

Your guide to the Draft Glen Waverley Structure Plan and Draft Planning Scheme Amendment





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Using your guide

Your guide to the Draft Glen Waverley 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 Glen Waverley.

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



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.**



| PHASE ONE | Mid to Late 2023 | <text><text><text><text><section-header><text></text></section-header></text></text></text></text> | SRL Precincts: Discussion Paper | | |
|-------------|---|--|--|--|--|
| PHASE TWO | Early to Mid 2024 | Shaping the plans Sought community feedback on key directions for each neighbourhood, refined understanding of opportunities and challenges, and explored place-shaping initiatives that could help realise the Vision. | Key directions | | |
| PHASE THREE | We are here Late 2024/ Early 2025 | Exhibiting the plans Released Final Precinct Visions (late 2024). Released draft structure plans and draft planning scheme amendments for public consultation; seeking stakeholder feedback (early 2025). | Final Precinct Vision | | |
| PHASE FOUR | 2025 | Public hearing An advisory committee will consider the structure planning documents and draft planning scheme amendments. | Public hearing | | |
| PHASE FIVE | 2026 | Sharing the outcomes Finalise and adopt structure plans, approval and gazettal of planning scheme amendments. New planning settings in place for each of the SRL East Precincts. | Approved Structure Plan Gazetted PSA | | |
| 8 | Released for engagement 🛞 Draft planning process 🖗 Released for information 🙆 Final planning outcome and consultation | | | | |

Figure 1: Structure Planning engagement phases

Understanding the documents on exhibition

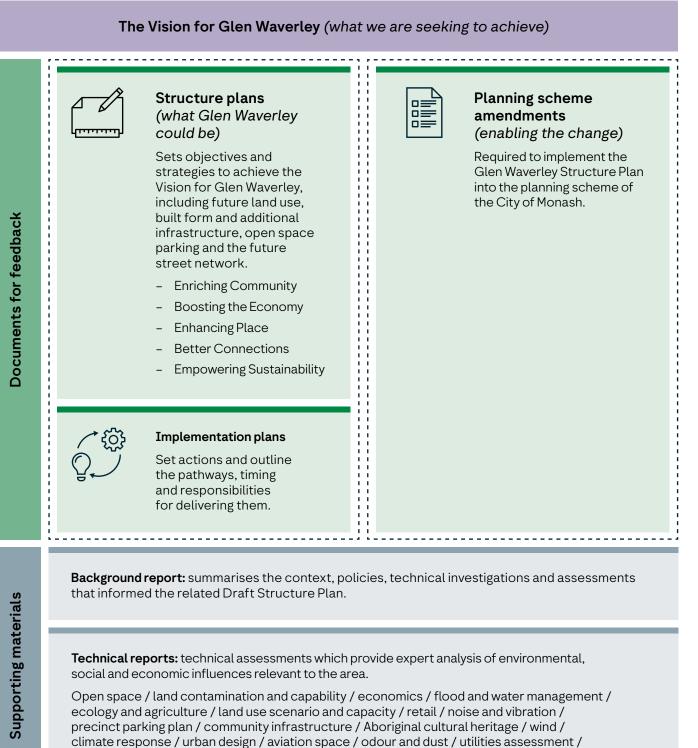
The Draft Glen Waverley Structure Plan, including the Draft Implementation Plan, adopts the vision for Glen Waverley and provides a framework for how the areas around the new SRL East station will grow and change over time, while protecting and preserving the neighbourhood characteristics people love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







transport / housing / historical heritage / consultation summary

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 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 Glen Waverley Structure Plan to find:



Overview

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



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.

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Section 2 Introducing Glen Waverley and Section 3 Planning for a growing and changing Glen Waverley

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



Section 4 The Vision for Glen Waverley

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

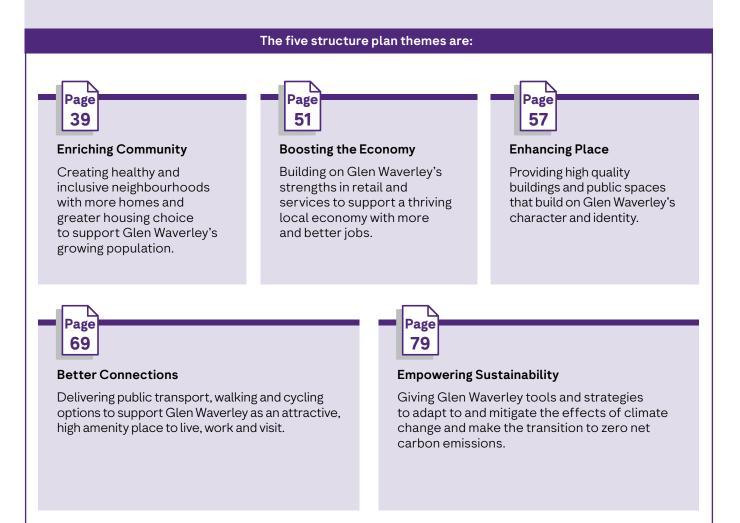


Section 5 Strategic response

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

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 Glen Waverley Structure Plan Area.



Section 6 Neighbourhoods

Page

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

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.

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Section 7 Next steps

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





View the Draft Glen Waverley Structure Plan





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 Glen Waverley 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:



How feedback has shaped the plan

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

More than 800 pieces of feedback have been collected from online, face-to-face and other activities. This feedback has been essential to preparing the Draft Glen Waverley Structure Plan and will continue to inform the finalisation and implementation of the Draft Structure Plan.

The following section summarises how community and stakeholder feedback has shaped the Draft Glen Waverley Structure Plan.

RAR RARA





Enriching Community

Creating healthy and inclusive neighbourhoods with more homes and greater housing choice to support Glen Waverley's growing population.



of the Draft Structure Plan

What you told us

Feedback highlighted the need to consider future population growth in the provision of services while preserving Glen Waverley's unique character, including its greenery, educational facilities, and diverse retail and dining options. It also emphasised the importance of promoting diverse and affordable housing options, creating accessible spaces for community groups and young people, and ensuring safety through measures like slow speed limits, reduced car traffic, and improved street lighting.

- Community infrastructure growth is prioritised as part of the Glen Waverley Civic Precinct.
- The structure plan will support growing families through new maternal child health services. These will be preferably co-located with other services.
- A variety of dwelling sizes and types will be delivered to provide good housing choice, and new and emerging house models are supported by the structure plan, such as build-to-rent and co-living.
- The structure plan encourages a provision of affordable housing on strategic sites and in areas identified for high and significant housing growth.

- Improving safety will be a key focus in the design of built form and public spaces, including elements such as:
 - Windows and balconies which overlook public open spaces, and activated spaces with good pedestrian traffic, offering passive surveillance
 - Buildings which face onto the street with ground floor land uses such as gyms and restaurants
 - Environmental design such as the height and placement of fences



Boosting the Economy

Building on Glen Waverley's strengths in retail and services to support a thriving local economy with more and better jobs.



of the Draft Structure Plan

What you told us

Feedback emphasised the importance of supporting local employment in Glen Waverley, including providing a range of jobs and industries that cater to diverse ages and skill sets within the precinct. Feedback also suggested attracting more mixed-use development, particularly on the eastern side of Springvale Road, and considering the future of the Aristoc precinct for service industry employment and businesses that may not thrive in higher-cost or higher-amenity areas.

- The structure plan encourages the retention of Aristoc Road as an important local employment area and seeks to encourage different building types and sizes to attract a range of businesses.
- Employment growth on Artisoc Road will be supported by better amenity for workers through new hospitality, gyms and other services as well as an enhanced, attractive public realm.
- The structure plan encourages future employment growth within Central Glen Waverley and in particular the need for offices close to the stations, shops and entertainment.
- The structure plan encourages the renewal and redevelopment of strategic sites as integrated mixed-use developments that include retail and hospitality uses at ground level, and a range of commercial and accommodation uses above.
- A range of industrial and commercial buildings will be developed to support advanced manufacturers to start up and scale up including small office spaces, medium to small workshops, warehousing, meeting facilities and low-cost spaces.
- Mixed-use development will be encouraged along some areas along Springvale Road with a focus on supporting existing and new health-related uses.

Enhancing Place

Providing high quality buildings and public spaces that build on Glen Waverley's character and identity.



of the Draft Structure Plan

What you told us

Feedback supported higher density housing in the precinct core, with medium density housing nearby, but requested that the neighbourhood character and tranquillity of surrounding streets be protected. It emphasised the importance of managing transitions between higher and lower density areas and maintaining conservative height limits to avoid overshadowing and safeguard the residential area east of Springvale Road. Feedback requested the preservation of vegetation overlays to maintain the area's leafy character. Additionally, it is important to the community that local services and infrastructure, such as schools and healthcare, are developed in line with population growth. Feedback also suggested using vacant land for additional housing, and ensuring ample green open space and accessible recreation facilities.

- The structure plan encourages higher density development within Central Glen Waverley while introducing a more moderate range of building heights in the surrounding residential neighbourhoods.
 Proposed building heights have been reduced in the residential areas north of High Street Road, east of Springvale Road and west of Bogong Reserve.
- Proposed street and rear setbacks in the area east of Springvale Road have been designed to allow space for trees and planting.
- New buildings will integrate with local streets and neighbourhood character, particularly the green and garden character of Glen Waverley's residential neighbourhoods.
- The structure plan seeks to manage the transition in heights away from Central Glen Waverley, with buildings up to nine storeys on the edge of Central Glen Waverley stepping down to surrounding residential areas.
- Services and infrastructure such as workplaces, health services and education facilities close to the SRL East station will increase substantially in line with residential density.
- High housing growth will be concentrated along movement corridors including High Street Road, Springvale Road and Waverley Road, as well as Central Glen Waverley.

- Guidance is included in the structure plan to ensure the appropriate level of sunlight to identified public spaces based on their role, function and usage.
- Residential buildings will be designed to provide good daylight and solar access, ventilation, minimised overlooking and appropriate building separation.
- Taller buildings will be designed and positioned to minimise adverse wind impacts along streets and within public spaces and parks.
- Potential new open spaces are being explored particularly in Central Glen Waverley. Additionally, Bogong Reserve and Jordan Grove Reserve will be enhanced to improve the quality, functionality and capacity of the open space network.
- 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.

Better Connections

Delivering public transport, walking and cycling options to support Glen Waverley as an attractive, high amenity place to live, work and visit.



of the Draft Structure Plan

What you told us

Feedback emphasised the need to improve traffic flow in Glen Waverley by separating different traffic types, such as buses, emergency services, and freight, while also separating through traffic from local traffic. People advocated for reducing private vehicle use by investing in reliable and frequent public transport alternatives and decreasing the space allocated for car parking in the precinct core. Upgrades to the bus interchange on Railway Parade North were requested, as well as enhanced connections to the existing and new SRL East station to improve access. Additionally, the feedback called for safer pedestrian pathways, reduced car speed limits, and increased pedestrian crossings over major roads like Springvale Road, along with improved bus services in residential areas to the east. Feedback also suggested separating active transport routes from main roads and ensuring smooth movement around Glen Waverley Secondary College for easy pick-up and drop-off.

- The structure plan seeks to prioritise pedestrians and reduce car dependency within central Glen Waverley through redeveloping at-grade car parks, the closure of Coleman Parade and encouraging the redesign of Kingsway to allow businesses to expand outdoor dining. This will stimulate activity and bring more people into the central area, including to Kingsway, boosting its role as a vibrant retail, hospitality and entertainment strip, as well as improving connection to The Glen.
- Private vehicles and freight will be directed away from walking and cycling areas and local streets to use major roads, such as Springvale, Waverley and High Street roads to support a more pedestrian friendly central Glen Waverley area.
- A road network will be maintained to support access for essential trips and people who need to use a car.
- Buses will be prioritised and services will be more frequent along strategic bus corridors. Additionally, the structure plan supports upgrades to the existing station and bus interchange.

- The structure plan identifies improvements to the public transport network by connecting the SRL East station, existing Glen Waverley Station and existing and proposed bus services including improved wayfinding.
- A priority, safe and high-quality pedestrian network will be established to make it easier to walk and cycle to the SRL East station, The Glen shopping centre and the Monash Aquatic Recreation Centre.
- The structure plan includes more frequent, high quality and safe crossing points over Springvale Road.
- Car parking will continue to be consolidated into key locations on the edge of Central Glen Waverley, and on-street parking and parking within individual developments will be reduced to encourage a more pedestrian friendly core.



Empowering Sustainability

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

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of the Draft Structure Plan

What you told us

Feedback noted the importance of providing ample green space, native vegetation, and tree canopy for shade and wildlife, alongside implementing robust waste management systems, including effective sewerage and household recycling.

In response to community and stakeholder feedback:

- The structure plan aspires to improve canopy cover, in alignment with many local government urban forest strategies.
- Biodiversity and ecological enhancement will be achieved by establishing habitat corridors, prioritising green and biodiverse planting along Green Streets and within landscape setbacks.
- The precinct will be designed for future waste streams by allowing appropriate space for waste storage and management, including waste at the source such as on-site organic waste management.
- New buildings will be constructed under circular economy principles.

More information on the engagement undertaken throughout the structure planning process, including how feedback has helped shaped the plans is available in the SRL East Structure Planning Engagement Report.



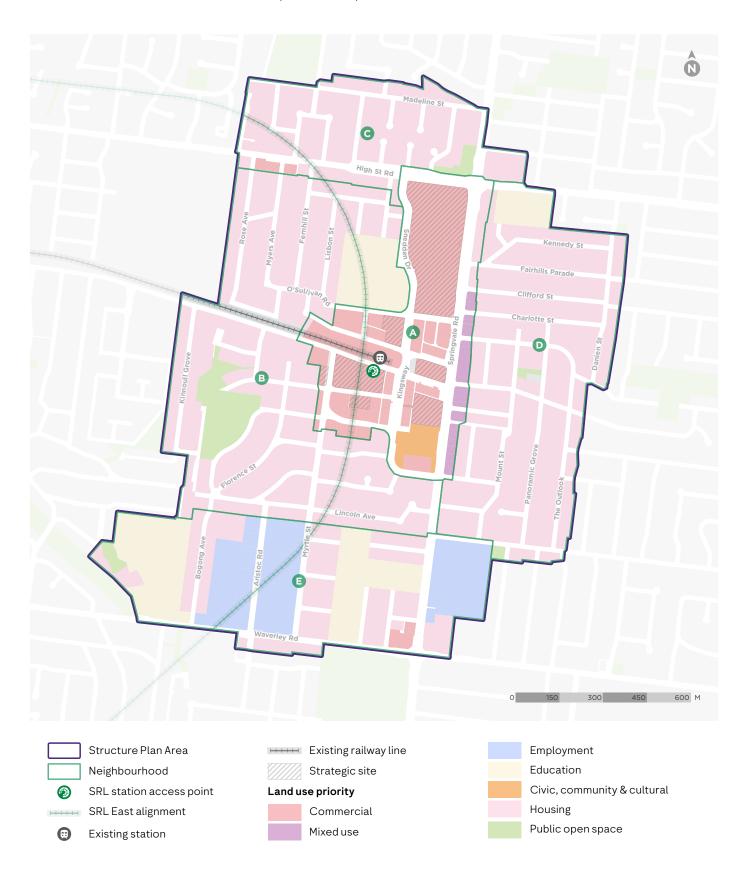
View the SRL East Structure Planning Engagement Report



Proposed changes in Glen Waverley

Land Use Plan

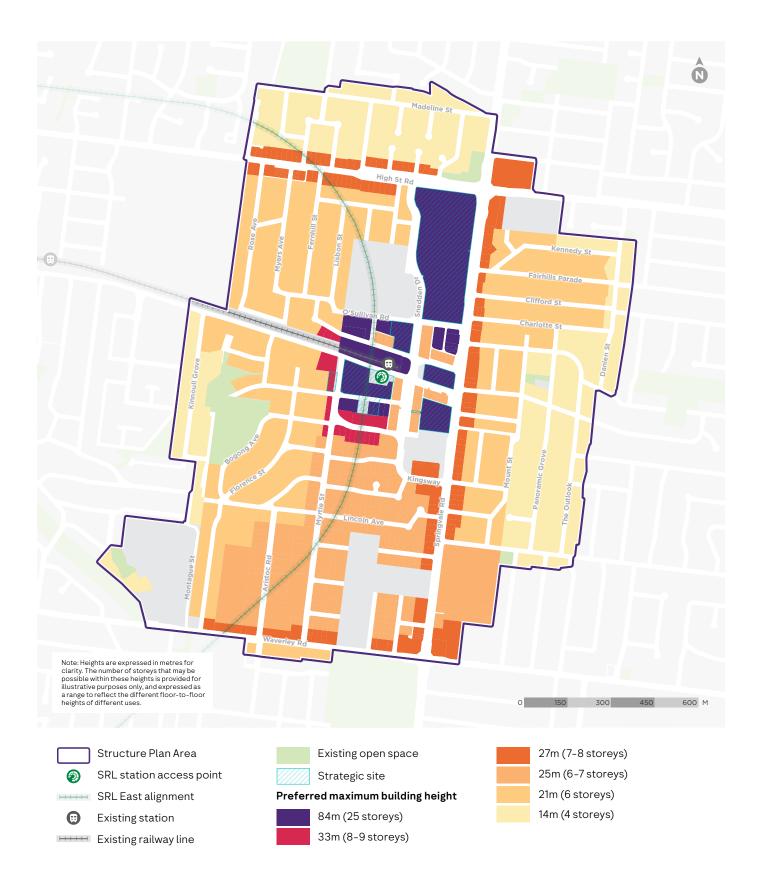
Encouraging the right land uses around the SRL station and across the Structure Plan Area will support growth and development that benefits from the investment in improved transport infrastructure. The Land Use Plan identifies priority land uses like housing, open space, community facilities and employment 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.



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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.



Distinct neighbourhoods, tailored approaches

The Glen Waverley Structure Plan Area is divided into five 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 Central Glen Waverley

Glen Waverley's lively, people-focused heart, home to shops, cafes and restaurants at street-level and new places to live and work above.

B Bogong

A great place to live locally, with the unique Bogong Reserve at its heart and diverse new homes with excellent access to amenities, open space and Central Glen Waverley.

D Springvale Road East

More housing choices in a landscaped garden setting, with new pedestrian and cyclist crossings over Springvale Road making it easier to get to Central Glen Waverley.

C Glen Waverley North

Leafy residential neighbourhood with new higher density homes along High Street Road close to transport and amenities.

E Waverley Road

Diverse and mixed-use residential, industrial and commercial area that is walkable and bike friendly, and includes a revitalised Aristoc Road employment area.





What you will find in the Draft Planning Scheme Amendment

SRLA has prepared draft amendment C177mona to the Monash planning scheme to guide how Glen Waverley 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 Glen Waverley's five 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 planning scheme to identify the role of the SRL project and SRL East Glen Waverley 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 Glen Waverley, there is one strategic site – Glen Waverley 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 and Central Flanks,
- Main Streets,
- Key Movement Corridors and Urban Neighbourhoods,
- Residential Neighbourhoods, and
- 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.

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 Glen Waverley Structure Plan and Draft Planning Scheme Amendment.

Technical evidence and technical reports have been collated into a Background Report that summarises the key considerations, assessment and recommendations that guided the development of the Draft Structure Plan.

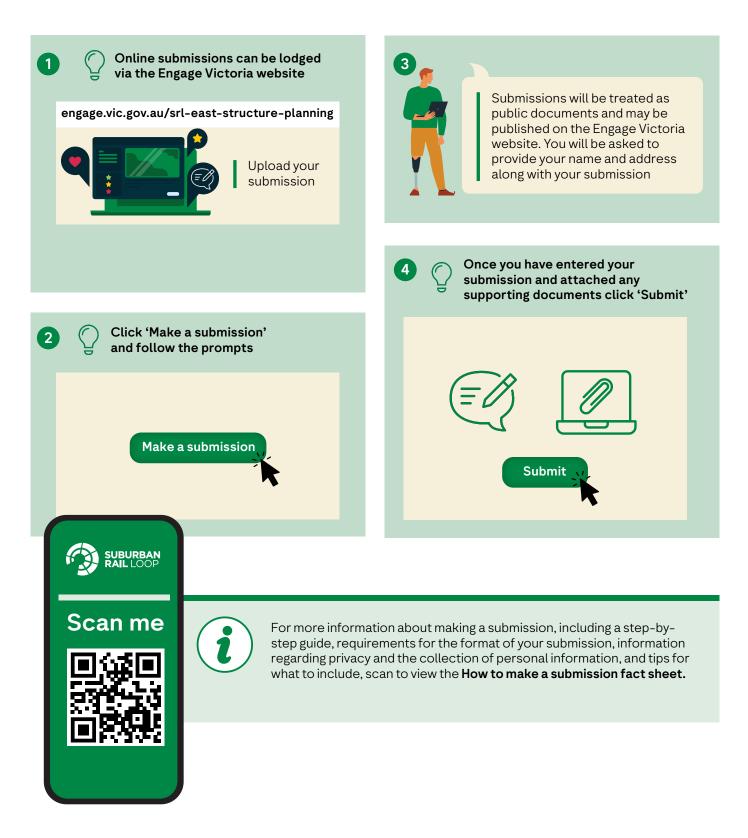
Technical reports have been prepared on a range of topics including:



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 Glen Waverley 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.**



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



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For languages other than English please call 9209 0147

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如需使用英語以外的其他語言, 請致電 9209 0147 Đối với các ngôn ngữ khác tiếng Anh, vui lòng gọi số 9209 0147 अंग्रेज़ी के अलावा अन्य भाषाओं के लिए कृपया 9209 0147 पर कॉल करें