



**SUBURBAN
RAIL LOOP
EAST**



Artist's impression

The Vision for Glen Waverley

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.

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

The Structure Plan for Glen Waverley 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 Glen Waverley 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.

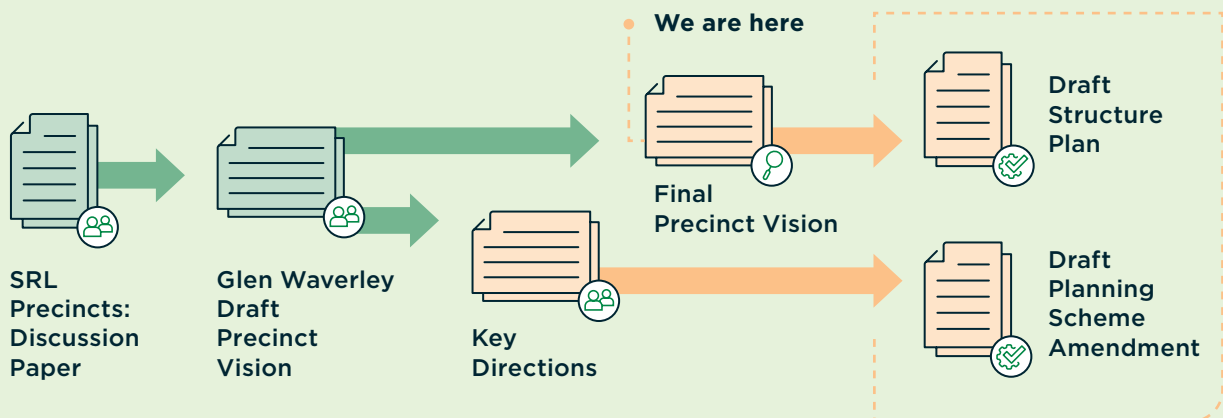


Figure 1: Structure Planning Process

The Vision for Glen Waverley

A genuinely walkable neighbourhood, with everything needed for a great quality of life nearby.

Glen Waverley will be home to a thriving multicultural community with job and lifestyle opportunities to support its growing population.

A diverse range of housing options will mean people can stay in the community they love, whatever their life stage. New homes will be complemented by high quality landscape and open spaces that strengthen the green, leafy character of the area and support its active and healthy way of life.

SRL will mean Glen Waverley residents will have everything they need closer to home – and will continue to benefit from existing state-of-the-art schools and diverse lifestyle options. Greener streets and improved walking and cycling connections will encourage more people to leave the car at home as the suburb grows.

New connections will create more job opportunities for Glen Waverley. Just as residents will travel to universities or workplaces in Clayton, Monash or Box Hill, people from neighbourhoods along the SRL East rail line will come to work, study and play in Glen Waverley. The southern end of the precinct will become a sought-after commercial destination with a thriving business community.

The centre will remain at the heart of community life, coming alive in the evenings with restaurants, cafes and bars. As a place for celebrations, cultural events and community gatherings, a lively and people focused Kingsway will be the centrepiece of Glen Waverley

SRL will unlock opportunities in Glen Waverley, delivering a vibrant and diverse precinct with more housing choice and greater affordability.



Transformational change for Glen Waverley

Glen Waverley’s population is already growing and the improved accessibility and connectivity delivered by SRL will drive further growth. This means Glen Waverley will experience significant change over the coming decades, requiring a fresh approach to how the area should be planned and designed.

The Vision for Glen Waverley sets out the long-term aspiration for the precinct to accommodate these growth projections.

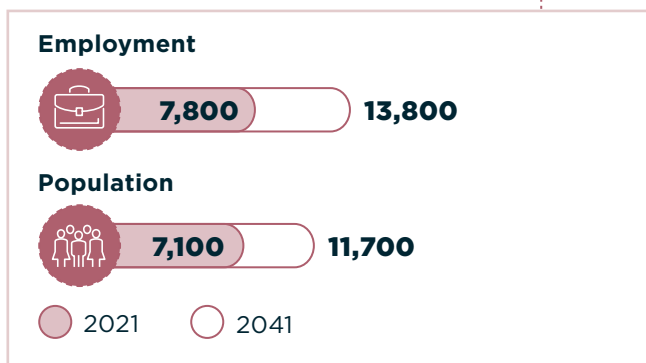
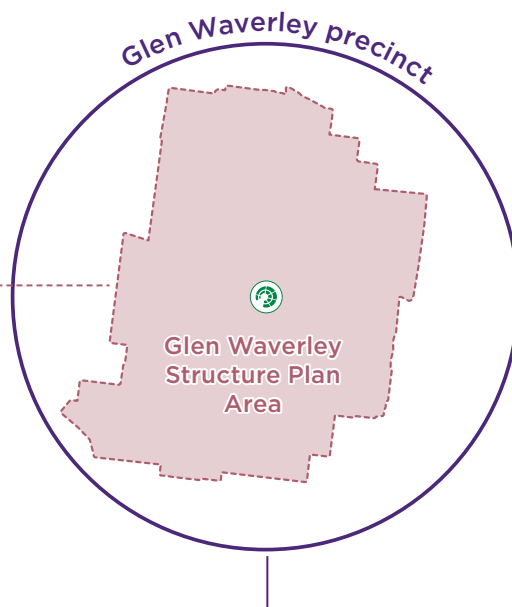


Figure 2: Growth for the Glen Waverley Structure Plan Area to 2041

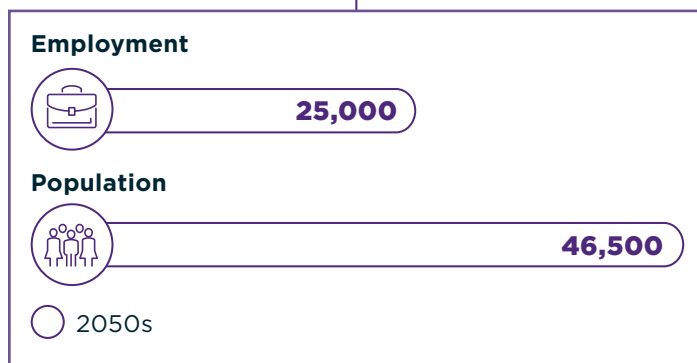


Figure 3: Growth for the Glen Waverley precinct to the 2050s

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 Glen Waverley 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 Glen Waverley 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 Glen Waverley 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 Glen Waverley is a spatial representation of the Vision.

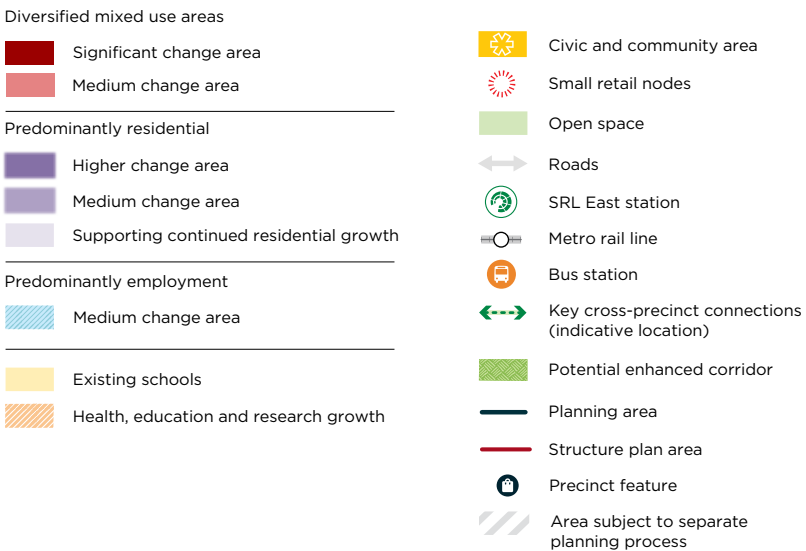
The plan identifies where longer-term change is expected to occur into the 2050s as Glen Waverley grows, supported by enhanced connectivity, improved community amenities, diversified retail and commercial areas and increased local job opportunities.

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 Glen Waverley 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: Glen Waverley Conceptual Precinct Plan



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



Glen Waverley Draft Precinct Plan, December 2023

Developing a shared vision

Planning with the community

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

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



The planning process for Glen Waverley

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 Glen Waverley Structure Plan is prepared, exhibited and finalised.

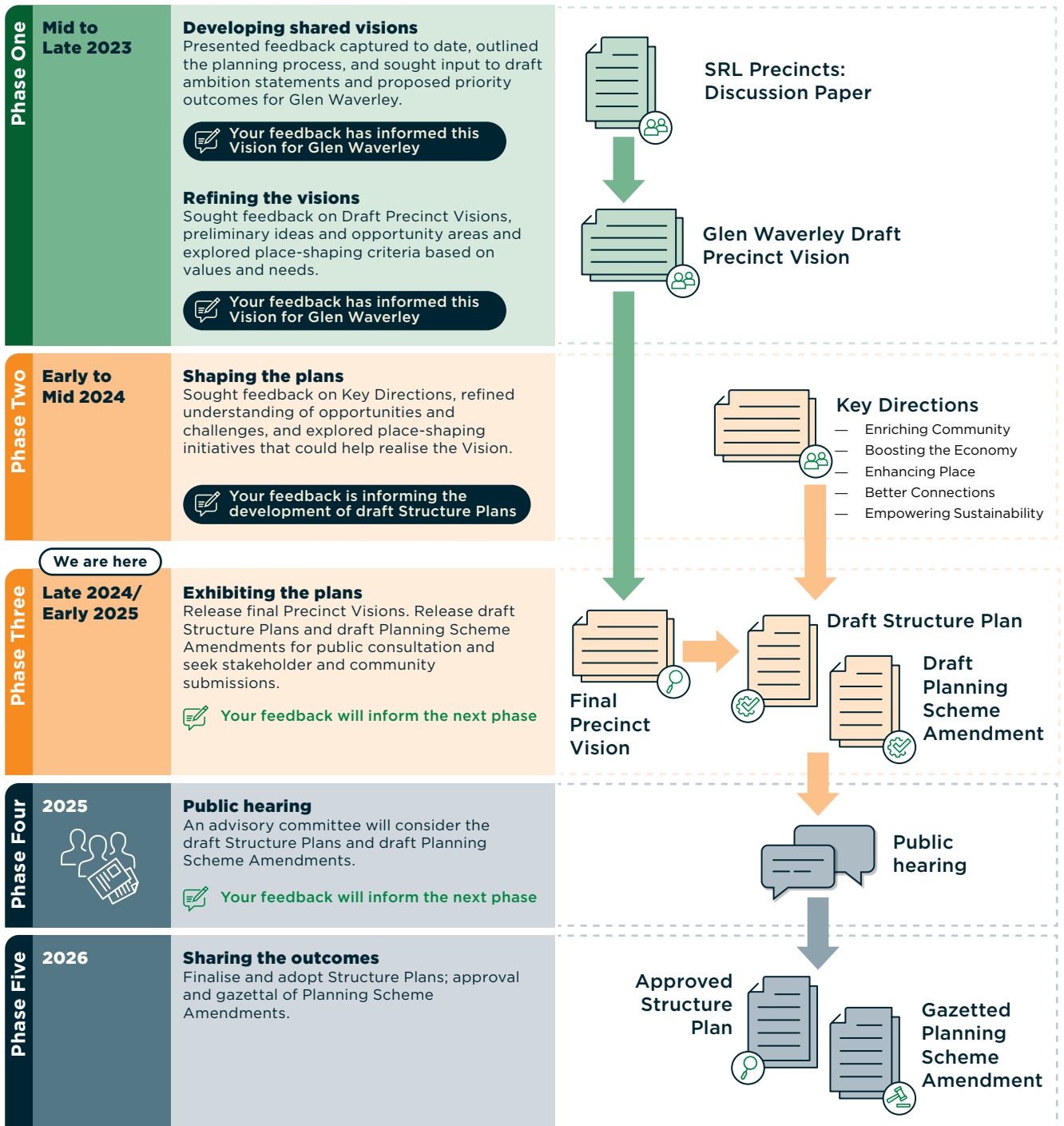


Figure 5: Phases of engagement

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

Engagement phases

The *SRL Precincts: Discussion Paper* was released for public consultation from August 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 Glen Waverley. 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 100 related to Glen Waverley. This was complemented by discussions with more than 460 people at community pop-ups and listening post sessions and 13 submissions from stakeholders.

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

The *Glen Waverley Draft Precinct Vision* outlined how Glen Waverley 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 Glen Waverley responds to the five themes. These themes will guide structure planning for the areas surrounding the SRL East station at Glen Waverley and the development of objectives, strategies and actions within the Glen Waverley 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 (317 related to Glen Waverley) and 864 responses to the opportunity areas (119 related to Glen Waverley). 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-planning-engagement-report

The *Glen Waverley 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 Glen Waverley Structure Plan and Planning Scheme Amendment.

Community sentiment

Community engagement sought feedback via online 'emoticon' prompts 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			
1. Enhance transport choice	77%	7%	16%
2. Support Growth	72%	10%	18%
3. Expand employment capacity	74%	11%	15%
4. Connect central Glen Waverley	80%	6%	14%
5. Enable greater housing choice	60%	14%	26%
6. Connect Activity Centres	68%	16%	16%
Opportunity areas			
1. Celebrating Central Glen Waverley	74%	5%	21%
2. Expanding housing in O'Sullivan Road Residential	66%	10%	24%
3. Encouraging quality design in Montclair Residential	63%	11%	26%
4. Activating Springvale Road East	66%	10%	24%
5. Diversifying Waverley and Aristoc Road	72%	7%	21%
6. Connecting High Street Road North	65%	8%	27%
7. Transforming Syndal	69%	9%	22%

Source: *SRL Structure Planning Phase One Engagement Report*

Building on what we heard

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



Enriching Community

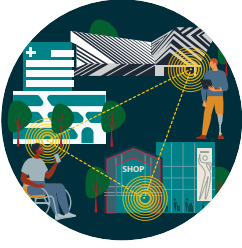
What we heard

- There is strong support to promote social connectedness and wellbeing through the development of community hubs and social spaces.
- There is a desire for residential developments to facilitate greater housing choice and improved affordability.
- People would like to see additional indoor and outdoor community facilities that promote interaction and wellbeing.

How this shaped the final Vision

The Conceptual Precinct Plan for Glen Waverley continues to prioritise higher density development along main streets and thoroughfares with good access to public transport and services, while identifying even more locations for diverse housing options to meet various household needs and lifestyles.

The Vision has also been updated to better reflect the importance of community connectedness and strong support for new and upgraded community facilities, including an improved civic precinct and revitalised Kingsway with great public and open spaces that promote social wellbeing and liveability.



Boosting the Economy

What we heard

- There is support to maintain smaller retail shopfronts at ground level and for employment growth to be concentrated within existing commercial areas.
- People value greater and more diverse employment opportunities with a mix of uses to create dynamic, multifunctional spaces.

How this shaped the final Vision

The Vision for Glen Waverley celebrates Kingsway, promoting the retention and ongoing importance of this retail and entertainment strip.

The Conceptual Precinct Plan has been updated to encourage diverse uses in existing employment areas. This includes supporting the integration of new manufacturing and creative industry spaces within the Aristoc Road Employment Area to create the dynamic and multifunctional spaces valued by the community.



Enhancing Place

What we heard

- There is a desire to incorporate high quality design that encourages activity along main streets within central Glen Waverley.
- People value and want to maintain Glen Waverley's significant retail sector and diverse dining options.
- There is a desire to create public areas with space for residents to gather and enhance community interactions.
- There is a desire for higher density developments to be restricted to main roads to preserve the residential character of other areas.
- People want the precinct to maintain its green and leafy character by planting more trees and vegetation along streets and public spaces.

How this shaped the final Vision

In response to community feedback, the Conceptual Precinct Plan continues to prioritise higher change along main roads to preserve the character of residential neighbourhoods and encourage more activity at street level.

The Vision has also been updated to further emphasise enhanced public areas within and around the Monash Civic Precinct that encourages people to gather and supports community engagement.



Better Connections

What we heard

- People would like improved access to and connectivity between public transport services to reduce the reliance on private vehicles.
- There is a strong desire for more walking and cycling infrastructure to improve connections between key sites and existing green open space.
- There is support to consolidate car parking and expand the precinct's central laneway network to reduce car traffic around the SRL East station.

How this shaped the final Vision

The updated Vision continues to prioritise pedestrians within dense areas of activity in central Glen Waverley and captures the intent to expand the laneway network to reduce car dependency around the SRL East station.

Additional links connecting key local destinations have been incorporated within the Conceptual Precinct Plan to encourage an enhanced cross-precinct network of open space that connects Scotchmans Creek, Bogong Reserve and Central Reserve. This also shows the important connection between the employment areas along Waverley Road to each other and through to the Scotchmans Creek Trail.



Planning for Glen Waverley's future

Precinct context

Glen Waverley is located on the lands of the Wurundjeri Woi Wurrung peoples of the Kulin Nation, within the City of Monash, approximately 17 kilometres east of Melbourne's Central Business District (CBD). The Glen Waverley precinct is located centrally within the SRL East alignment, between the Burwood and Monash precincts.

Glen Waverley's major activity centre

Anchored by the locally and regionally significant The Glen Shopping Centre, central Glen Waverley provides the community with an array of local retail, dining and hospitality options, as well as acting as the commercial centre for the precinct. The precinct also boasts an active and diverse local street-based economy centred around Kingsway and the existing Metro railway station.

Glen Waverley's capacity for more homes

Residential areas in Glen Waverley are primarily low density, with some medium density development surrounding central Glen Waverley. These residents benefit from close proximity to well-regarded educational facilities, including Wesley College, Glen Waverley Secondary College and the Holmesglen Institute of TAFE campus, and to emerging allied health and medical services along Springvale Road.

Glen Waverley's predominantly leafy character is amplified by Bogong Reserve, Dandenong Creek Valley and Scotchmans Creek Reserve, which provide the district and community with valued public open space. Glen Waverley can cater to a growing population and make room for increased residential densities and diverse housing options that leverage the area's good access to the existing activity centre, parks and green spaces, public transport, education and community services.

Glen Waverley's strengths in education and community services

Glen Waverley provides a range of community and civic services for the surrounding region, including the Glen Waverley Community Centre and the Monash Civic Precinct, which includes the Glen Waverley Library, Monash City Council and Monash Civic Centre, located at the southern end of Kingsway.

Early learning centres, kindergartens, primary and high schools are all located within Glen Waverley. There are also specialist education providers such as the Cerebral Palsy Education Centre and Glenallen School, which caters for students with significant physical disabilities.

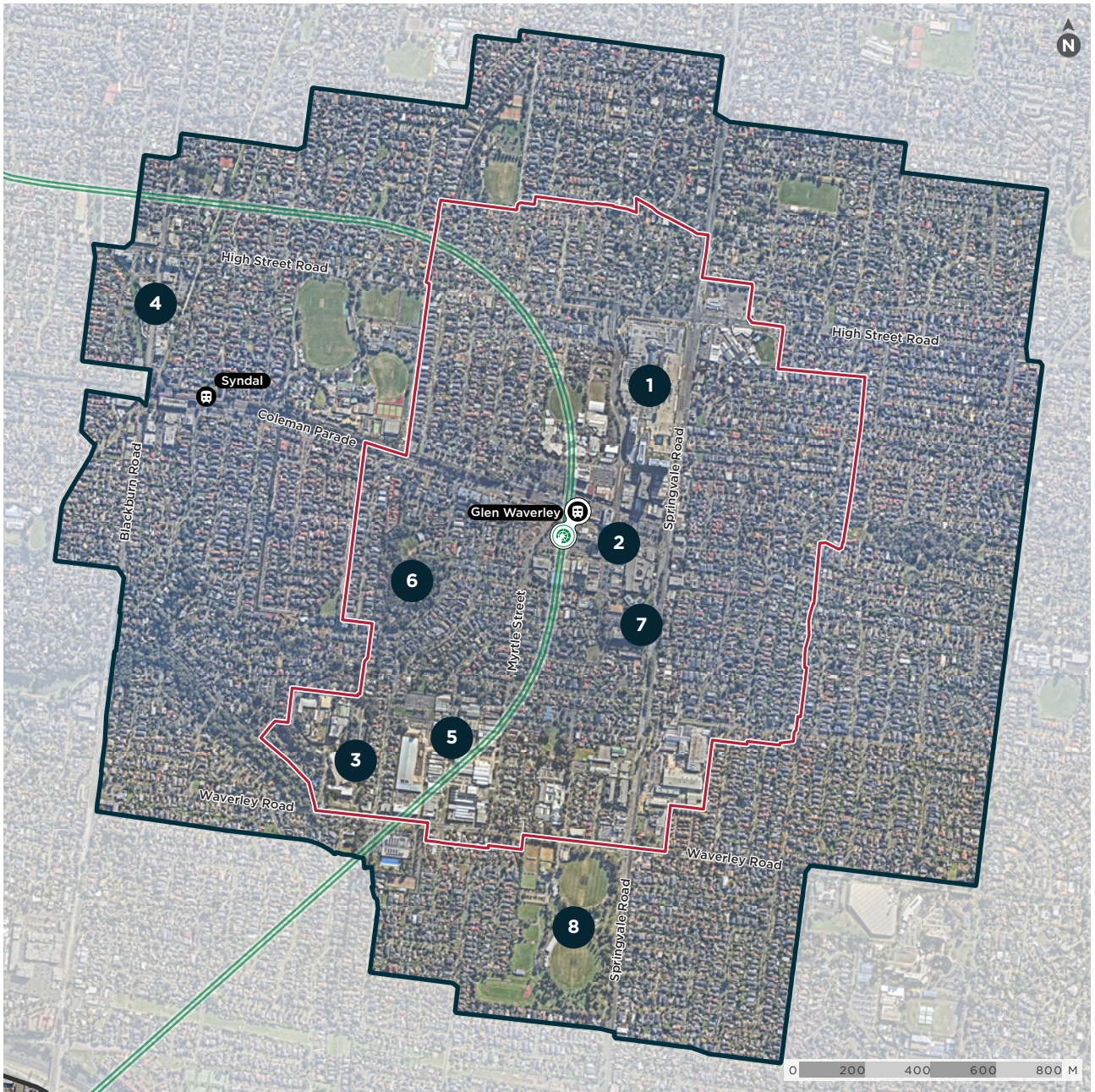


Figure 6: Glen Waverley Context Plan

Key Features

- 1 The Glen Shopping Centre
- 2 Kingsway
- 3 Holmesglen Institute of TAFE
- 4 Syndal
- 5 Aristoc Road Employment Area
- 6 Bogong Reserve
- 7 Monash Civic Centre
- 8 Central Reserve

Legend





-  SRL East station
-  Existing Metro station
-  Structure plan area
-  Planning area



Figure 7: Visualisation of the future character of Glen Waverley

A genuinely walkable neighbourhood, with everything needed for a great quality of life nearby.



Realising the Vision for Glen Waverley

Precinct themes

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



Enriching Community

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

Greater housing choice in Glen Waverley will enable more people, including many current residents, to live closer to their friends and family, helping to maintain social connections and support networks.

A broader range of housing options in amenity rich locations will provide an alternative to traditional market housing with improved access to public transport infrastructure, open space, employment and other services.

Higher density residential living around central Glen Waverley and in areas near public open space and along key movement corridors, such as High Street Road, Springvale Road and Waverley Road, will best serve residents and sustain lively neighbourhoods. Housing in these areas will include a range of types and sizes of homes, such as mixed-use developments and higher density apartments alongside inclusive and affordable housing options.

To fill existing gaps and meet the needs of the growing population, new open spaces will be designed to serve various functions in strategic locations, including along Myrtle Street near the SRL East station.

To meet the diverse and changing requirements of growing resident and worker populations, access to community infrastructure will be prioritised and enhanced. Building on Glen Waverley's strong civic focus, the centre will continue to house the Monash Civic Precinct. This area will continue to support the community's needs, with opportunities for improvements and upgrades to facilities and key public spaces like Kingsway.



Boosting the Economy

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

SRL East will reinforce Glen Waverley's role as a regionally significant retail and commercial hub, heightening demand for retail and commercial services. These activities will be targeted within central Glen Waverley, which will be home to intensified shopping, entertainment, hospitality, commercial and residential uses. Well-designed buildings and high quality public spaces will support these uses and attract businesses and workers seeking these amenities.

New commercial offices will support a greater variety of jobs in professional services, helping to diversify the local economy. As more employment sectors evolve and expand, there will be opportunities to attract more services and jobs closer to where people live.

Kingsway will be the centrepiece of the community, strengthened with streetscape improvements to support the ground floor retail, hospitality and entertainment. An enhanced civic precinct will also provide more opportunities for community engagement and connection. Outside the central area, local centres along High Street Road and Springvale Road will continue to serve neighbouring residential areas, maintaining their important local roles. Medical and health-related activities east of Springvale Road will benefit from proximity to amenities within the central area.

The Aristoc Road Employment Area's proximity to Holmesglen presents an opportunity to integrate new manufacturing and creative industry spaces with educational uses. The area will be progressively renewed or redeveloped to diversify employment opportunities. This will attract more jobs and provide more choices for workers, while remaining secondary to and distinct from the employment uses around the SRL East station.



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 Glen Waverley grows, development will preserve the area's valued characteristics and enhance local amenities.

The area around the SRL East station and major roads including Springvale Road, High Street Road and Waverley Road will experience the most significant change and built-form intensification. Higher density residential buildings in these areas will support lively neighbourhoods where people have easy access to daily amenities, services and public transport.

Areas to the east of Springvale Road and around Bogong Reserve will balance growth aspirations through a moderate level of change that respects and responds to existing attributes, such as garden settings and residential character.

As a thriving hub for shopping, dining and community activities, the vibrancy and activity around the SRL East station will be strengthened through pedestrian-friendly streets with shops, services and high-quality materials. Springvale Road will evolve into a high-quality, attractive boulevard for people to visit, shop or attend local medical and health services.

Areas outside of the central area will retain their valued leafy character and be people-focused, with priority given to enabling greater social connectedness, providing better walking and cycling links between areas of interest and improving safety and wellbeing for residents.



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.

The SRL East station will build on the precinct's established transport interchange, integrating numerous local bus services, the existing railway line and the new underground station to better connect people to destinations within the precinct and beyond.

Glen Waverley will have a safer and more enjoyable movement network. In the future, expanded laneways will unlock more sustainable and healthier transport options with new walking and cycling corridors developed in areas such as Kingsway and Coleman Parade towards Syndal. Streetscape improvements in areas such as Bogong Avenue and Railway Parade North will create leafy, greener streets that are comfortable and safer for pedestrians and cyclists. Improved walking and cycling links to existing open spaces across the wider precinct, including to Scotchmans Creek Trail, Central Reserve and Bogong Reserve, will enhance the connectivity and use of these spaces.

Public transport will be planned to accommodate the changing daily habits of local residents, matching their needs and providing a better service throughout the precinct. Improvements to the transport interchange and local bus services can support the local community's strong desire for greater accessibility.

While car use will remain a choice, residents, workers and visitors will have attractive alternatives that cater for a variety of journeys. A revitalised transport network will support pedestrian friendly local living by redirecting private vehicles away from the central area to roads such as High Street Road, Springvale Road and Waverley 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 state target to achieve net zero carbon emissions by 2045. To achieve this, SRL East precincts and the buildings within them must be more energy efficient and use fewer resources. Creating a low carbon precinct will benefit people who live and work in Glen Waverley by improving air quality, supporting healthy lifestyles, creating economic and employment opportunities, and improving access to nature.

Glen Waverley'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, using methods such as increasing street canopy cover and creating shady green corridors.

Managing stormwater and adopting water sensitive design principles that capitalise on Glen Waverley's natural topography 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 Glen Waverley

This Vision is a key step in planning for the future of the Glen Waverley SRL East Precinct. It builds upon the *SRL Precincts: Discussion Paper* and *Draft Precinct Vision* and will guide a new planning framework around the Glen Waverley 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 Glen Waverley 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 Glen Waverley Structure Plan, visit suburbanrailloop.vic.gov.au

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