



**SUBURBAN
RAIL LOOP
EAST**



Your guide to the Draft Box Hill Structure Plan and Draft Planning Scheme Amendment

Table of contents

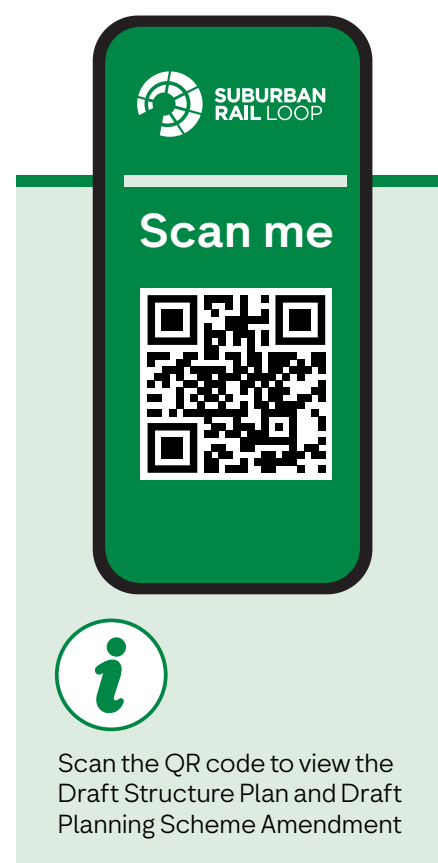
Using your guide	3
Developing and exhibiting the plans	4
Understanding the documents on exhibition	6
What you will find in the Draft Structure Plan	8
What you will find in the Draft Implementation Plan	11
How feedback has helped shape the plan	12
Enriching Community	13
Boosting the Economy	14
Enhancing Place	15
Better Connections	16
Empowering Sustainability	17
Proposed changes in Box Hill	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 Box Hill 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 Box Hill.

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.



Page

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.

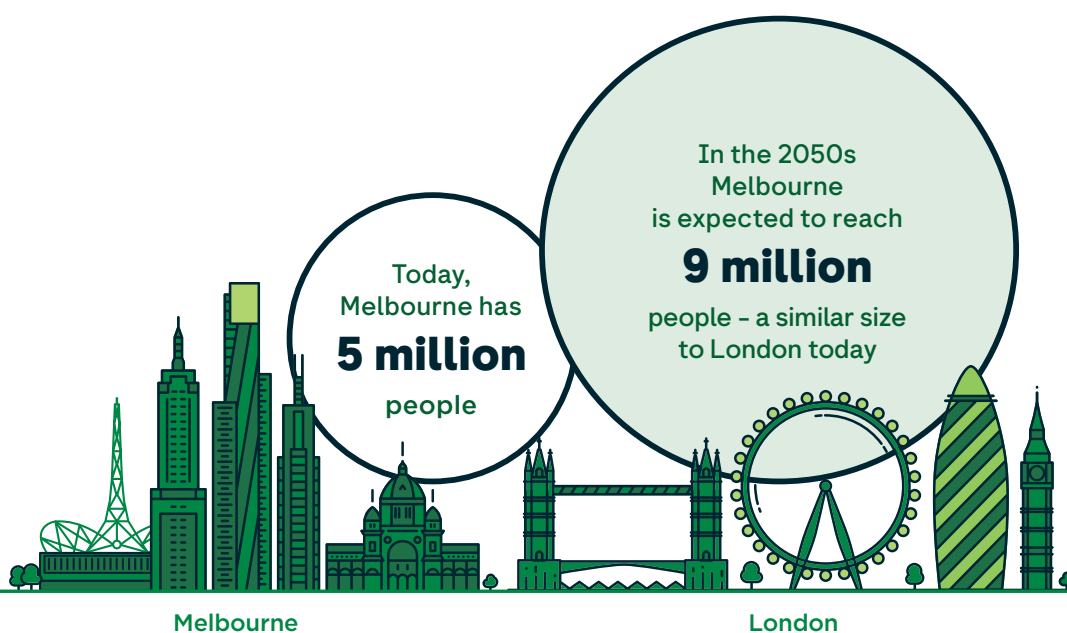
Structure planning commenced with the release of the SRL Precincts: Discussion Paper in August 2023. Figure 1 outlines the structure planning process together with the phases of engagement.

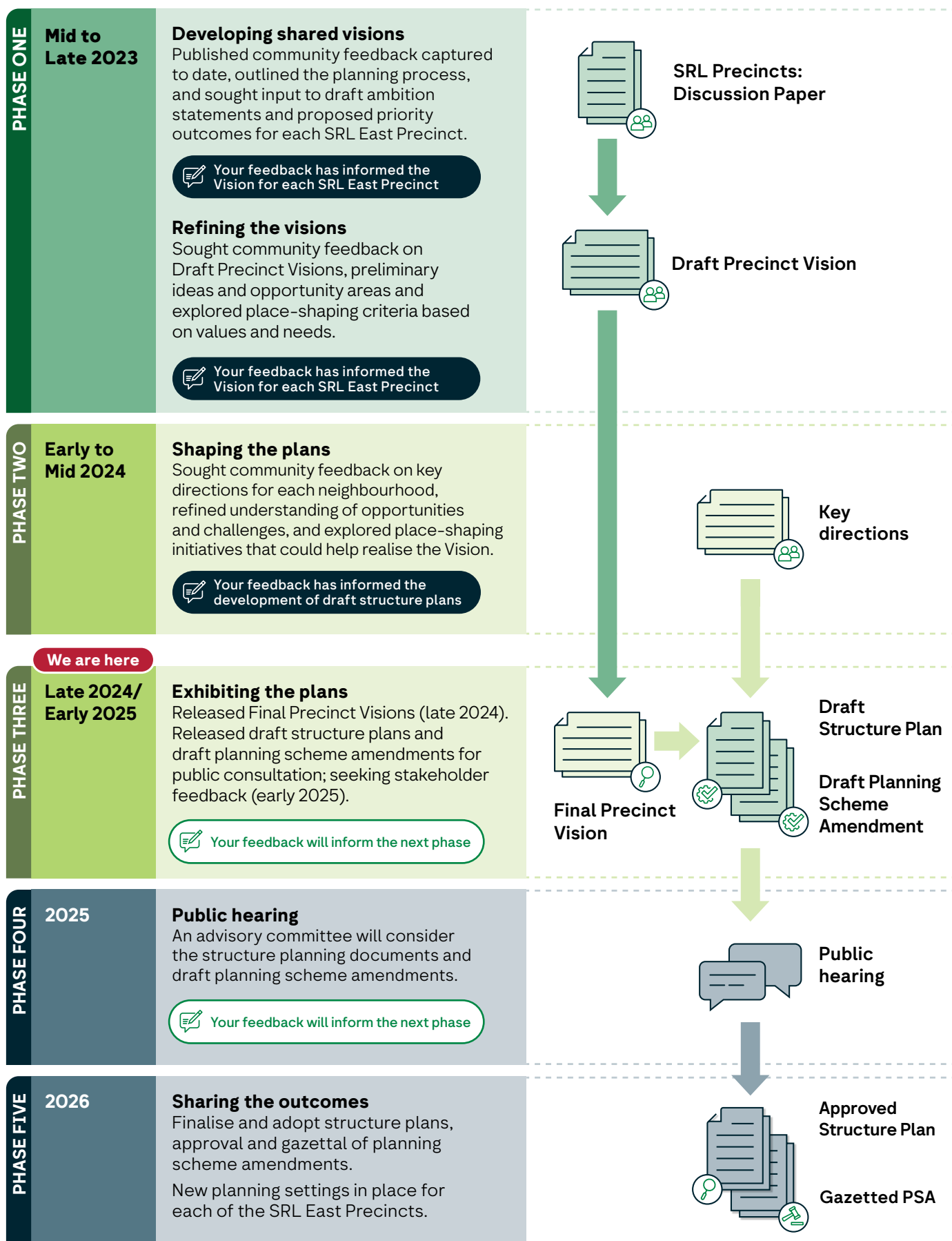
Since then, SRLA has been working to prepare structure plans and planning scheme amendments for each of the six SRL East Precincts, informed by technical studies, detailed analysis and ongoing consultation.

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.**





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 Box Hill Structure Plan, including the Draft Implementation Plan, adopts the vision for Box Hill 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 Box Hill (what we are seeking to achieve)

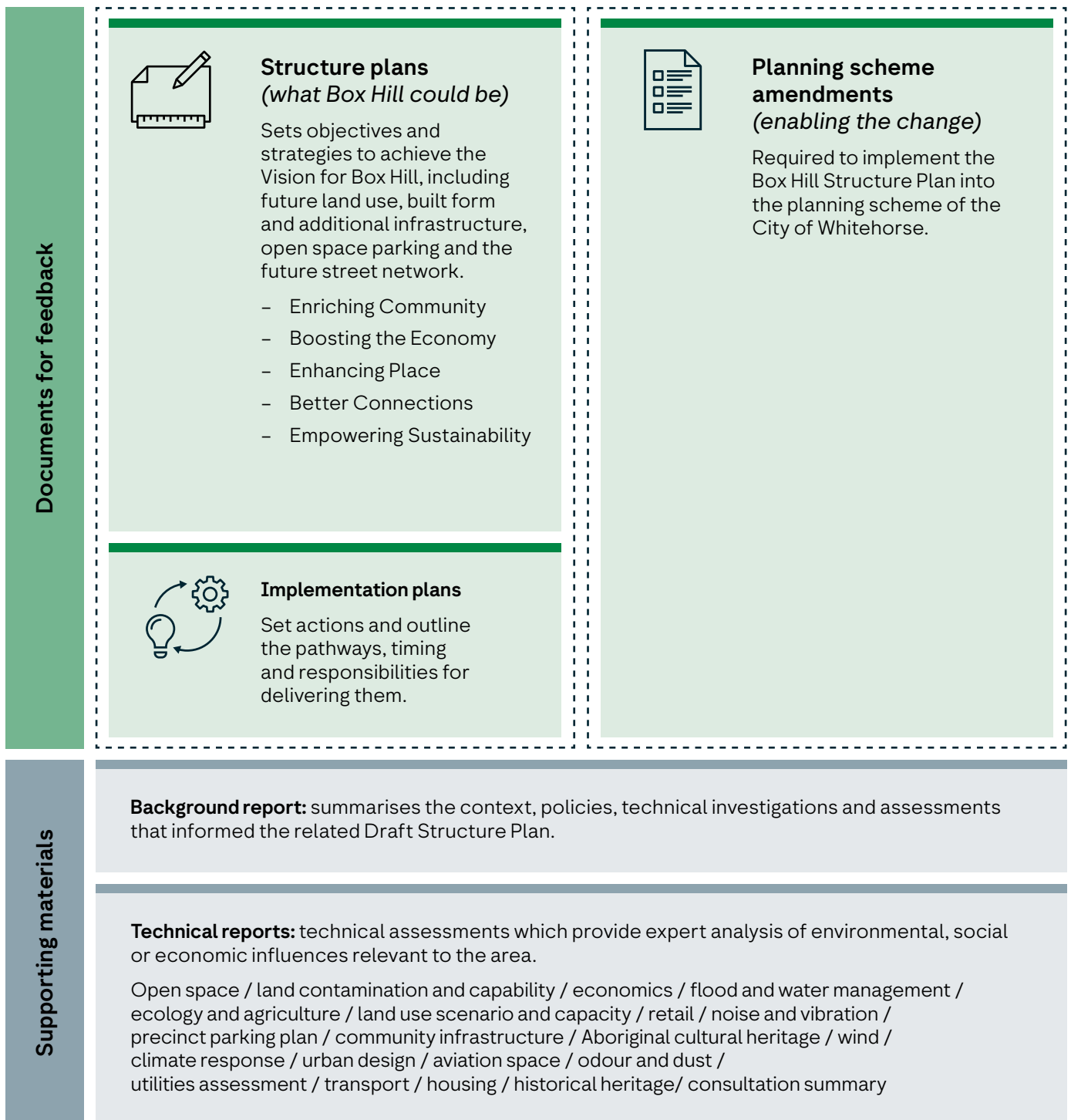


Figure 2: Documents currently available for public review and feedback

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 Box Hill Structure Plan to find:

Page
2

Overview

This section introduces the Draft Box Hill 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 Box Hill and Section 3 Planning for a growing and changing Box Hill

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

Page
28

Section 4 The Vision for Box Hill

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

Section 5 Strategic response

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

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 Box Hill Structure Plan Area.

The five structure plan themes are:

Enriching Community

Providing more homes and more options to live and work locally in highly accessible neighbourhoods.

Boosting the Economy

Building on Box Hill's unique strengths to establish a high intensity, eclectic and dynamic core at Central Box Hill and attract new investment and jobs.

Enhancing Place

Planning high quality public spaces and lively neighbourhoods that reflect Box Hill's cultural diversity.

Better Connections

Delivering public transport, walking and cycling options to connect people to key local destinations and support low-traffic residential neighbourhoods.

Empowering Sustainability

Giving Box Hill the tools and strategies to be a leader in sustainable urban living, mitigate the effects of climate change and make the shift to zero net carbon emissions.

Section 6 Neighbourhoods

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

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 Box Hill
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 Box Hill 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 Box Hill 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

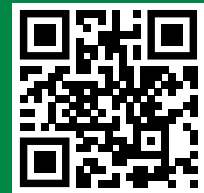
Key projects to support each neighbourhood's future role are described, including timing and responsibilities for delivery.



View the Draft Implementation Plan



Scan me



How feedback has shaped the plan

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

More than 2,500 pieces of feedback have been collected from online, face-to-face and other activities. This feedback has been essential to preparing the Draft Box Hill 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 Box Hill Structure Plan.





Enriching Community

Providing more homes and more options to live and work locally in highly accessible neighbourhoods.

What you told us

Feedback highlighted the need for diverse housing options, including key worker housing, short-term rentals for hospital staff, disability accommodation, and options for aging residents to remain in their local area. People called for the inclusion of ample public housing in new residential developments and the creation of a community space, such as an auditorium, for various events and performances. Feedback noted the need for public spaces that are inclusive and for essential services to grow in line with population growth. Some people also advocated for transforming Ellingworth Parade into a mixed-use area to support social housing outcomes.



of the Draft
Structure Plan

In response to community and stakeholder feedback:

- The most significant growth in housing will occur in Central Box Hill, along key transport corridors, near key open spaces and in other areas that benefit from the highest levels of amenity and accessibility to services and jobs.
- New and enhanced community infrastructure, including a new multipurpose community hub, supports community belonging, cultural, health and social activities.
- Additional government secondary schools will be planned to meet the needs of the current and future community and surrounding areas.
- The open space network will be enhanced to enable access to high-quality open spaces within an easy walk for people living, working and visiting Box Hill.
- Future open spaces will be designed to meet the variety of needs of people living, working and visiting Box Hill.
- The structure plan identifies a Health and Education Neighbourhood where health, hospital and education floorspace will be prioritised.
- 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 Box Hill's unique strengths to establish a high intensity, eclectic and dynamic core at Central Box Hill and attract new investment and jobs.

Page
50 of the Draft
Structure Plan

What you told us

Feedback called for increasing the diversity of retail, hospitality, and entertainment options while also attracting a mix of businesses to support local employment, such as innovation and professional services. Additionally, it suggested establishing a maximum proportion of residential gross floor area in certain neighbourhoods to prioritise employment space.

In response to community and stakeholder feedback:

- The structure plan prioritises offices in the centre of Box Hill and particularly along Prospect Street and Rutland Road, ensuring Box Hill will continue to grow as a vibrant and attractive employment destination.
- The structure plan seeks to ensure significant office development is accompanied by ground floor retail or entertainment uses.
- Box Hill's nighttime economy will be strengthened by concentrating retail, hospitality and entertainment in Central Box Hill to activate streets and laneways across extended hours.



Enhancing Place

Planning high quality public spaces and lively neighbourhoods that reflect Box Hill's cultural diversity.

Page
57

of the Draft
Structure Plan

What you told us

Community advocated for reducing proposed building heights in Box Hill and restricting significant development to the precinct core. Feedback emphasised the importance of protecting the character and heritage of local streets, such as Zetland Road and Mont Albert Road, and maintaining the integrity of Mont Albert's village centre and surrounding areas. Concerns were raised about the impacts on heritage properties with neighbourhood character overlays, alongside issues like wind tunnels, overshadowing, and overlooking of private properties. People also requested that public spaces be accessible, and suggested the former Brickworks site could be redeveloped to create more public open space.

In response to community and stakeholder feedback:

- Preferred maximum building heights have been reduced from six to four storeys at the following locations:
 - North western portion of Zetland Road
 - Severn Street and Clota Avenue (located in the north east of the structure plan area)
 - Albion Road and Barcelona Street.
- The structure plan identifies that the Alexander Street Heritage Precinct makes an important contribution to the local context and requires that new development respond to this context.
- New developments will contribute positively to the public realm by providing appropriate building setbacks and a site coverage that supports preferred landscape outcomes and increased canopy cover.
- The structure plan promotes high-quality design of new buildings that integrate appropriately with public realm and streetscape.
- Residential buildings will be designed to support internal amenity for residents, including providing for good daylight and solar access, ventilation, minimising overlooking, and appropriate building separation.
- The structure plan identifies the need for a new publicly accessible open space to be provided at the former Box Hill Brickworks as part of a master planned development scheme.
- The structure plan identifies enhancements to the open space network to enable access to high-quality open spaces within a easy walk for people living, working and visiting Box Hill.



Better Connections

Delivering public transport, walking and cycling options to connect people to key local destinations and support low-traffic residential neighbourhoods.

What you told us

Feedback highlighted the need for upgrades to the Box Hill transport interchange and the creation of weather-protected pedestrian pathways for better access to the centre. People emphasised the importance of ensuring fast and easy interchange between public transport services, and prioritising walking and cycling with reduced speed limits along key roads. Feedback called for improved pedestrian permeability at street level, including building a north-south walking and cycling connection over the Belgrave/Lilydale train line. Other requests included increased frequency of public transport services to accommodate population growth, and the consolidation of car parking.

In response to community and stakeholder feedback:

- The structure plan identifies strategic transport corridors which prioritise public transport and encourage walking and cycling.
- Pedestrian connections and wayfinding improvements have been identified to better link the existing metro train line, SRL East, bus and tram infrastructure.
- New or improved crossings, signals and intersections for pedestrians and cyclists have been identified to enhance connectivity.
- A new pedestrian and cycling link will be investigated over the Belgrave/Lilydale Line, between Nelson Road and Thurston Street.
- The structure plan allows for a potential future expansion of the high-capacity public transport capable corridor further east along Whitehorse Road.
- The structure plan identifies high-quality active transport links between key destinations such as the new SRL East station at Box Hill, pedestrian mall in Main and Market Streets, Box Hill Gardens, Box Hill Town Hall and Library.
- The east-west active transport corridor will be improved between Union and Laburnum stations.

Page
69

of the Draft
Structure Plan



Empowering Sustainability

Giving Box Hill the tools and strategies to be a leader in sustainable urban living, mitigate the effects of climate change and make the shift to zero net carbon emissions.

What you told us

Feedback highlighted the need to construct new infrastructure using sustainable and environmentally friendly materials and processes, as well as incorporating water-sensitive urban design and supporting local businesses in their transition to net zero carbon emissions. People stressed the importance of providing quality amenities in homes, such as efficient heating and cooling, insulation, and fast internet.

In response to community and stakeholder feedback:

- The structure plan identifies elevated sustainability standards such as Green Star, to ensure the Box Hill Structure Plan Area is at the forefront of achieving net zero by 2045.
- The structure plan strives for a net-zero precinct, supporting healthy lifestyles and creating a more sustainable and resilient neighbourhood.
- Use of water sensitive urban design principles will be encouraged in active transport corridors, green spaces and the public and private realm.

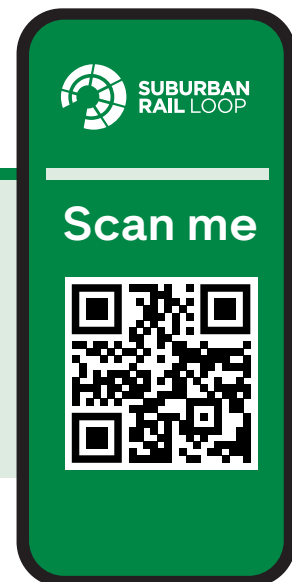


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More information on the engagement undertaken throughout the structure planning process, including how feedback has helped shaped the plans is available in the SRL East Structure Planning Engagement Report.



View the SRL East Structure Planning Engagement Report

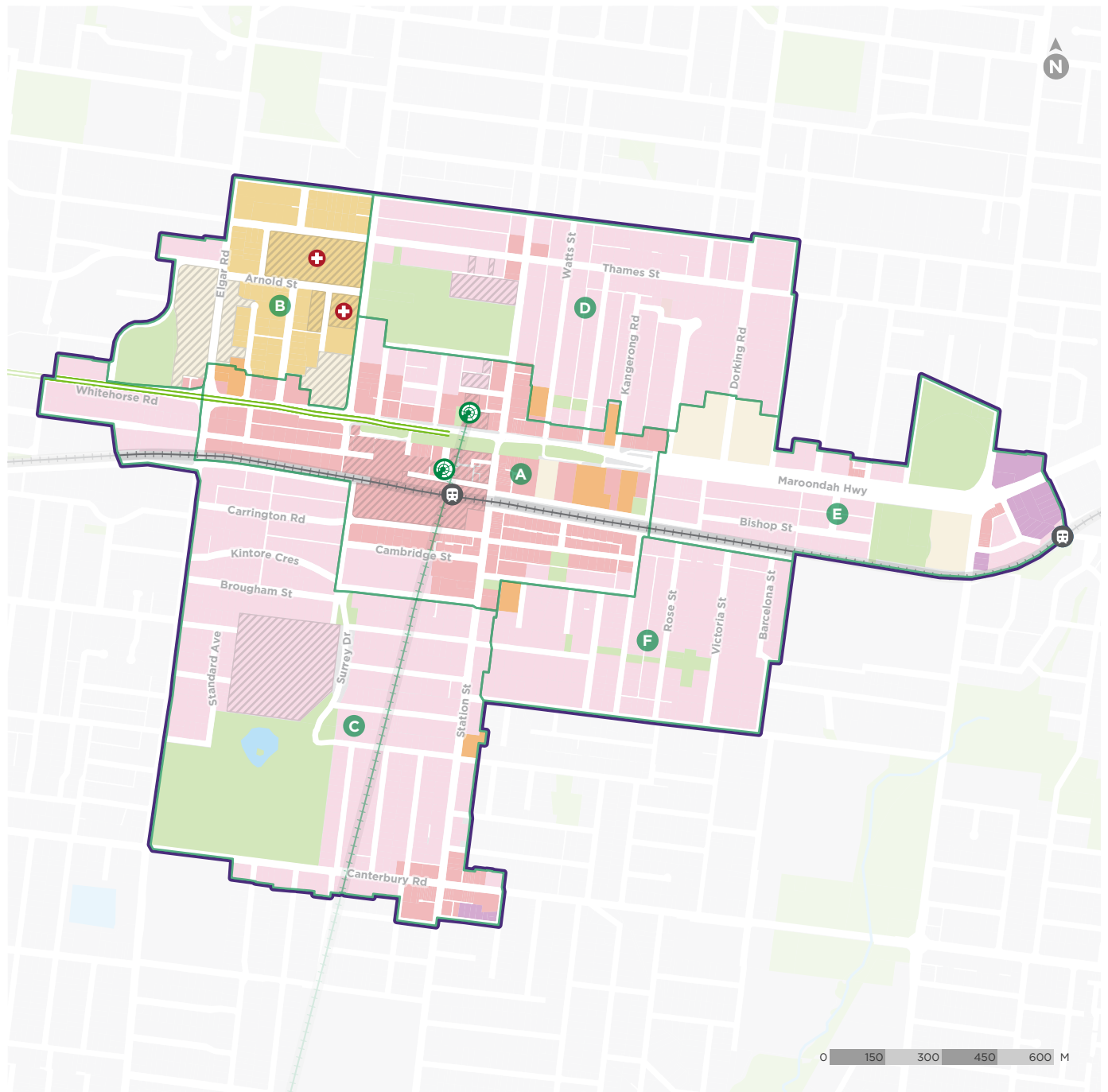


Proposed changes in Box Hill

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.

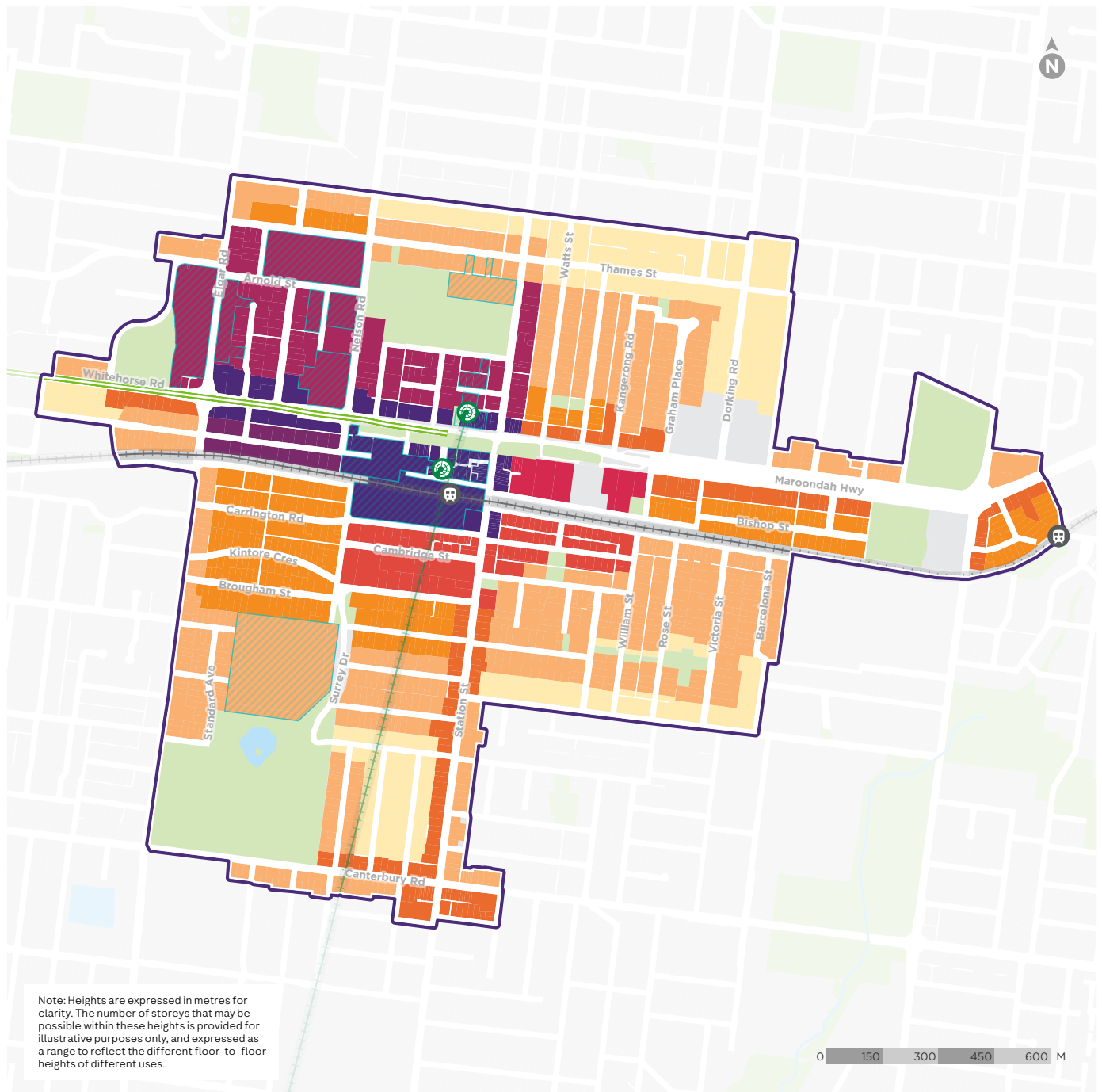
The Land Use Plan identifies priority land uses like housing, open space, community facilities and employment and where they are located across the Structure Plan Area. The roles of each land use are explained in more detail in the Draft Structure Plan.



- | | | |
|--------------------------|--------------------------|-----------------------------|
| Structure Plan Area | Existing tram line | Education |
| Neighbourhood | Strategic site | Civic, community & cultural |
| SRL station access point | Land use priority | Housing |
| SRL East alignment | Commercial | Public open space |
| Existing station | Mixed use | 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 | | Existing open space | | 49m (12-14 storeys) |
| | SRL station access point | | Strategic site | | 36m (9-10 storeys) |
| | SRL East alignment | Preferred maximum building height | | | 27m (7-8 storeys) |
| | Existing station | | 133m (34-40 storeys) | | 25m (6-7 storeys) |
| | Existing railway line | | 85m (22-25 storeys) | | 21m (5-6 storeys) |
| | Existing tram line | | 52m (13-15 storeys) | | 14m (4 storeys) |

Distinct neighbourhoods, tailored approaches

The Box Hill 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 Central Box Hill

The traditional heart of Box Hill, with intensified activity and a vibrant day-night economy anchored by the SRL station, and providing more homes, businesses and jobs.

D Gardens

Greater housing choice in an attractive medium density neighbourhood with a garden character and easy access to Box Hill Gardens and Central Box Hill.

B Health and Education

A high amenity place to live and work, with new buildings, lively streets, improved walking and cycling links, and an enhanced public realm.

E Laburnum

Intensified mixed-use area providing jobs, local services and housing along a revitalised Whitehorse Road and around Laburnum Station.

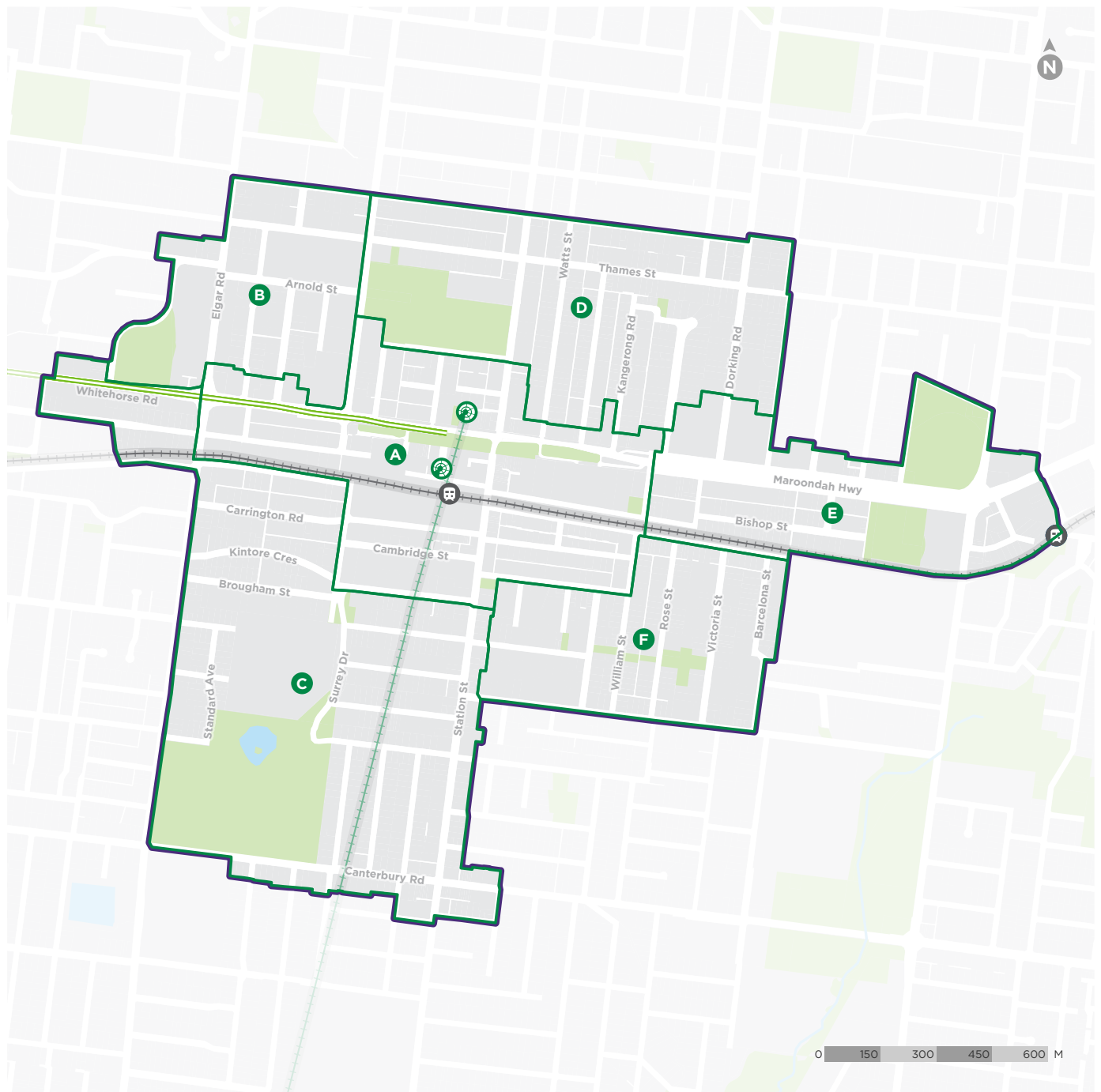
C Surrey Park

A great place for local living, with more housing options, new community facilities and open spaces, and good walking and cycling connections – providing a high degree of amenity close to Central Box Hill.

F Albion

Residential neighbourhood in a garden setting with a new mid-rise apartment buildings and townhouses, access to open spaces and improved walking and cycling links.





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

What you will find in the Draft Planning Scheme Amendment

SRLA has prepared draft amendment C255whse to the Whitehorse planning scheme to guide how Box Hill 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 Box Hill'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 Whitehorse planning scheme to identify the role of the SRL project and SRL East Box Hill 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 Box Hill, there are two strategic sites 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.

These strategic sites are:

- Former Box Hill Brickworks
- Box Hill SRL Station Development Area.

These sites are 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
- 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.

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.

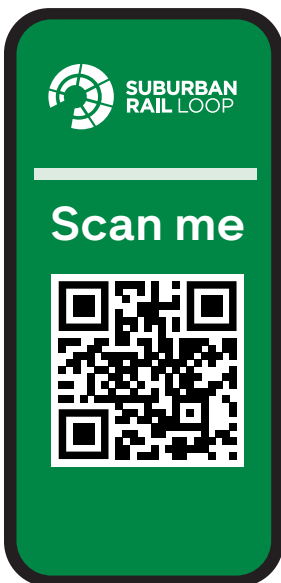
In all other areas, a combination of minimum and maximum parking rates will be introduced for dwellings and other key land uses.



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 Box Hill 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:



Open space



Community infrastructure



Economics



Retail



Housing



Aviation



Climate response



Environmental studies



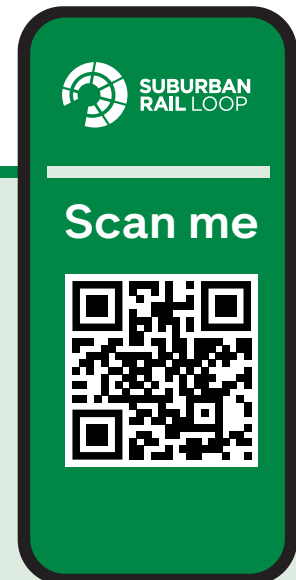
Urban design



Transport and parking



Land use scenario and capacity assessment



View the Box Hill 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 Box Hill 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

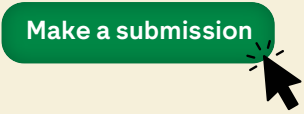
engage.vic.gov.au/srl-east-structure-planning


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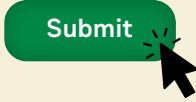
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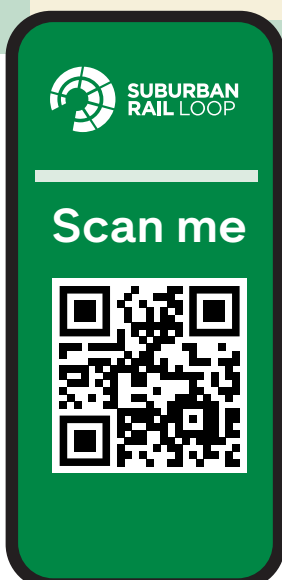
Submissions will be treated as public documents and may be published on the Engage Victoria website. You will be asked to provide your name and address along with your submission

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

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