

The Vision for Monash

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.

Contents

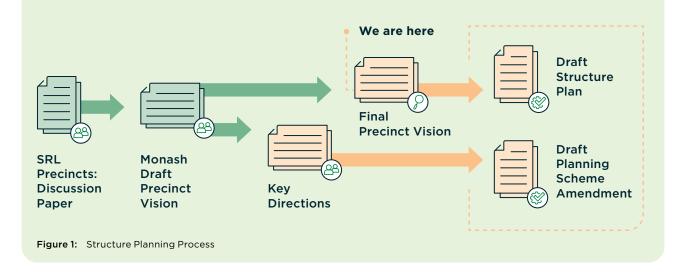
The Vision for Monash	4
Transformational change for Monash	5
Conceptual Precinct Plan	6
Developing a shared vision	8
Planning for Monash's future	14
Precinct context	14
Realising the Vision for Monash	18
Precinct themes	18
Delivering the Vision for Monash	21

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

The Structure Plan for Monash 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 Monash 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.



The Vision for Monash

An international destination for scientific knowledge, research and discovery – generating new jobs and playing a critical role in Melbourne's future economy.

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. Its role as a knowledge-intensive business destination of state, national and global significance will be strengthened, bringing together 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 sustainability and working partnerships between government, institutions, industry and business, Monash will be acknowledged for its leadership role, showcasing the strong connection between world-class research discoveries, new technologies and economic growth.

In the streets, squares and public spaces around the SRL underground station, a new centre of activity will unfold transforming and enhancing the local character of the area and connecting to the open and recreational spaces of the university. 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 sit alongside spaces that have been adapted for businesses to grow. Cafes, small bars, eateries, retail and entertainment options will support vibrant public life that spills out to the streets.

Over time, Monash will have increased housing diversity for all kinds of people – providing more homes for students, researchers, academics and entrepreneurs in Monash's smart, sustainable neighbourhoods. People will be able to mingle with visitors from all over the world. Improved walking and cycling infrastructure will complement high-frequency public transport to reduce reliance on cars and create a walkable community.

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



Transformational change for Monash

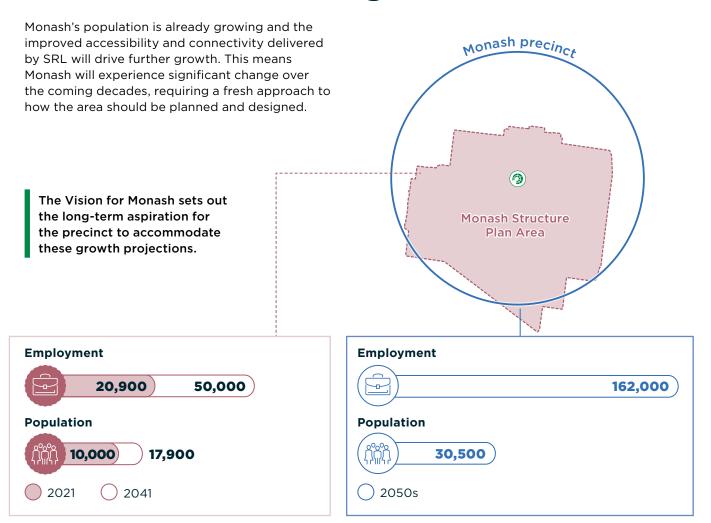


Figure 2: Growth for the Monash Structure Plan Area to 2041

Figure 3: Growth for the Monash 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 Monash 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 Monash 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 Monash 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 Monash is a spatial representation of the Vision.

The plan identifies where longer-term change is expected to occur into the 2050s as Monash 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 Monash 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: Monash Conceptual Precinct Plan



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



Monash Draft Precinct Plan, December 2023

Developing a shared vision

Planning with the community

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

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



The planning process for Monash

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 Monash Structure Plan is prepared, exhibited and finalised.

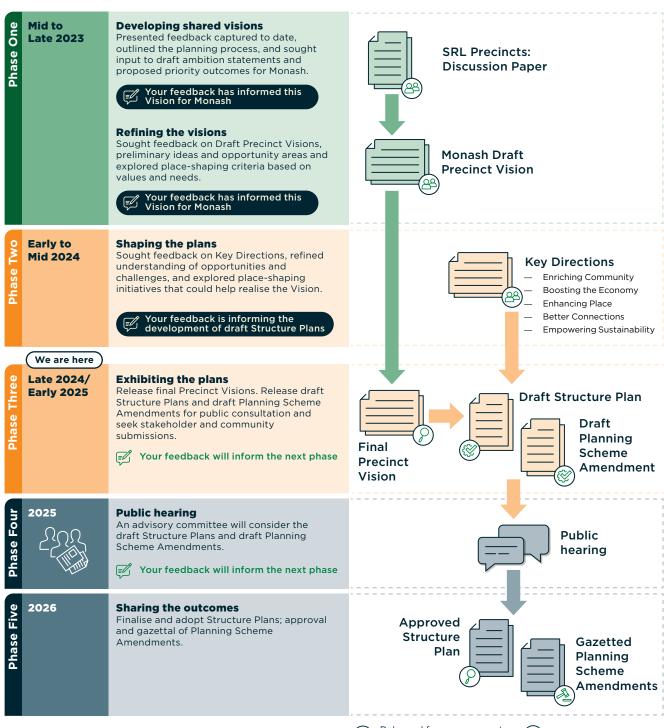


Figure 5: Phases of engagement

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 Monash. 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 38 related to Monash. This was complemented by discussions with more than 460 people at community pop-ups and listening post sessions and 13 submissions from stakeholders.

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

The Monash Draft Precinct Vision outlined how Monash 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 Monash responds to the five themes. These themes will guide structure planning for the areas surrounding the SRL East station at Monash and the development of objectives, strategies and actions within the Monash 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 (248 related to Monash) and 864 responses to the opportunity areas (89 related to Monash). SRLA 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-planningengagement-report The *Monash 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 Monash Structure Plan and Planning Scheme Amendment.

Community sentiment

Community engagement sought feedback via online 'emoticon' 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	:	<u>••</u>	(2)
Create a new town centre	80%	8%	12%
2. Activate streets	83%	5%	12%
3. Support economic growth	79%	13%	9%
4. Improve movement	84%	5%	11%
5. Create greener streets	87%	3%	10%
6. Drive economic growth	84%	6%	10%
Opportunity areas	(<u>··</u>	②
Integrating Monash University and CSIRO	82%	9%	8%
2. Accelerating Monash Central	89%	1%	10%
Diversifying and transitioning Employment Growth	86%	6%	8%
Connecting Blackburn Road North	74%	15%	11%
5. Growing and diversifying Notting Hill Residential	79%	7%	14%

Source: SRL Structure Planning Phase One Engagement Report

83%

82%

79%

7%

7%

10%

10%

11%

12%

6. Supporting an innovative

Road South Residential

8. Enhancing Clayton North

Residential

Nanotech Neighbourhood

Expanding housing in Blackburn

Building on what we heard

The SRL Precincts: Discussion Paper and Monash Draft Precinct Vision offered an early opportunity for community members, council and other stakeholders to share their ideas on the future of Monash. Hearing and understanding the community's views has been instrumental in refining this Vision for Monash and identifying how Monash 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 Monash 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 Monash.



Enriching Community

What we heard

- There is support for high quality parks and public spaces that promote social cohesion and liveability.
- People value indoor and outdoor community and recreational spaces that support health and wellbeing.
- There is a desire for more diverse housing options, particularly for students, close to Monash University and the amenities and services located near the new SRL East station.

How this shaped the final Vision

The Vision reaffirms the precinct's ambition to be a leading employment centre. supported by housing that offers students, specialist workers and families places to live close to the new station - particularly west of Monash University and around M-City, building on the amenities these places offer.

Medium and higher change areas have also been expanded on the Conceptual Precinct Plan to encourage improved housing choice east of Blackburn Road and south of Wellington Road.



Boosting the Economy

What we heard

- People support the idea of a mixed-use centre to encourage economic activity and to foster a new night-time economy.
- People would like to see the unique character of the precinct leveraged to create vibrant, active spaces that promote networking and collaboration and support the innovation ecosystem.
- There is a desire to expand the science, technology and education industries.
- There is strong desire for more retail options, particularly food and entertainment choices, and accommodation for visitors.

How this shaped the final Vision

The Vision clarifies the role of the new mixeduse town centre and the area of change around it, identifying the importance of diverse uses close to the station. This builds on feedback that Monash needs a place of day and night activity for the people who work and live in the precinct.

The employment focus of the precinct has been emphasised by acknowledging the need for more diverse employment opportunities, in areas to the west of Howleys Road and east of Blackburn Road.



Enhancing Place

What we heard

- People want diverse types of building, especially in employment areas, to enhance precinct functionality and social interaction.
- There is support to create lively and more accessible streets to enhance the experience of moving around the precinct.
- New strategically located and designed development is needed to support the precinct's primary role as an education, research and health hub, including ensuring cohesion between mixed uses.
- There is strong support to accommodate increased density through well designed mid-rise development with good ventilation and natural light, and without inappropriate overshadowing.

How this shaped the final Vision

The Vision clearly sets out the aspiration for development within Monash to occur at a range of scales, supporting both increased housing development and diverse building types to support innovation and employment.

The greatest intensity of change is focused on the mixed-use and employment land immediately around the station and north towards Ferntree Gully Road. The identification of generous areas for medium levels of change also reflects the precinct's need to accommodate many different types of businesses.



Better Connections

What we heard

- There is a strong desire to increase walking and cycling connections between key destinations across the precinct, including employment areas and anchor institutions.
- There is strong support for prioritising pedestrians and cyclists and a desire for more protected and separated cycling lanes and shared-use pathways.
- There is support for improved cross-precinct connections, including to the neighbouring Clayton precinct and with Monash University.

How this shaped the final Vision

A new street grid at the centre of the precinct will be prioritised, with a complementary network of strategic links that will develop over time. These have been identified within the Conceptual Precinct Plan, including between the university campus and the employment land around Nantilla Road, reflecting feedback that this area needs to be better integrated with the existing education and employment hubs.



Planning for Monash's future

Precinct context

Monash is located on the lands of the Wurundjeri Woi Wurrung and Bunurong peoples of the Kulin Nation, within the City of Monash, approximately 19 kilometres southeast of Melbourne's Central Business District (CDB).

With the highest concentration of employment outside of the Melbourne CBD, Monash has the capacity to spearhead economic growth and activity across the local, regional and state economies. As the epicentre of jobs growth in Melbourne's south east, the Monash precinct will play a critical role in redistributing employment opportunities in the city's middle ring suburbs to provide better access to jobs for more Victorians.

Monash's nationally significant knowledge and innovation cluster

The Monash precinct sits in an economically significant, strategically important cluster. Already a thriving area for businesses connected with the education and research activities of Monash University, CSIRO and the Australian Synchrotron, the precinct has the hallmarks of a globally significant innovation precinct and is already recognised as a statesignificant employment area. The precinct complements other metropolitan centres including Dandenong, La Trobe, Fishermans Bend, Parkville, Sunshine and Werribee.

The precinct's unique, specialist focus on health, health technology, advanced manufacturing and medicine provides a strong competitive advantage and opportunities for growth in these key sectors for the Victorian economy. Large-scale industrial anchors and business parks along Blackburn Road and Ferntree Gully Road provide significant land

dedicated to research, innovation, medical and manufacturing industries. The combined scale of these educational facilities, research institutions and business parks helps to create an employment focused character with secondary residential uses.

Monash as a powerhouse of office jobs

The precinct is a critical destination for suburban office development, focused on the large-scale industrial anchors and business parks along Ferntree Gully Road, Blackburn Road and Wellington Road.

The past decade has seen innovative and adaptive approaches to office development within Monash. Locations like Ferntree Business Park are continuing to attract new tenants to high-quality spaces, setting the pace for ongoing growth and development of the precinct.

Monash as a provider of specialised housing for students and kev workers

The cluster of health institutions in the adjoining Clayton SRL East precinct and the presence of Monash University means health care and social assistance workers and Monash University students want to live in surrounding neighbourhoods, close to employment and education opportunities and with easy access to facilities and amenities.

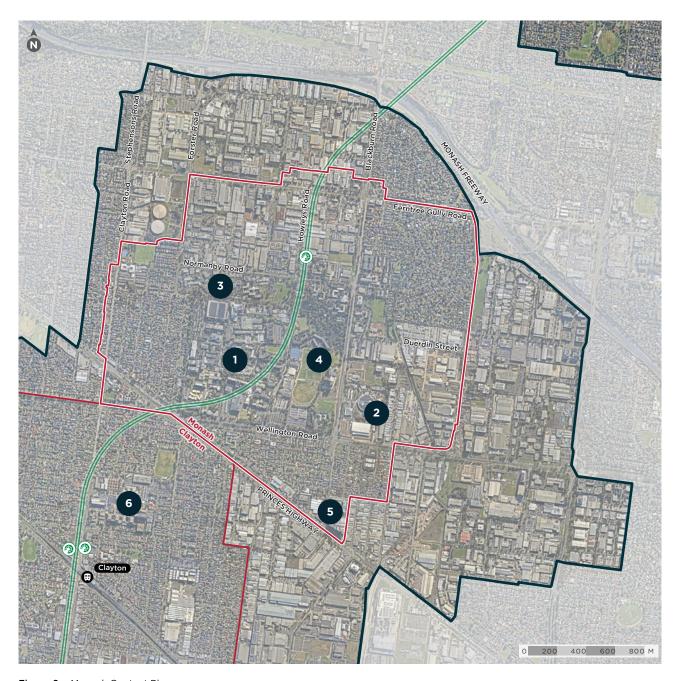


Figure 6: Monash Context Plan

Key Features

- 1 Monash University
- 2 Australian Synchrotron
- 3 CSIRO
- 4 Victorian Heart Hospital
- **5** M-City
- 6 Monash Medical Centre

Legend



Existing Metro station

Structure plan area

Planning area





Realising the Vision for Monash

Precinct themes

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



Enriching Community

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

As Monash continues to grow, more people will be living, studying and working in the area than ever before. A new mixed-use town centre immediately surrounding the SRL East station will support this change, transforming the centre of the precinct into a dynamic urban community with room for greater housing options that enable people to live closer to where they work and study.

A variety of housing options with good access to education, jobs and services will ensure housing caters to the needs of the diverse and growing population. A range of accommodation options including student and specialised housing, will suit various income levels and household types.

Higher density housing and a mix of uses along areas of Blackburn Road, North Road, south of Wellington Road and Princes Highway, will build on their strengths as places that can connect employment, retail and residential communities. Residential areas to the east of Blackburn Road and west of Monash University will support high quality medium-scale development, such as mid-rise apartments or townhouses, in landscaped settings.

Improved access to public open spaces such as Carlson Reserve, local childcare services and civic facilities such as multi-purpose community hubs, libraries and sports facilities will be prioritised to cater to growing populations of residents and workers.





Boosting the Economy

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

The Monash precinct is a place of state significance that will consolidate its important economic function as it grows, further strengthening its global brand as an innovation precinct. The precinct is expected to more than double its workforce, accommodating the largest cluster of jobs outside the central city.

Growth and investment stimulated by SRL will facilitate diversification of the local economy. New businesses will be attracted to locate and mature in areas around a new town centre characterised by well-designed buildings and high quality public spaces. Positioned as the gateway to the precinct, this area - between Ferntree Gully Road and Normanby Road - will host a diverse mix of uses that will help to generate a lively day and nighttime economy.

Building on the strengths of existing anchor institutions, including Monash University, CSIRO and the Australian Synchrotron, clustering specialised businesses that focus on med-tech, health, research, advanced manufacturing, commercial and office uses will inject activity into the precinct. Enhanced accessibility between business clusters and institutions within the precinct, including the creation of public spaces for people to connect, will enable the exchange of new and collaborative ideas and further propel business growth and economic development in the area.

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.

As jobs in Monash grow, development will intensify in targeted locations, allowing buildings to be closer together and transitioning away from the dispersed industrial nature of the precinct today.

The most substantial change and intensification will occur in the new mixed-use town centre, which will have the highest pedestrian access to jobs and services. Key streets and thoroughfares, including Princes Highway, Blackburn Road, Wellington Road and Ferntree Gully Road, will balance taller buildings that are well integrated with pedestrianfriendly public spaces, streets and ground-level shops and services.

Buildings in existing residential neighbourhoods, such as those to the east of Blackburn Road, will transition to accommodate more well-designed mid-rise housing surrounded by landscaping.

The precinct will complement its innovation activities by providing a network of public and open spaces, including a new town centre at the SRL East station that will facilitate social connections for residents, workers and visitors, and help to create lively, enjoyable and interconnected places.

The experience of living in and moving through residential areas across the precinct will be enhanced by creating safe and inviting streets and connections with trees, vegetation and good lighting.





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.

Fundamental to the transformation of the precinct's movement network, a new street grid will be developed in the area between Blackburn, Ferntree Gully, Normanby and Gardiner roads to create a highly walkable urban environment.

A well-defined multi-modal transport network will extend accessibility beyond the immediate walkable area of the station. This will offer residents, students and workers convenient multistop journeys and smooth transfers between different modes of travel, allowing people to get to where they need to go quickly and efficiently.

To support local journeys and encourage social inclusion, the precinct's transport network will shift its focus from private vehicles to public transport, walking and cycling. Public transport will be more attractive and convenient for local trips, through enhanced access, frequency, connectivity and infrastructure.

Walking and cycling connections between the Monash and Clayton precincts will be improved to better link health and research institutions, including Monash University and the Monash Medical Centre. Improved north-south walking and cycling connections will support and encourage casual, frequent and spontaneous interactions between key anchor institutions.

More efficient parking strategies will maintain private vehicle access while promoting other modes of travel, universal access and walking and cycling networks to enable seamless movement between destinations. Designated cycle lanes and widened footpaths will create a safe, environment for walking and riding across the wider precinct and central areas, including Howleys Road and Normanby Road.

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

Monash is estimated to have the highest growth in economic energy demand across SRL East precincts.

Monash'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 public areas, including by planting trees and vegetation along streets and thoroughfares.

Managing stormwater and adopting water sensitive design principles along Mile Creek and the Mile Creek Drain will provide opportunities to prevent, respond to and manage flooding, as well as take a proactive approach to reusing water across the precinct. This will also reduce the precinct's potable water consumption, helping to preserve this vital resource.

Delivering the Vision for Monash

This Vision is a key step in planning for the future of the Monash SRL East Precinct. It builds upon the *SRL Precincts: Discussion Paper* and *Draft Precinct Vision* and will guide a new planning framework around the Monash 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 Monash Structure Plan. Changes to statutory planning controls within the planning scheme 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 Monash City Council, 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 Monash Structure Plan, visit **suburbanrailloop.vic.gov.au**



