



**SUBURBAN
RAIL LOOP
EAST**



Your guide to the Draft Clayton Structure Plan and Draft Planning Scheme Amendment

Table of contents

Using your guide	3
Developing and exhibiting the plans	4
Understanding the documents on exhibition	6
What you will find in the Draft Structure Plan	8
What you will find in the Draft Implementation Plan	11
How feedback has helped shape the plan	12
Enriching Community	13
Boosting the Economy	14
Enhancing Place	15
Better Connections	16
Empowering Sustainability	17
Proposed changes in Clayton	18
What you will find in the Draft Planning Scheme Amendment	22
Technical reports underpinning the Draft Structure Plan and Draft Planning Scheme Amendment	26
How to make a submission	27

Using your guide

Your guide to the Draft Clayton Structure Plan and Draft Planning Scheme Amendment (Your guide) will help you understand the structure planning process for the areas around the new SRL East station at Clayton.

It has been developed to help you navigate the documents currently available for public review and feedback so you can understand what the proposed changes mean for you, whether you wish to make a submission and, if so, how to do so.

There are document references and QR codes throughout Your guide, which you can use to learn more about the information summarised and view the original documents.



Look for this icon to find the associated page number in the Draft Structure Plan

Suburban Rail Loop

Scan me

Scan the QR code to view the Draft Structure Plan and Draft Planning Scheme Amendment

Developing and exhibiting the plans

Victoria is growing and by the 2050s, Melbourne is expected to be home to around nine million people – a city the size of London today.

We're carefully planning now to ensure the areas around the new SRL East stations will be ready to meet the needs of our growing population.

Suburban Rail Loop Authority (SRLA) has been talking to people who live and work near the SRL East stations about what they want to see happen in their neighbourhoods and incorporating their feedback since 2019.

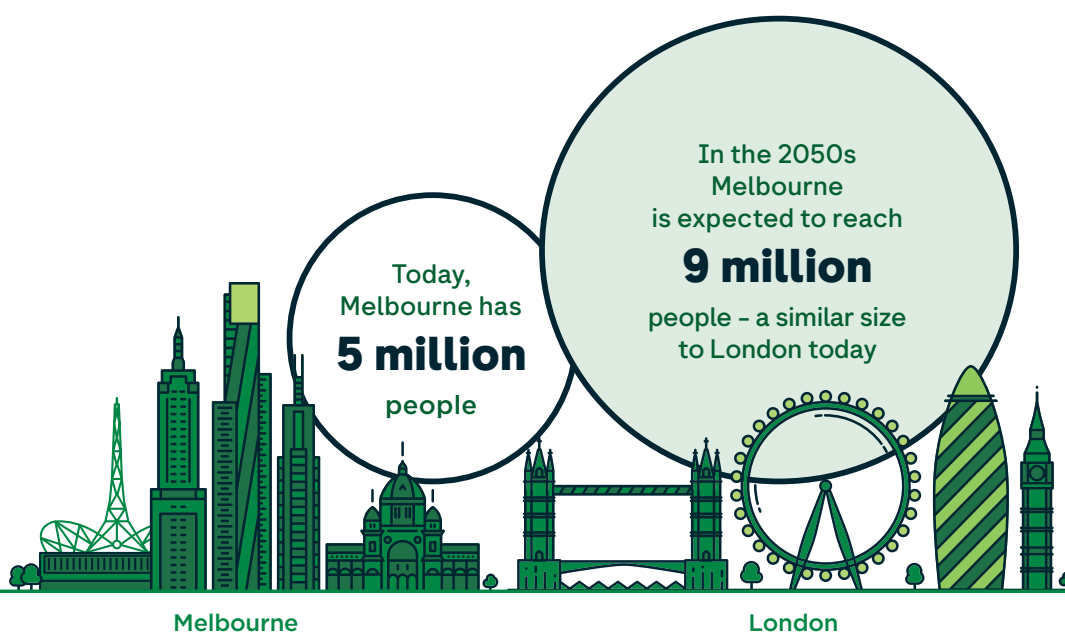
Structure planning commenced with the release of the SRL Precincts: Discussion Paper in August 2023. Figure 1 outlines the structure planning process together with the phases of engagement.

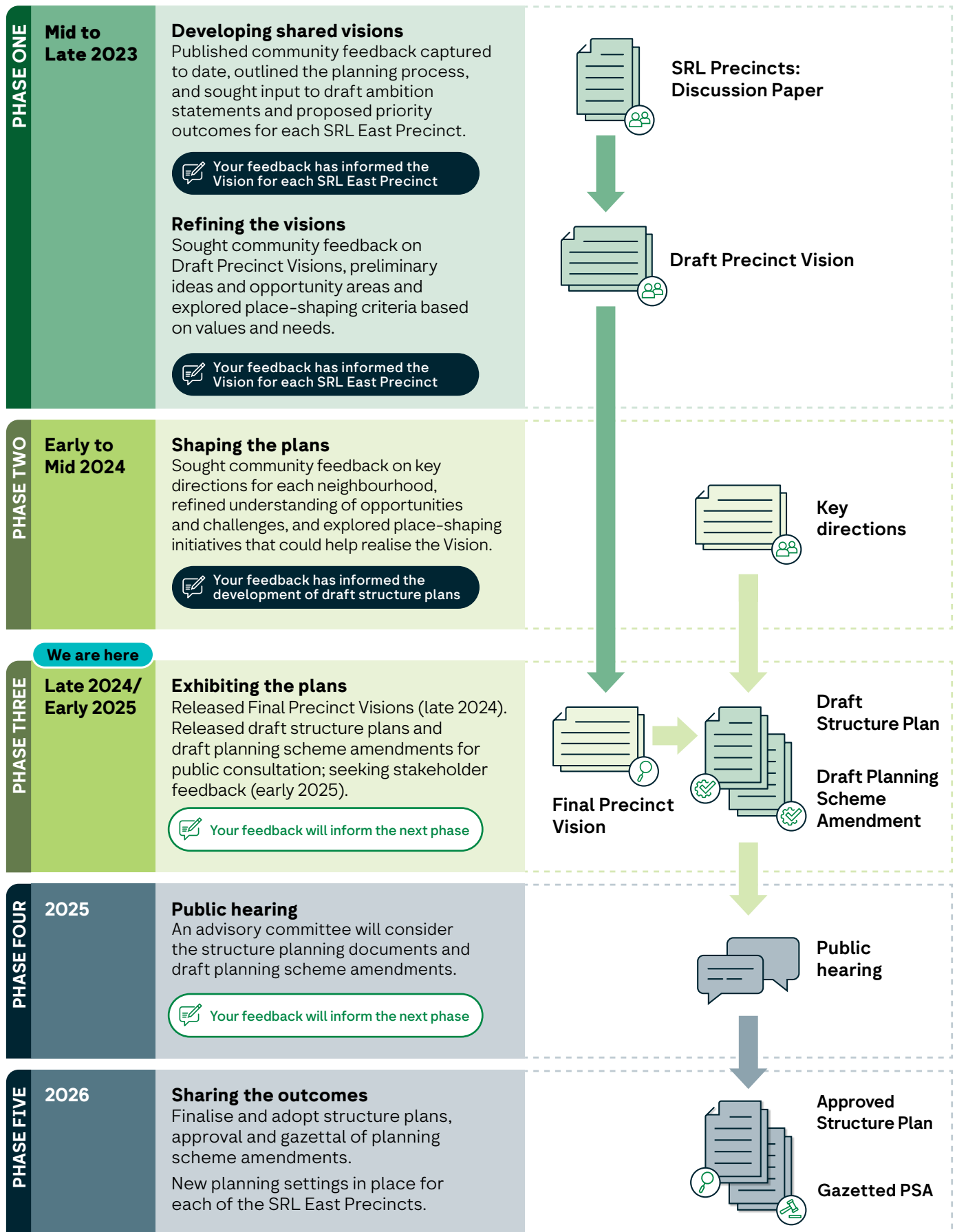
Since then, SRLA has been working to prepare structure plans and planning scheme amendments for each of the six SRL East Precincts, informed by technical studies, detailed analysis and ongoing consultation.

The draft structure plans focus on areas near the SRL East station as the appropriate locations for more significant future change, called the Structure Plan Areas, noting these areas are smaller than the full SRL East Precincts.



The draft structure plans, draft planning scheme amendments and supporting documents are available for review and feedback until **11.59pm on Tuesday 22 April 2025.**





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

Figure 1: Structure Planning engagement phases

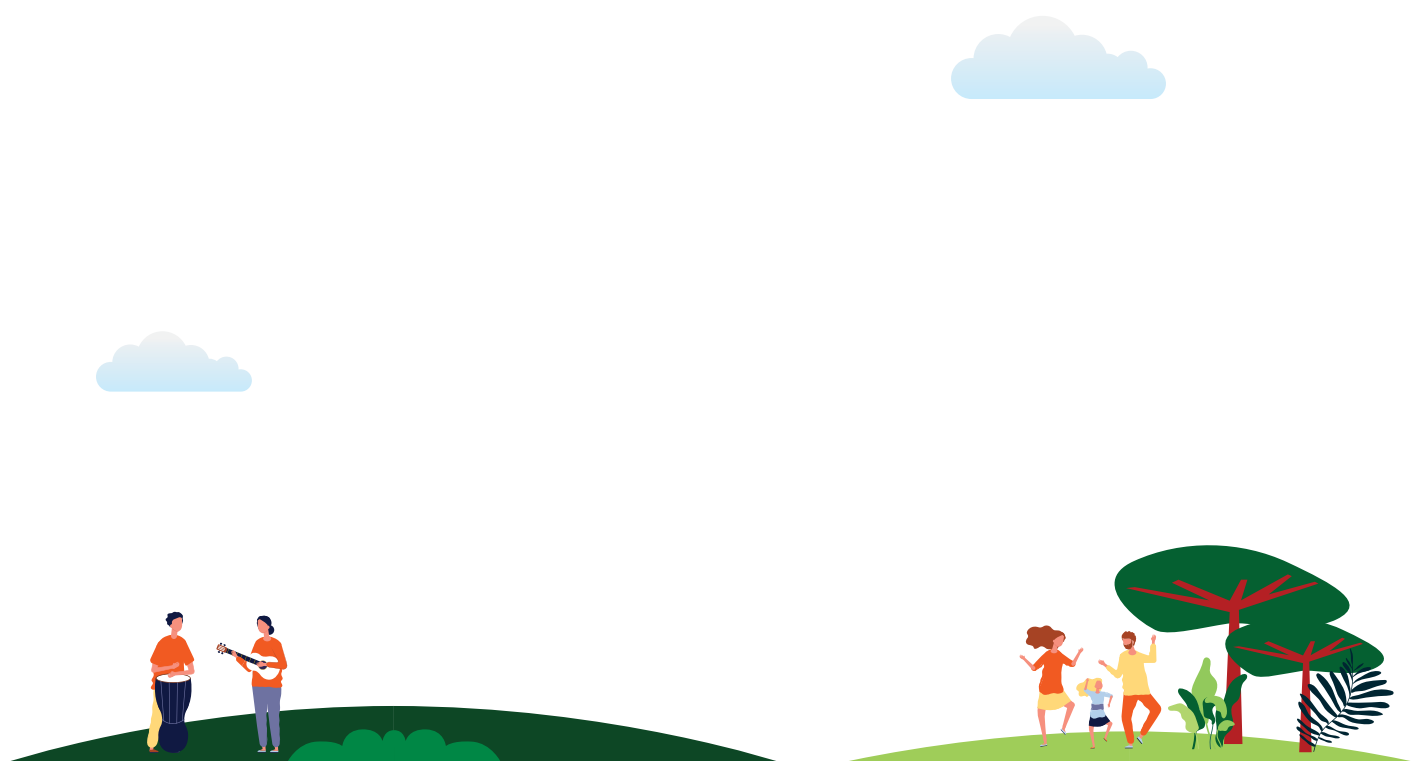
Understanding the documents on exhibition

The Draft Clayton Structure Plan, including the Draft Implementation Plan, adopts the vision for Clayton and provides a framework for how the areas around the new SRL East station will grow and change over time, while protecting and preserving the neighbourhood characteristics people love about the area today.

While the structure plan sets the vision, the Draft Planning Scheme Amendment is needed to regulate the use and development of land to achieve the objectives and policies consistent with the structure plan.

By looking at the Draft Structure Plan, Draft Planning Scheme Amendment and supporting documents, you can see how the proposed changes will affect your neighbourhood. If you choose, you can provide informed feedback via a submission on what you support, what you're opposed to or what you would like to see changed.

Figure 2 provides a summary of the documents currently available for public review and feedback.



The Vision for Clayton (what we are seeking to achieve)

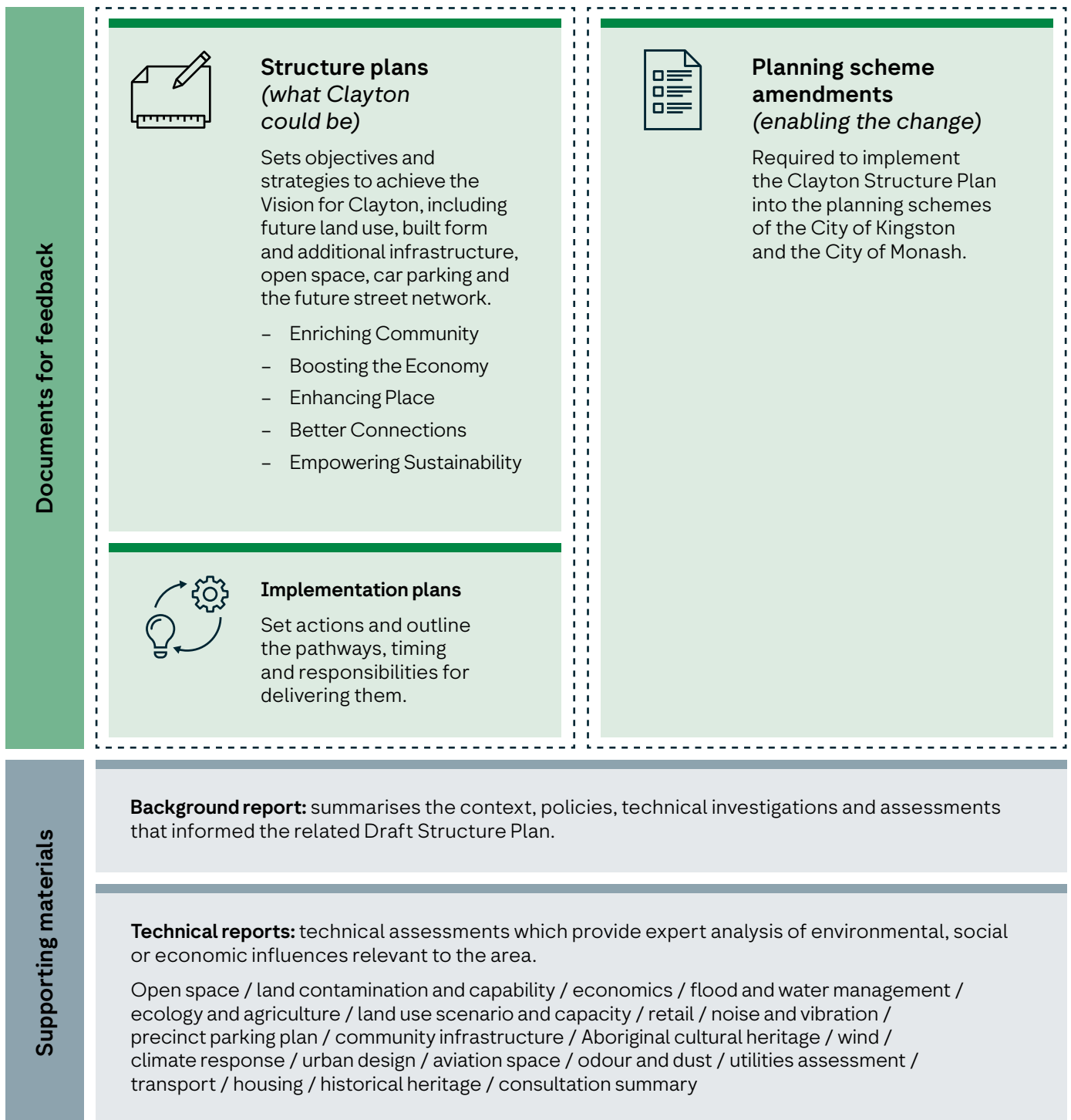


Figure 2: Documents currently available for public review and feedback

What you will find in the Draft Structure Plan

The structure plan is a blueprint to guide how the area around the new SRL East station will develop and change over the next 15 years. It outlines how future growth will be managed to achieve social, economic and environmental objectives.

Structure plans contain both statutory and non-statutory actions which implement objectives within the Structure Plan Area. These actions include amendments to the relevant planning schemes (statutory actions), partnership agreements and delivery of a series of projects to support development of the area in the manner proposed by the structure plan.

Navigate to the below page numbers of the Draft Clayton Structure Plan to find:

Page
2

Overview

This section introduces the Draft Clayton Structure Plan and notes highlights of the structure plan.

Page
8

Section 1 Preparing the structure plan

This section outlines the purpose of the structure plan and explains how it was prepared. It includes a summary of the community engagement conducted to inform the structure plan, including a structure plan development timeline.

Page
16

Section 2 Introducing Clayton and Section 3 Planning for a growing and changing Clayton

These sections describe the historical and current context of Clayton. They provide a snapshot of Clayton's current community, and introduce future population, employment and housing forecasts for Clayton.

Page
28

Section 4 The Vision for Clayton

This section presents the final Vision for Clayton, which is a statement about the future that sets the longer-term aspiration for Clayton. It includes a Conceptual Precinct Plan that visually represents areas of change in Clayton, including the structure plan.

Section 5 Strategic response

This section sets objectives, strategies and actions under five key themes to achieve the Vision for Clayton.

The objectives outline what the structure plan is aiming to achieve. The strategies identify the structure plan's approach to achieving the objective. The actions list how the strategies will be implemented.

It also includes the Land Use Plan, which shows the priority land uses proposed for the Clayton Structure Plan Area.

The five structure plan themes are:

Enriching Community

Creating high amenity neighbourhoods with more homes and more options to live, work and study locally.

Boosting the Economy

Building on Clayton's unique assets and strengths to support a world-leading health hub and attract new knowledge-intensive jobs.

Enhancing Place

Planning vibrant, lively and high-quality public spaces that reflect Clayton's cosmopolitan identity.

Better Connections

Delivering public transport, walking and cycling options to connect people to jobs, opportunities and experiences in the SRL East corridor and beyond.

Empowering Sustainability

Giving Clayton tools and strategies to adapt to and mitigate the effects of climate change and make the transition to zero net carbon emissions.

Section 6 Neighbourhoods

The Clayton Structure Plan Area is divided into six neighbourhoods, each with a distinct purpose in supporting the delivery of the Vision for Clayton.

For each neighbourhood, this section includes:

- **Future role and objectives:** sets out the future role for the neighbourhood, outlining how it will evolve from a built form, land use, movement, public realm and open space perspective.
- **Neighbourhood guidelines:** a suite of guidelines accompanied by detailed height, setback, and movement frameworks at a neighbourhood scale.

Section 7 Next steps

This section outlines the steps required to finalise and deliver the structure plans.



View the Draft Clayton Structure Plan



Scan me



The Draft Structure Plan is accompanied by a Draft Implementation Plan which sets out the pathways and timing for delivering each action.

What you will find in the Draft Implementation Plan

The Draft Implementation Plan sets out all the actions within the Draft Clayton Structure Plan and outlines the pathway, timing and responsibilities for delivering each action.

The Draft Implementation Plan also identifies key projects planned for the Structure Plan Area and outlines how the projects will be delivered.

Navigate to the below page numbers of the Draft Implementation Plan to find:

Page
4

Introduction

This section introduces the implementation pathways needed to turn the structure plan into reality.

Page
5

Structure plan actions

This section sets out actions to achieve the Vision for Clayton and realise the multi-generational benefits of SRL. It is organised by theme and identifies timing and responsibilities for each action.

Page
12

Key projects

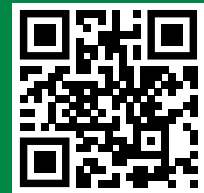
Key projects to support each neighbourhood's future role are described, including timing and responsibilities for delivery.



View the Draft Implementation Plan



Scan me



How feedback has shaped the plan

Since 2019, SRLA has been speaking with the Clayton community and businesses, local councils and others about how to best take advantage of the opportunities delivered by SRL East.

More than 900 pieces of feedback have been collected from online, face-to-face and other activities. This feedback has been essential to preparing the Draft Clayton Structure Plan and will continue to inform the finalisation and implementation of the Draft Structure Plan.

The following section of Your Guide summarises how community and stakeholder feedback has shaped the Draft Clayton Structure Plan.





Enriching Community

Creating high amenity neighbourhoods with more homes and more options to live, work and study locally.

Page
39

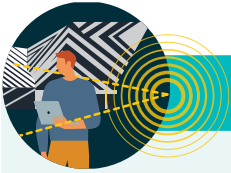
of the Draft
Structure Plan

What you told us

Feedback emphasised the need for affordable housing options for key workers and students near Monash University and Monash Medical Centre, alongside a greater diversity of housing to support stable pricing for new market entrants. It also called for high-quality construction standards for new housing and incentives for developers to exceed minimum requirements. The feedback supported maintaining Clayton's role as a hub for health and education. Additionally, people want to see effective management of population growth, including addressing traffic congestion and upgrading community amenities, while increasing infrastructure like kindergartens to support the growing population.

In response to community and stakeholder feedback:

- The structure plan encourages a greater range of housing types, including build-to-rent housing, aged care and retirement living, social and affordable housing, and purpose-built student accommodation.
- The structure plan identifies new and upgraded facilities for the community, such as maternal and child health care spaces, a library and multi-purpose indoor courts.
- The structure plan encourages a provision of affordable housing on strategic sites and areas identified for high and significant housing growth.



Boosting the Economy

Building on Clayton's unique assets and strengths to support a world-leading health hub and attract new knowledge-intensive jobs.

Page
52

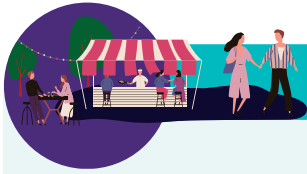
of the Draft
Structure Plan

What you told us

Feedback highlighted the need to create more employment opportunities within or near the Clayton precinct to reduce travel times for workers and to foster a healthy ecosystem of education, industry, and innovation. People suggested leveraging connections to regional Victoria to enhance economic activity, integrating planning efforts with the Huntingdale Precinct Plan, and developing mixed-use areas instead of traditional business parks or light industry zones.

In response to community and stakeholder feedback:

- The structure plan provides for more employment opportunities, with a focus for Clayton as a place for health, on-street hospitality and retail as well as commercial offices.
- The structure plan defines a dedicated 'health priority area' around the existing Monash Medical Centre and Monash Children's Hospital to encourage employment, health-related uses to locate nearby.
- The expansion of Clayton's health and medical facilities will serve local, regional and statewide catchments.
- Audsley Street, an existing light industrial area, will change over time with new places to eat and a shift towards modern offices.



Enhancing Place

Planning vibrant, lively and high quality public spaces that reflect Clayton's cosmopolitan identity.



of the Draft
Structure Plan

What you told us

Feedback advocated for higher density housing in the precinct core while preserving the existing neighbourhood character and tranquillity of the smaller streets. Safety is a priority for the community. The impact of various building types on neighbouring properties should be carefully considered, particularly in areas transitioning to residential use. The feedback supported modernising public amenities to create inviting streets and shop facades. Additionally, people noted concerns about taller buildings overshadowing parkland, and raised the need for accessible spaces and opportunities for community connection through events and quality informal open spaces.

In response to community and stakeholder feedback:

- Building heights have been reduced in transitional areas between the station and residential areas:
 - From 20 storeys to between eight and 15 storeys on the east side of Clayton Road, opposite the station, around the Remembrance Gardens
 - From 15 to six, seven or eight storeys on Audsley Street, Browns Road, Wright Street and Hourigan Avenue
 - From eight to six storeys on parts of Thompson, Alice and Margaret streets
 - From six to four storeys on Kionga Street, Jaguar Drive, Barton Road and Manoon Road.
- Safety will be a key focus in built form and public spaces including:
 - Windows and balconies which overlook public open spaces, and activated spaces with good pedestrian traffic, offering passive surveillance
 - Buildings which face the street with ground floor land uses such as gyms and restaurants
 - Environmental design such as the height and placement of fences.
- The structure plan will prioritise retail and hospitality at a ground floor level along Clayton Road to help activate the street. Other areas will benefit from small scale food and beverage outlets being allowed in some locations.
- The structure plan will guide the future land use and redevelopment of the Cooke Street and Thomas Street car parks, showing both of these as strategic sites.
- Masterplans will be prepared to support future streetscape upgrades along key streets identified in the structure plan.
- Existing open spaces will be enhanced and opportunity areas for more open spaces are shown. Additionally, temporary offset open spaces delivered as part of the construction of SRL East will be considered for permanent use.



Better Connections

Delivering public transport, walking and cycling options to connect people to jobs, opportunities and experiences in the SRL East corridor and beyond.

What you told us

Feedback emphasised the need for improved pedestrian flow throughout the precinct, particularly between key locations like Clayton Library and the Clayton Road shops. There were also requests for continuous active transport pathways with separated bike lanes and enhanced safety features. Concerns were raised regarding the closure of Carinish Road and its impact on east-west connections. Feedback also called for better public transport connections, promotion of walking through pedestrian-friendly initiatives, and enhancements to local streets, such as widening, to support activities like outdoor dining.

In response to community and stakeholder feedback:

- The structure plan sets guidance for developing a new connection from Clayton Road through the shops to the community centre.
- The structure plan identifies new cycling and walking links, such as Lillian Street to Wright Street, that can be delivered over time to improve continuous connectivity.
- Parts of Clayton Road will have wider footpaths, improving amenity, safety and providing greater opportunities for on-street dining.
- Car parking through central Clayton will be better managed. The structure plan encourages parking to be consolidated, and for new developments to have a limited supply of new car parking, de-prioritising private vehicles.

Page
70

of the Draft
Structure Plan



Empowering Sustainability

Giving Clayton the tools and strategies to adapt to and mitigate the effects of climate change and make the transition to zero net carbon emissions.

What you told us

Feedback noted support for increasing greenery and tree canopy in the precinct through innovative methods, and constructing the area sustainably with eco-friendly materials and technologies. Feedback also suggested attracting businesses focused on environmental and sustainable innovation.

In response to community and stakeholder feedback:

- The structure plan aspires to improve canopy cover, in alignment with many local government urban forest strategies.
- The structure plan facilitates a cooler, greener Clayton with more open spaces, shadier local streets, green streets, more canopy trees, and building materials and infrastructure that support urban cooling.
- The structure plan introduces improved sustainable building design standards.

Page
80

of the Draft
Structure Plan

More information on the engagement undertaken throughout the structure planning process, including how feedback has helped shape the Draft Structure Plan and Draft Implementation Plan is available in the SRL East Structure Planning Engagement Report.



View the SRL East
Structure Planning
Engagement Report



Scan me

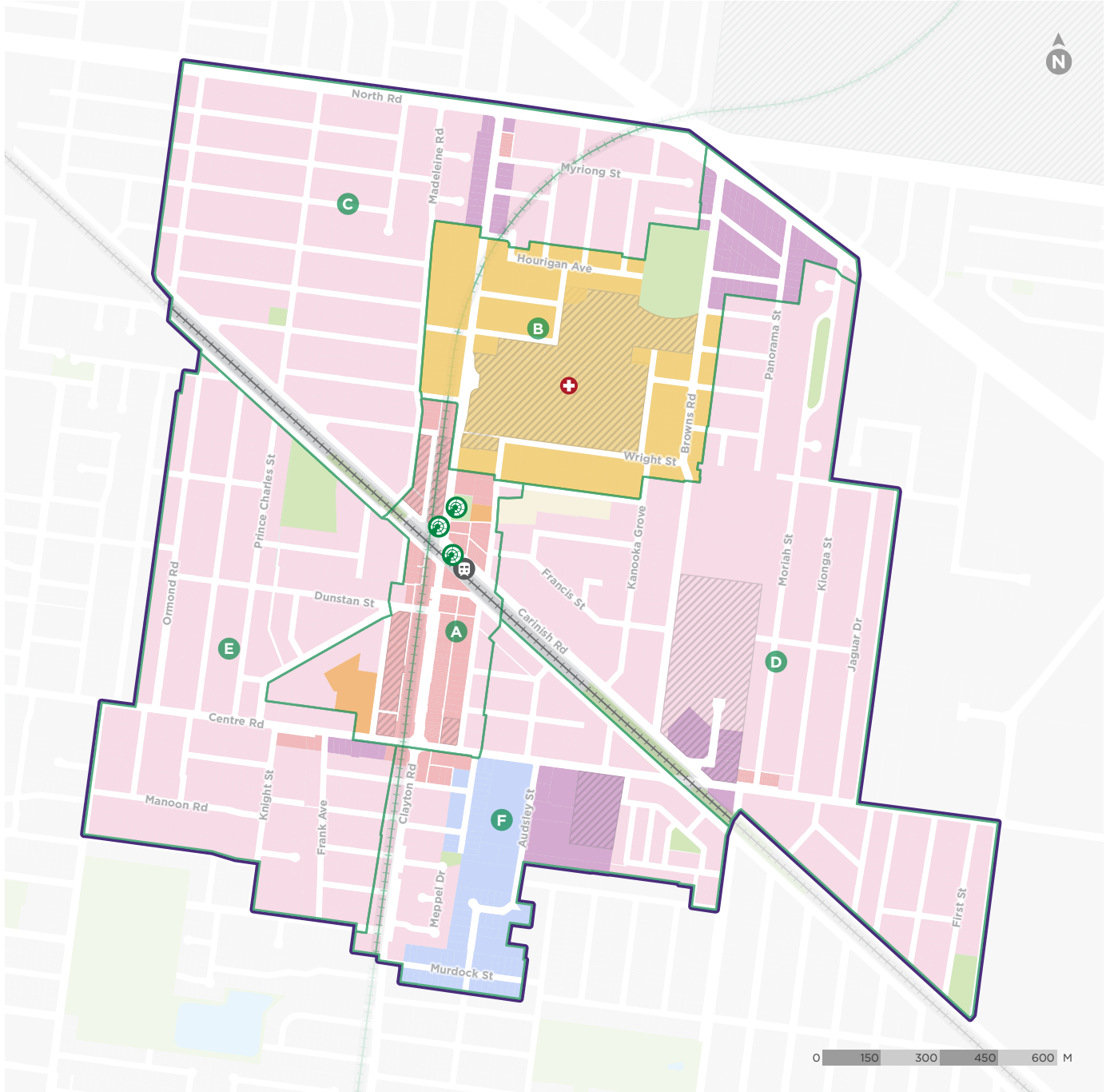


Proposed changes in Clayton

Land Use Plan

Encouraging the right land uses around the SRL station and across the Structure Plan Area will support growth and development that benefits from the investment in improved transport infrastructure.

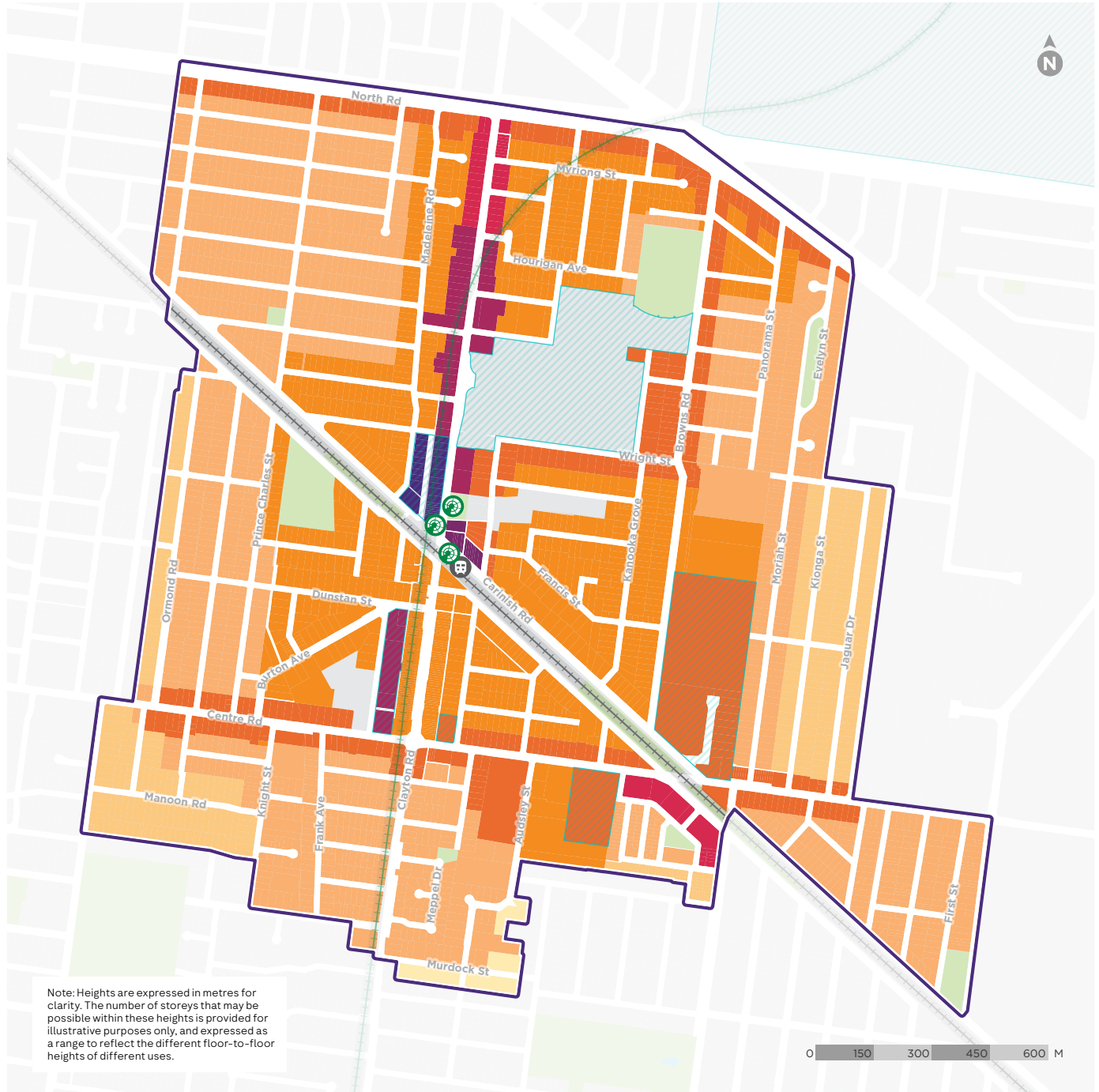
The Land Use Plan identifies priority land uses like housing, open space, community facilities and employment and where they are located across the Structure Plan Area. The roles of each land use are explained in more detail in the Draft Structure Plan.



















- | | | |
|--------------------------|--------------------------|-----------------------------|
| Structure Plan Area | Strategic site | Education |
| Neighbourhood | Land use priority | Civic, community & cultural |
| SRL station access point | Commercial | Housing |
| SRL East alignment | Mixed use | Public open space |
| Existing station | Employment | Hospital |
| Existing railway line | Health priority | |

Delivering growth and amenity

Significant population and employment growth is forecast across the Structure Plan Area, and the scale of built form will increase to accommodate this growth and leverage the benefits of the SRL station. Increased residential density will give more people good access to public transport, jobs and services. A substantial increase in workplaces, health services and/or education facilities close to the SRL station will also improve access to jobs and services for people living elsewhere on Melbourne's rail network.



- | | | | | | | |
|---|--------------------------|---|---------------------|---|---|-------------------|
|  | Structure Plan Area |  | Strategic site |  | 27m (7-8 storeys) | |
|  | SRL station access point | Preferred maximum building height | | |  | 25m (6-7 storeys) |
|  | SRL East alignment |  | 69m (17-20 storeys) |  | 21m (6 storeys) | |
|  | Existing station |  | 49m (15 storeys) |  | 15m (4 storeys) | |
|  | Existing railway line |  | 39m (10-12 storeys) |  | 12m (3 storeys) | |
|  | Existing open space |  | 33m (8-9 storeys) | | | |

Distinct neighbourhoods, tailored approaches

The Clayton Structure Plan Area is divided into six distinct neighbourhoods defined by their unique characteristics and attributes. The Draft Structure Plan sets out tailored planning approaches to guide the development and character of these neighbourhoods which are described below.

A Clayton Central

Clayton's retail, commercial and civic heart, anchored by the SRL station and Transport Superhub - a lively, high density neighbourhood with housing, shops, offices and dining and entertainment options that is a sought-after urban community to live and work in.

D Inner East

Redeveloped residential area with higher density apartments in a leafy setting and a high level of access to services and jobs in the adjoining Clayton Central, Health and Clayton South neighbourhoods.

B Health

Intensified and expanded health, medical and research neighbourhood and a high amenity place to work and visit.

E Dunstan

Higher density mainly residential neighbourhood focused around an upgraded Centre Road, with diverse housing options and an expanded mix of retail, hospitality, services and amenities.

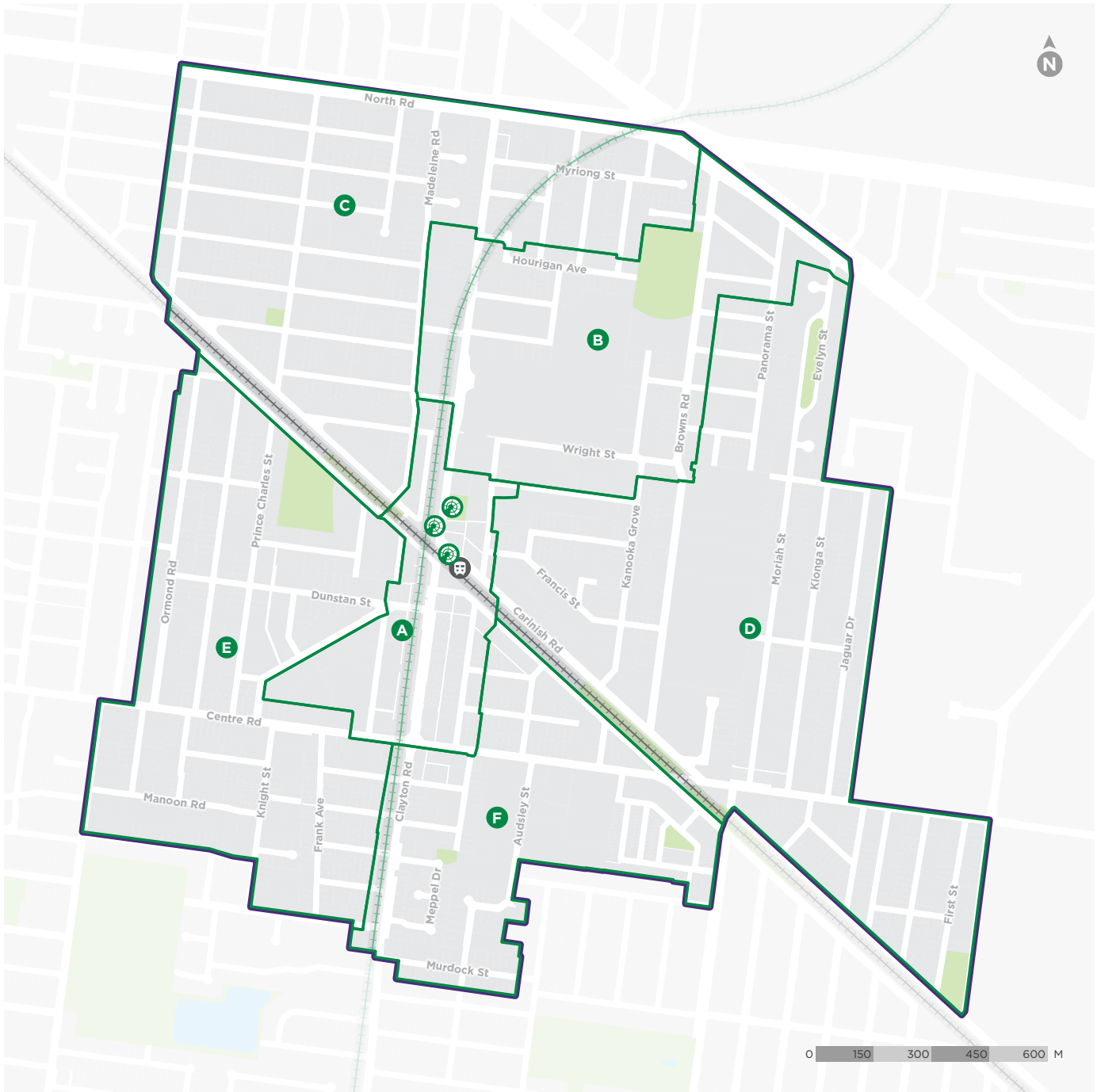
C Flora Road

Low-traffic mixed-use neighbourhood with higher density housing supported by a vibrant street life, Green Streets, new open spaces and walking and cycling links.

F Clayton South

Mixed-use employment hub with some residential pockets, offering more high-value knowledge-intensive jobs in a re-energised area with new shops, services and cafes.





- Structure Plan Area
- Neighbourhood
- SRL station access point
- SRL East alignment
- R Existing station
- Existing railway line
- Existing open space

What you will find in the Draft Planning Scheme Amendment

SRLA has prepared draft amendment GC247 to the Monash and Kingston planning schemes to guide how Clayton will develop over the next 15 years.

The draft amendment translates the Draft Structure Plan and implements relevant actions of the Draft Implementation Plan into planning controls for Clayton's six distinct neighbourhoods, to ensure future development contributes to the vision for the precinct.

Transforming vision into reality: How planning scheme amendments shape SRL East structure plan areas

The changes proposed will simplify the zoning and overlays, making it easier for people to understand.



Policy

New planning policy is proposed to be inserted into the Monash and Kingston planning schemes to identify the role of the SRL project and SRL East Clayton Structure Plan. Existing planning policy will be amended where required to reflect the structure plan.

Planning policy will support state planning policy and Victoria's Housing Statement by guiding the development of new housing, jobs, open spaces, and community facilities within the Structure Plan Area.





Precinct Zone

The Victorian Government has introduced the new Precinct Zone to apply to important precincts across Melbourne earmarked for change.

The Precinct Zone simplifies the existing zoning approach by putting all of the relevant land use direction for a precinct into a single zone schedule, making it easier for people to access and understand what controls apply to their land. It also enables a more consistent approach to the planning of major precincts that have been prioritised for growth across Victoria. SRLA proposes to use this zone, rezoning land from Residential, Commercial, or Industrial Zones and specifying permitted land uses and planning permit requirements.

The Precinct Zone schedule will require land use and development in the area to be in accordance with the use and development framework plan which is included in the schedule, and to meet specified environmental sustainability standards, bicycle parking requirements and provision of pedestrian connections where identified.

In Clayton, there is one strategic site - Clayton SRL Station Development Area - where the draft amendment proposes to apply a site specific zone schedule, to capture the site's specific purpose and role, and to require a Master Plan to be prepared to show how the overall site responds to the aims of the structure plan.

The site is supported for transformational growth and change, and will play an important role in bringing new investment and improvements to public spaces in the Structure Plan Area.

The new Precinct Zone provides the opportunity for the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework* to be introduced in certain parts of the Structure Plan Area, to help deliver public benefits that include:

- Improvements to public realm, including open space
- Affordable housing
- Strategic land uses.

The framework operates by allowing the mandatory Floor Area Ratio that applies to the land to be exceeded, where one or more of the nominated public benefits is provided. This helps encourage development while delivering the sort of public benefits desirable for the area in addition to those already required.

The framework is intended to operate on an 'opt in' basis, so it doesn't mean that the uplift opportunity will necessarily be taken up in all areas.



Overlay

Built Form Overlay

The built form overlays go hand in hand with the new Precinct Zone, providing detailed guidance for the design, height and form of new buildings in the Structure Plan Area to realise the planned future character and amenity. Like the Precinct Zone, the Built Form Overlay provides for a simplified approach that consolidates all of the relevant direction for new buildings and development in the Structure Plan Area into one place.

In each Structure Plan Area, there are multiple 'Place Types' that have been identified based on the distinctive characteristics and aims for each local area. A specific Built Form Overlay schedule has been tailored to each place type.

The identified Place Types are:

- Central Core
- Central Flanks
- Main Streets
- Key Movement Corridors and Urban Neighbourhoods
- Residential Neighbourhoods
- Employment Growth and Enterprise Neighbourhoods.

The built form overlays will typically replace existing overlay controls specifically aimed at guiding built form outcomes. Other overlays, such as those related to heritage protection, flooding, contamination, and other technical constraints are proposed to be retained.

Deemed to comply built form standards are proposed in the Residential and Employment Neighbourhoods within Built Form Overlay schedules. If an application meets the deemed to comply requirement, then a planning application cannot be refused on the basis of that requirement.

These 'deemed to comply provisions' facilitate timely permit applications, providing greater certainty about the likely expected scale and intensity of future development, while still allowing for innovative design responses on a case-by-case basis. The benefits and uplift framework will not be available in areas where deemed to comply measures are proposed.

Environmental Audit Overlay

Where necessary to manage potential contaminated land risks, an Environmental Audit Overlay is proposed to be applied to ensure any 'potential contamination' is evaluated before the land can be developed for any sensitive use, such as housing or schools.

Public Acquisition Overlay

A Public Acquisition Overlay (PAO) is a planning tool used to reserve land for public purposes, like new roads or road widenings, intersection improvements or new open space.

Within the Clayton Structure Plan Area, specific locations have been identified for the application of a PAO, to enable land to be acquired to deliver these key community benefits.

Parking Overlay

New parking overlays are proposed to be introduced to promote a shift to sustainable travel modes. The introduction of maximum parking rates in the central area of the structure plan and near the SRL Station is important to discourage the over-provision of car parking, recognising that this area will benefit from a high level of public transport accessibility into the future.

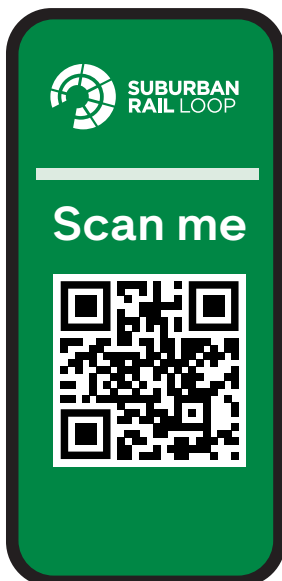
In all other areas, a combination of minimum and maximum parking rates will be introduced for dwellings and other key land uses.



Notification and Review

Under the existing planning controls that apply in the Structure Plan Area, permit applications are usually 'advertised' to surrounding landowners for comment. Objections can be lodged and the decision of the responsible authority can be appealed to VCAT by any objector or the applicant.

The Precinct Zone and the Built Form Overlay 'turn off' the notification and review provisions as a default status in the control templates. This enables permit applications to be facilitated in a timely manner and follows similar approaches taken in areas where significant development outcomes have been sought, such as in the Melbourne CBD, Fishermans Bend, Arden and Central Geelong precincts.



View the draft amendment, documents that support the draft amendment, and the explanatory report about the draft amendment.

Technical reports underpinning the Draft Structure Plan and Draft Planning Scheme Amendment

A comprehensive range of technical assessments have been undertaken to inform the Draft Clayton Structure Plan and Draft Planning Scheme Amendment.

The technical reports have informed preparation of the Background Report that summarises the key considerations, assessment and recommendations that guided the development of the Draft Structure Plan.

Technical reports have been prepared on a range of topics including:



Open space



Community infrastructure



Economics



Retail



Housing



Aviation



Climate response



Environmental studies



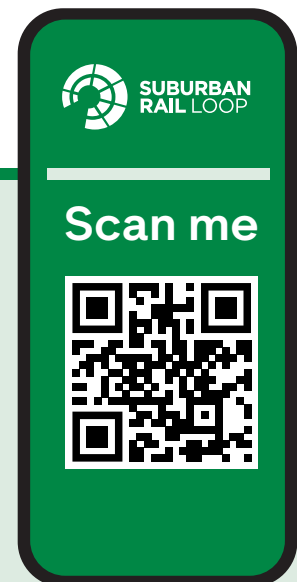
Urban design



Transport and parking



Land use scenario and capacity assessment



View the Clayton Background Report and full list of technical reports

For a number of technical reports, independent peer reviews were conducted to ensure the methodology and approach undertaken as part of the technical assessment was appropriate and fit for purpose.


How to make a submission

Submissions relating to the Draft Clayton Structure Plan and Draft Planning Scheme Amendment must be made to Suburban Rail Loop Authority (SRLA) and received by **11.59pm on Tuesday 22 April 2025**.


1  Online submissions can be lodged via the Engage Victoria website

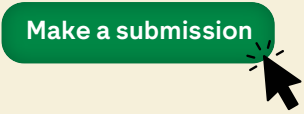
engage.vic.gov.au/srl-east-structure-planning


 Upload your submission


3 

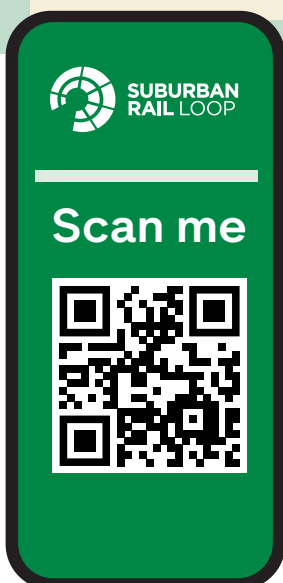
Submissions will be treated as public documents and may be published on the Engage Victoria website. You will be asked to provide your name and address along with your submission

2  Click 'Make a submission' and follow the prompts



4  Once you have entered your submission and attached any supporting documents click 'Submit'





For more information about making a submission, including a step-by-step guide, requirements for the format of your submission, information regarding privacy and the collection of personal information, and tips for what to include, scan to view the **How to make a submission fact sheet**.

contact@srla.vic.gov.au | 1800 105 105 (call anytime)
suburbanrailloop.vic.gov.au

Please contact us if you would like this information in an accessible format.
If you need assistance due to a hearing or speech impairment, please visit relayservice.gov.au



For languages other than
English please call 9209 0147

如需非英语信息，请拨打
9209 0147

अंग्रेजी के अलावा अन्य भाषाओं के लिए
कृपया 9209 0147 पर कॉल करें

Για άλλες γλώσσες εκτός από τα
Αγγλικά καλέστε το 9209 0147