SRL station.
- Deliver an accessible and high-quality public transport interchange between the SRL station, bus services and the tram route along Burwood Highway.
- Expand the role of Sinnott Street to create an improved link between the Highbury Road and Burwood Highway corridors.

Links to themes

-  Enriching Community
-  Enhancing Place

Links to priority outcomes

-  A - Diverse housing options
-  D - More diverse, high-value jobs





Preliminary Idea 2

Extend and enhance the natural features of Gardiners Creek.



- Investigate regenerating the creek environs and develop a more ecologically connected urban landscape.

- Support improved biodiversity outcomes along the Gardiners Creek corridor through improved vegetation, species selection and landscaping elements.
- Explore options to improve the Gardiners Creek Trail to provide better access through the precinct.

Links to themes

-  Empowering Sustainability
-  Better Connections

Links to priority outcomes

-  B - Enhanced environment and biodiversity
-  E - Increased cycling and walking connections





Preliminary Idea 3

Enhance Burwood Highway, Highbury Road and Elgar Road corridors activity.



- Encourage different land uses and building types along Burwood Highway, Elgar Road and Highbury Road to accommodate a greater diversity of employment opportunities, local amenities, and services as well as increased housing choice.
- Improve opportunities for safe and accessible pedestrian crossings along Burwood Highway.

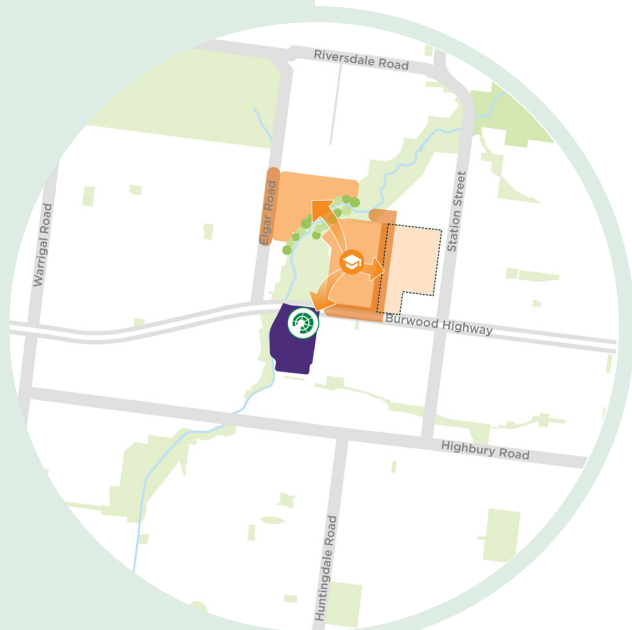
Links to themes

-  Better Connections
-  Enhancing Place

- Investigate Highbury Road as a secondary east-west corridor which enables greater connection to the centre of the precinct and its employment opportunities.
- Explore options to establish Elgar Road as an activated corridor with a mix of land uses better connecting the centre of the precinct with Deakin University and Wattle Park.
- Enhance local amenity by planting more trees, supporting the natural character of Burwood.

Links to priority outcomes

-  A - Diverse housing options
-  B - Enhanced environment and biodiversity





Preliminary Idea 4

Support the growth of the education precinct.



- Support land use change that allows the expansion of education and employment opportunities. Encourage institutions and services to co-locate in the precinct.

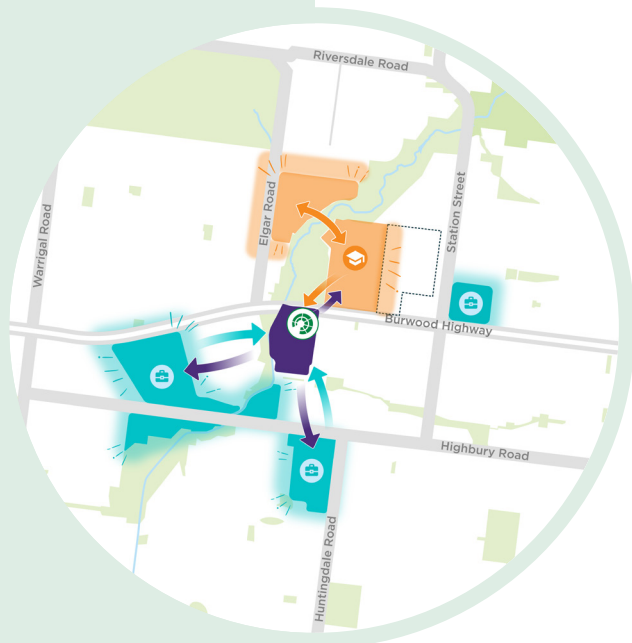
Links to themes

-  Boosting the Economy
-  Enhancing Place

- Enhance the interface at all edges of Deakin University to create a people-focused, accessible and safe environment between the university campus and surrounding areas.
- Facilitate knowledge transfer, cultivating research clusters and encouraging innovation and commercialisation through linking and growing enterprise areas.

Links to priority outcomes

-  C - Capacity for future employment and industry
-  D - More diverse, high-value jobs





Preliminary Idea 5

Support job growth across the precinct.



- Plan for the intensification and diversification of Burwood's existing employment land along Highbury Road in particular, to accommodate innovative businesses and complementary uses.
- Ensure that the redevelopment of strategically important sites supports the employment aims of the precinct.

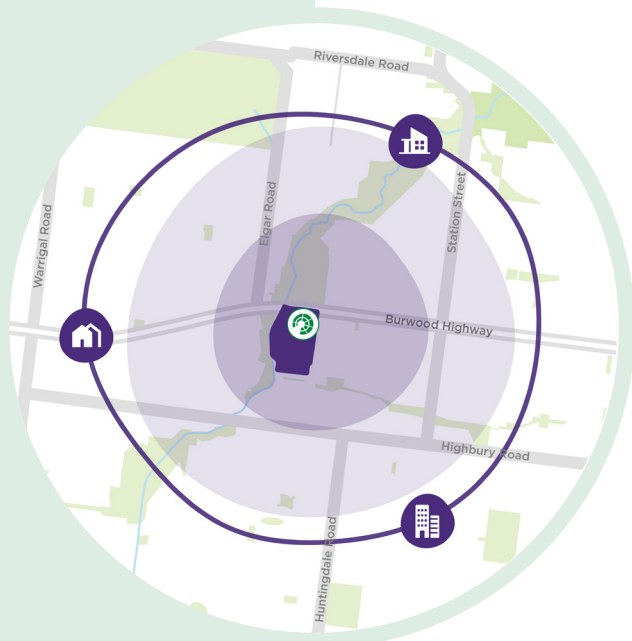
- Guide planning and development through building and land use controls that support job growth and increases in employment density.
- Encourage high-quality design outcomes and urban amenity that attracts businesses and institutions to Burwood.
- Enhance corridors to become vibrant and diverse places that support a mix of employment opportunities, including retail and hospitality.

Links to themes

-  Boosting the Economy
-  Enhancing Place

Links to priority outcomes

-  C - Capacity for future employment and industry
-  D - More diverse, high-value jobs





Preliminary Idea 6

Enable greater housing choice.



- Plan for growth that improves housing choice, concentrating it in areas with the greatest accessibility to the new SRL station.
- Enable increases in medium scale housing development to support growth.

- Encourage diverse housing types, including social, affordable and other specialist housing to improve local living options for students and essential workers.
- Facilitate housing in areas that are accessible and connected to walking and cycling links, including along Burwood Highway.

Links to themes

-  Enriching Community
-  Enhancing Place

Links to priority outcomes

-  A - Diverse housing options
-  E - Increased cycling and walking connections

Opportunity areas

Individual neighbourhoods in Burwood 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.

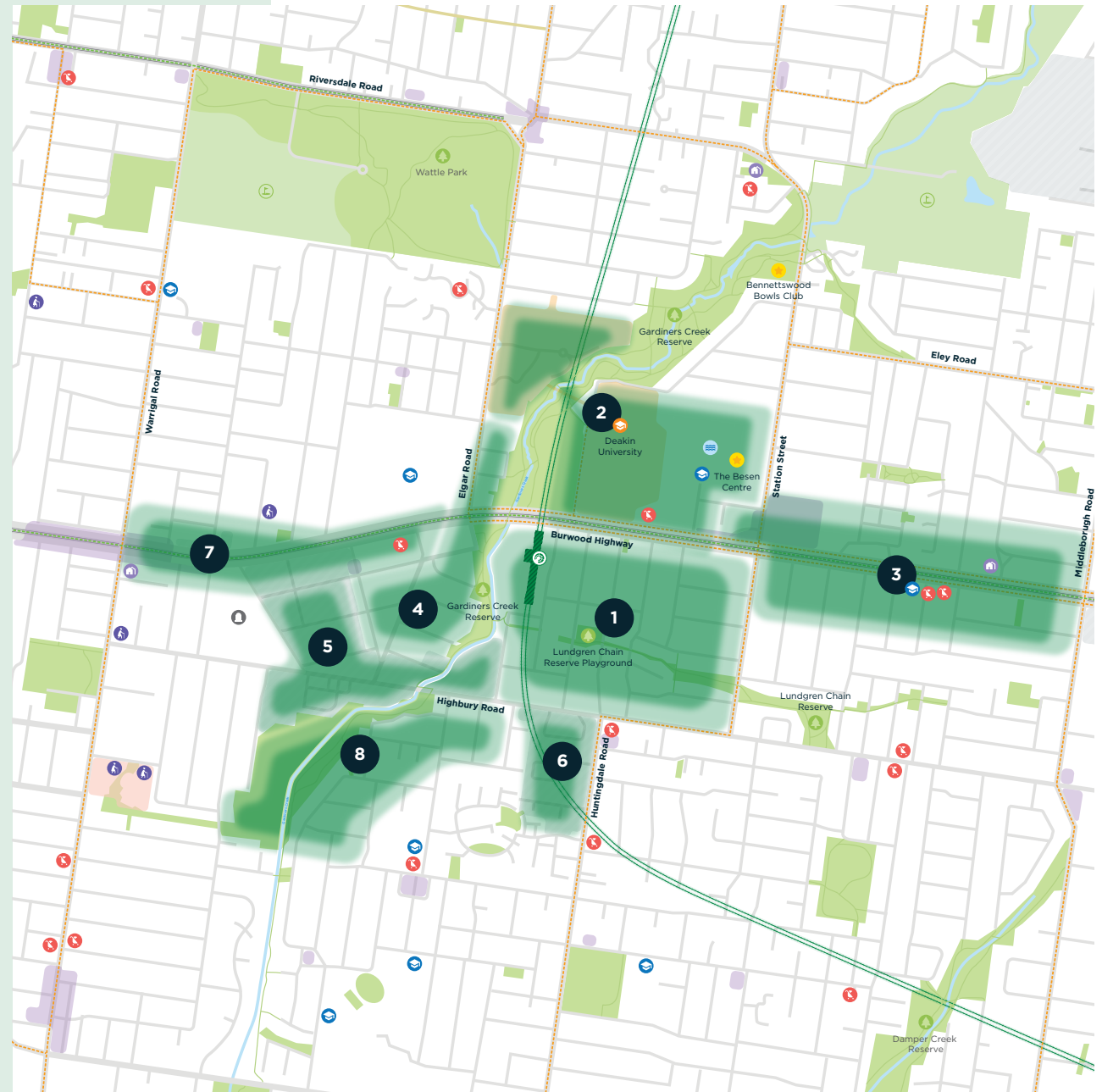
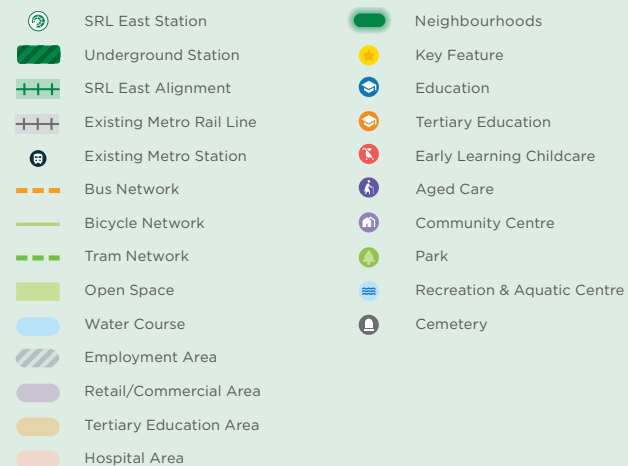


Figure 7: Burwood's areas of opportunity.



1 New Burwood central area

The new centre of activity for the precinct is currently typified by low-rise single detached dwellings in residential streets, sloping towards Gardiners Creek. Access to the creek edge has been hampered by the configuration of existing industrial land at the site of the new SRL station.

This area will benefit from the highest degree of accessibility to the new SRL station and the wider SRL corridor. The area has the opportunity to be a hub of activity, attracting students, residents and visitors. The area will celebrate features like the Lundgren Chain Reserve and adjacent trails along Gardiners Creek. Improving access to the creek edge will deliver better open space and allow locals to connect to nature. Neighbouring urban blocks could support increased housing density and choice within walking distance of the station, with a scaled-down intensity in streets located further from the centre.

2 Central Campus

The central area of Burwood is dominated by tertiary and secondary education campuses. Deakin University's Burwood Campus is a focus of activity and innovation spanning both sides of Gardiners Creek at the centre of the precinct. The university neighbourhood has a campus character with distinctively high-quality buildings and spaces. Notably, the neighbourhood includes buildings that step up significantly in height compared to adjoining residential areas.

Mount Scopus College and nearby Presbyterian Ladies College offer similar high-quality campus environs for their students. The Mount Scopus site is notable due to the College's ambition to relocate. Considering its size, location adjacent to the Deakin University campus and proximity to the new SRL station, this neighbourhood presents a significant future opportunity for the Burwood Precinct.

Deakin University will be a major driver of growth, innovation, and employment within the precinct. Strategic planning is an opportunity to encourage the campus to be better connected to Burwood Highway, complemented by a framework that supports a wider mix of uses.

In the event of any potential relocation, the Mount Scopus site is strategically placed to expand the precinct's role as a centre of education and research. There is an opportunity to grow jobs in this area, blending education, research commercialisation, and diverse accommodation on the doorstep of the new SRL station.

3 Burwood Highway East

Burwood Highway East is a defining spine which links the precinct to the growing Burwood Heights Activity Centre. The area is characterised by its sloping land form, rising towards the ridgeline in the east. A new housing scale is emerging along Burwood Highway with a particular focus on student housing. The area needs improved pedestrian access across Burwood Highway.

Burwood Highway East offers potential to extend activity from the new SRL station outward and link it towards Burwood Heights. Existing commercial and retail sites along Burwood Highway are ready to grow. The area needs improvements to make it easier to get around and increased housing choices.

4 Station West

The Station West area follows the western edge of Gardiners Creek, focused on McIntyre Street and extending north along Elgar Road. Many of the existing houses and streets are closed off to the creek reserve, limiting access to green open space. This area contains predominantly single storey homes and units to the west of the SRL station, with some multi-unit housing starting to emerge across the neighbourhood.

This area will benefit from high-accessibility to the future SRL station. Housing diversity and choice is already increasing as the neighbourhood changes. New development has the opportunity to improve access to Gardiners Creek. By supporting the consolidation of lots to deliver new medium scale buildings, the neighbourhood should accommodate more housing. Families and students in particular will benefit from proximity to future amenities, education, and jobs within the precinct and the wider SRL East corridor.

5 Burwood Economic Cluster

The Burwood Economic Cluster is an employment area which accommodates a diverse range of light industrial and commercial uses. It is also an important movement corridor between Burwood Highway and Highbury Road.

This neighbourhood could have better walking paths to connect Burwood Highway and Highbury Road. This employment area is a unique opportunity to explore a variety of new employment and enterprise uses for Burwood, extending on the existing cluster along Highbury Road. Planning for this neighbourhood can support new and diverse employment opportunities within walking distance of central Burwood. The current suburban character of the neighbourhood is changing and could accommodate higher scale buildings, particularly on larger sites that front Duffy Street, McIntyre Street and Evans Street.

6 Highbury Enterprise Precinct

Located to the south of Highbury Road, this area has an existing business park and industrial area. This area connects with both Highbury and Huntingdale roads and contains a mix of commercial and light industrial buildings.

There is potential to support further next-generation employment opportunities for the wider precinct. Proximity to Deakin University and the SRL station is an opportunity to support new local enterprises, start-ups and incubator spaces in this neighbourhood. Low to medium scale buildings could be flexibly designed to support growing technology and innovation businesses. Structure planning can consider the potential of Highbury Road as a mixed-use activity spine, extending on Burwood Highway and enhancing movement across the precinct.

7 Burwood Highway West

This area of opportunity follows Burwood Highway towards the existing neighbourhood centre, west of Warrigal Road. It provides the western approach towards the centre of the precinct from the primary movement corridor along Burwood Highway. Existing sites along Burwood Highway provide a mix of low rise residential and larger light commercial uses.

The new centre of activity at the SRL station means this area has a big opportunity for diverse growth. The neighbourhood has good public transport, including the existing Route 75 tram, so commercial sites and varied housing options can grow from the centre as the precinct changes over time.

8 Creekside Neighbourhood

Located close to Gardiners Creek, the Creekside Neighbourhood is a residential area with ample recreation, open space opportunities and active transport connections. The surrounding buildings is low in scale, generally between one and two storeys high.

An opportunity exists to consider an increase in housing supply and diversity within the Creekside Neighbourhood. Along Highbury Road there may be some opportunities for mixed-use development, while along the creek's edge new development could focus on housing. Gardiners Creek can provide enhanced walking and cycling options, and will continue to provide a high degree of outdoor recreation space and connection to nature.



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:

