



# Draft Precinct Vision

GLEN WAVERLEY







# Acknowledgment of Country

Suburban Rail Loop is located on the traditional lands of the Wurundjeri Woi Wurrung People to the north and the Bunurong People to the south. We proudly acknowledge all First Peoples as the Traditional Owners and custodians of the land on which we live and work, and we pay our respect to Elders, past and present.

Suburban Rail Loop Authority celebrates the world's oldest living cultures, and we acknowledge that Traditional Owners have lived sustainably in the region for tens of thousands of years. We respect their connection to Country as ongoing custodians, and their spiritual connection to the land, waterways and stories of this Country.

As we work to transform our public transport network, better connect our suburbs, and reshape how our city grows for future generations, we recognise the rich history and cultural significance of these communities. We acknowledge the traditional trade routes and ceremonial paths that First Peoples have used for millennia to connect and journey across the land we now call Victoria.

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# Introduction and Draft Vision

**Suburban Rail Loop (SRL) will make Glen Waverley an even better place to live and work, bringing exciting opportunities for the people and businesses in the SRL Glen Waverley Precinct.**

**It will mean more jobs and affordable housing options, greater access to health, research and education opportunities, and better services to support the local community.**

**The release of the Draft Precinct Vision for Glen Waverley is the next step in a joint approach to planning for the future of these neighbourhoods.**

**We invite you to be part of an ongoing conversation to ensure we all make the most of the opportunities that SRL brings to Glen Waverley.**

Following the release of the *SRL Precincts: Discussion Paper* recapping community feedback to date, this document continues the conversation about planning for the future of SRL East Precincts.

It puts forward a draft vision statement to show what Glen Waverley could look like in the 2050s, building on the ambition first set out in the *SRL Business and Investment Case*.

Five precinct themes have been identified to establish a clear connection between the place that exists today and what it could look like in the future, as inevitable change occurs. They will guide the way we look at strategic planning for SRL East Precincts.

Connected to these themes are Priority Outcomes that Suburban Rail Loop Authority (SRLA) sought feedback on in the *SRL Precincts: Discussion Paper*.

This Draft Precinct Vision builds on both the themes and the priority outcomes by identifying a draft precinct plan, presenting a range of preliminary ideas and opportunity areas to guide strategic planning for Glen Waverley.

## How you can be involved

Successful strategic planning needs a vision to build on, to inspire feedback and to support the development of planning tools. These include a structure plan and planning scheme amendments.

Your feedback on this document will inform the development of these planning tools and their supporting policies to guide planning, investment and decision making – ensuring coordination and collaboration between community and stakeholders to achieve the best outcomes for the community.

There will be further opportunities for you to provide input as the SRL East Precincts planning process continues into 2024.



# A Draft Vision for Glen Waverley

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

A diverse range of housing options will mean people can stay in the community they love, whatever their life stage. Building new housing will be matched by increases to natural habitats and open spaces that support active and healthy lifestyles.

SRL will mean Glen Waverley residents will have everything they need, closer to home. Improving walking and cycling options as the suburb grows will encourage people to leave the car at home.

New connections will create new job opportunities for Glen Waverley. Just as residents will travel to workplaces in Clayton, Monash or Box Hill, people from across the corridor will come to work, study and play in Glen Waverley. The southern end of the precinct will become a commercial destination with a thriving business community.

The new station will create a lively plaza as a centrepiece to a revitalised town centre. Building on the vibrancy of Kingsway, it will be a place for celebrations, cultural events and community gatherings. The town centre will come alive in the evenings with restaurants, bistros and bars.

**SRL will unlock opportunities in Glen Waverley, delivering a vibrant and diverse precinct with diverse and affordable housing.**

# Building on conversations

We have been talking with community members, businesses and organisations for several years, capturing feedback to develop our thinking about how SRL results in the best community outcomes for SRL East neighbourhoods.

The SRL Team is continuing this dialogue as part of a process to develop shared visions about the potential for these suburbs.

We are seeking ongoing feedback to ensure the community and other stakeholders are at the centre of our planning for the future.

Through this consultation we will build upon the early thinking for these distinctive precincts, identifying and defining their unique characteristics and highlighting specific opportunities for change as each area evolves.

## Engagement to date

Through a mix of online and face-to-face engagement, we have been capturing feedback from local communities since 2019. You can read about this feedback in our engagement reports available at **[suburbanrailloop.vic.gov.au/engagement-reports](https://suburbanrailloop.vic.gov.au/engagement-reports)**

In addition, workshops have been held with key stakeholder groups, including state and local government partners and key educational and health institutions in each precinct.

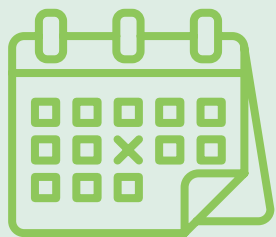
This engagement has been an important early input to precinct planning.

To help progress the conversation we developed the *SRL Precincts: Discussion Paper* which included draft ambition statements that summarised the individual qualities of each place, along with proposed priority outcomes for each area.

Through consultation these have been refined and developed into a draft vision for each precinct.



## ***SRL Precincts: Discussion Paper***



**August 2023**

*SRL Precincts: Discussion  
Paper release date*



**3,438**

*SRL Precincts: Discussion  
Paper downloaded*



**10**

*Community listening posts  
and shopping centre pop-ups*



**615**

*Surveys submitted*



**350+**

*Face-to-face community  
interactions*

# Context

## About Suburban Rail Loop

SRL will change how people move around Melbourne and Victoria and help shape how the city grows in the decades ahead.

It will deliver a new 90km orbital rail line across Melbourne's middle suburbs from Cheltenham to Werribee, along with 15 new train stations – many that will connect with the existing radial rail network and regional lines. It will also create a corridor of linked precincts outside of the CBD.

But SRL is much more than a transport project. The precincts around the new stations will be magnets for investment and catalysts for new local employment and housing opportunities. Melbourne's middle suburbs are already highly valued by their communities; they are great places to live, work and play.

SRL will mean more jobs and businesses, greater access to health, research and education opportunities, and lead to better services to support these communities.

## SRL East corridor

SRL East will create a new networked corridor for Melbourne's east and south east. It will provide previously unimagined access between six new SRL stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill via a modern 26-kilometre underground rail line.

From 2035, trains will run every six minutes in the peak and will enable passengers to travel from Cheltenham to Box Hill in around 22 minutes. Train frequency will increase to meet demand as future SRL stages are delivered, with an ultimate service frequency every two minutes.

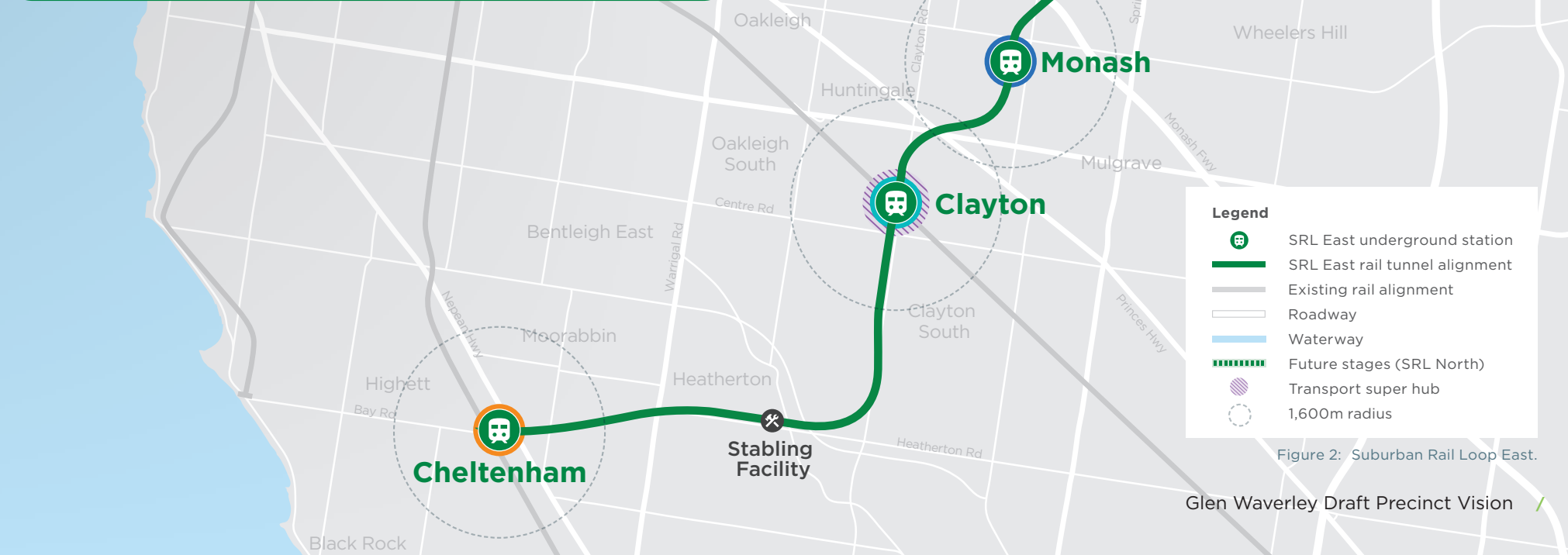
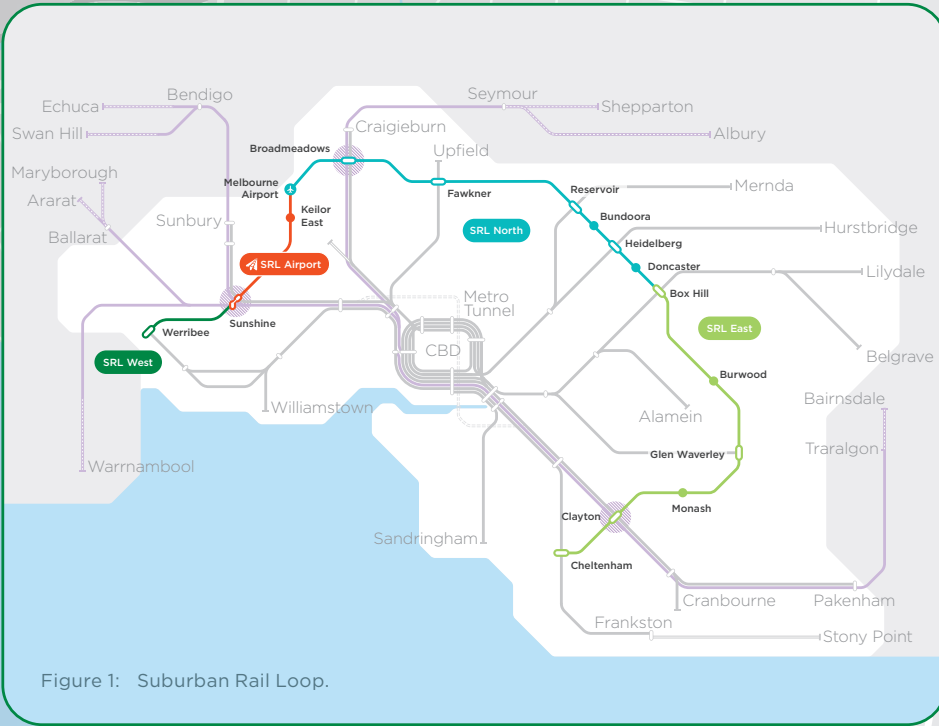
Enhanced connectivity will make these destinations even more attractive for businesses and families.

Detailed and thoughtful strategic planning is required to enable the areas around the new stations to build on the existing strengths of these suburbs.

Coordination and planning for each SRL East Precinct needs to take place concurrently to optimise the best outcomes for the SRL East corridor as a whole. This coordinated approach will:

- Ensure housing, jobs, services and amenities are delivered in the right locations to support new and existing residents, people working in Glen Waverley, and visitors.
- Enable a more efficient program of infrastructure investment across transport, education, health, open space and other amenities.





# Planning for Melbourne's future

Victoria and Melbourne is growing. Victoria is forecast to be home to around 11 million people in the 2050s, with up to nine million of those based in Melbourne. That's the same size as London today.

Our 'hub and spoke' metropolitan rail network does not support a growing city. Historically, Melbourne has grown at its fringes. And the more a city sprawls, the less liveable it becomes.

Unless Melbourne shifts away from its monocentric structure, there are likely to be increasing constraints on economic growth, impacts to sustainability, liveability and outcomes that result in entrenched disadvantage.

## A strategically aligned vision

Suburban Rail Loop is part of a coordinated Victorian Government plan to manage growth and support change across the state, aligning with Victoria's *Housing Statement*. Planning for the broad areas around each of the SRL East stations will help Melbourne become a 'city of centres' and will set up these communities to thrive into the future.





## Delivering Plan Melbourne objectives

*Plan Melbourne 2017-2050* is the Victorian Government's long-term planning strategy to ensure Melbourne remains a global city of opportunity and liveability.

In its *Housing Statement*, the Victorian Government announced Plan Melbourne will be updated and expanded to cover the whole state.

A new plan for Victoria will set into action what our state will look like over coming decades. It will focus on delivering more homes near transport, job opportunities and essential services in vibrant, liveable, and sustainable neighbourhoods.

A new plan for Victoria will bring to life the Victorian Government's target for 70 per cent of new homes to be built in established areas, while making sure growth areas deliver 30 per cent of new homes.

SRL will help deliver these core objectives. It will reduce road and public transport congestion and enable people to move more easily around the city by better connecting suburbs and by supporting precincts around transport hubs. These SRL East precincts will open up greater housing opportunities and business potential as well as access to enhanced services and facilities for communities.

### Planning for Glen Waverley as part of SRL will help:



**Increase connections and opportunities for regional Victorians** by improving access to health, education and other services.



**Provide a transport network for the future** that transforms how Victorians move around the city and includes more sustainable transport options.



**Provide more affordable housing and choice** in locations close to jobs and services.



**Create a 'city of centres'** supported by integrated transport, land use and precinct development that will help shape a more sustainable and equitable Melbourne.



**Grow the economy** by encouraging more jobs closer to where people live and enhancing health, education and research precincts.



**Develop a 20-minute neighbourhood** so people can access most of their daily needs locally.



**Respond to climate change** by growing a cleaner and more productive neighbourhood.

# Victoria's Housing Statement

Right across Australia, finding an affordable home is becoming harder than ever before.

Victoria's *Housing Statement* puts forward an ambitious, state-wide plan to tackle the root of the problem: housing supply.

The Victorian Government is setting a bold target to build 800,000 homes in Victoria over the next decade.



## 1 Good decisions, made faster

The Victorian Government is reforming Victoria's planning system to boost housing supply across the state – clearing the backlog and giving builders, buyers and renovators certainty about how long approvals will take.

## 2 Cheaper housing, closer to work

The Victorian Government is making it easier to build more homes, with the best design standards, where Victorians want to live – that means going up and out, not just out.

## 3 Protecting renters' rights

The Victorian Government is closing loopholes that drive up the cost of living for renters, giving renters more certainty over their leases, living standards and finances and resolving tenancy disputes faster to keep them out of VCAT.

## 4 More social housing

The Victorian Government is building more social and affordable homes across Victoria – launching Australia's biggest urban renewal project on top of the *Big Housing Build*.

## 5 A long-term housing plan

We know our state will keep growing – and we know we'll need a plan to manage that growth in the decades ahead.

## 6 425,600 new homes for regional Victoria

As part of the Victorian Government's work to build the 2.24 million homes Victoria will need by 2051, the state is setting a regional target to build 425,600 of those homes across our regions.



## Building on priority outcomes for Glen Waverley

The *SRL Precincts: Discussion Paper* sought feedback on the five priority outcomes for Glen Waverley.



### Priority outcome A

Social connectedness and wellbeing



### Priority outcome B

Capacity for future employment and industry



### Priority outcome C

Strategically aligned economic development



### Priority outcome D

Increased cycling and walking connections



### Priority outcome E

Improved connectivity to jobs and services

Community feedback on these outcomes emphasises the importance of precinct amenity and social connectedness achieved by improved public transport, walkability and access to jobs close to home.

The Draft Precinct Vision builds on the feedback already received. This document adds new precinct themes and preliminary ideas. Your feedback on these will inform future planning.



## Precinct Themes – Glen Waverley

The *SRL Business and Investment Case* sets out three overarching project objectives:

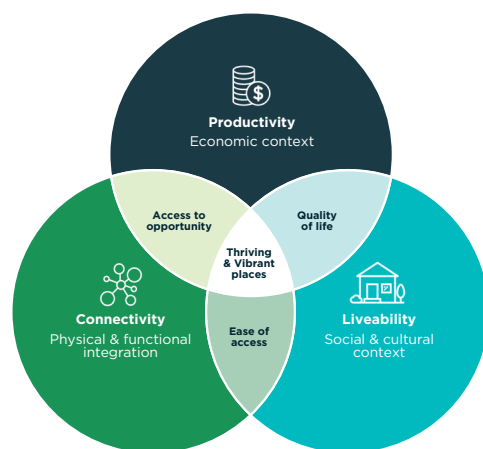


Figure 3: Intersection between the three SRL objectives.

Planning for SRL East Precincts will help deliver the project objectives and will be guided by five strategic themes.

Each precinct is different. Detailed planning will refine and identify how these themes can be delivered in Glen Waverley. Ongoing consultation with the community and stakeholders will inform this process to create a shared vision for Glen Waverley.



### Boosting the Economy

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

#### This could be achieved by:

- Advancing economic strengths and capabilities through precinct planning and design.
- Creating the environment for job opportunities and a pipeline of future investment.
- Fostering an environment that cultivates new ideas and commercially viable products, services and businesses.
- Attracting and retaining skills and top talent to support priority industries.
- Fostering networks that support collaboration and the exchange of information.
- Empowering start-ups, spin-offs, creatives, and entrepreneurs to grow and scale in place.
- Improving economic participation and equitable job opportunities.



### Enriching Community

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

#### This could be achieved by:

- Enabling diverse and affordable housing choices and tenure models that support liveability for a growing community.
- Promoting social equity, safety and inclusion in precinct planning and development.
- Enhancing civic and community infrastructure to support existing and future community needs.
- Improving access to education and health facilities and supporting their growth to enable positive socioeconomic outcomes.
- Enhancing recreational assets to support healthy lifestyles through activity and play.



## Better Connections

Better Connections will guide how we plan public transport and active transport options, connecting people to opportunities and experiences in the SRL East corridor and beyond.

### This could be achieved by:

- Creating an integrated people-focused transport network that supports the precinct.
- Providing active and sustainable transport options to support healthy lifestyles.
- Supporting local journeys and social inclusion through well-designed networks of movement.
- Facilitating intuitive and convenient multi-stop travel.
- Improving the transport customer experience.
- Enhancing connections between metropolitan and regional Victoria.
- Enabling inclusive and safe travel for all ages, abilities and genders.



## 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.

### This could be achieved by:

- Promoting and enabling high-quality design to create attractive urban environments and continue to build a community for everyone.
- Enhancing place amenity, vibrancy and safety during the day and night.
- Creating welcoming and inclusive spaces that celebrate diverse stories of culture, character and identity.
- Honouring and respecting the cultural heritage of the land past, present and shared.
- Improving access to high-quality green spaces, enhancing amenity, regeneration and connection to nature.
- Supporting community resilience by designing places that enable and promote social connection.



## Empowering Sustainability

Empowering Sustainability will guide how we adapt to and mitigate the effects of climate change and contribute to environmental sustainability.

### This could be achieved by:

- Enabling reductions in energy consumption and an accelerated transition to net zero.
- Fostering responsible use of resources and supporting the transition to a circular economy.
- Mitigating climate risks and hazards to create climate resilient and adaptive places.
- Greening urban areas to address heat issues and improve amenity.
- Protecting natural habitats and improving biodiversity in green spaces and waterways.
- Embedding sustainable water management practices in precinct planning and design.

## Glen Waverley in the SRL East corridor

SRL East will connect more people than ever before to Glen Waverley's housing, jobs, services and amenities – and provide local residents and people working in Glen Waverley with new access to opportunities in Cheltenham, Clayton, Monash, Burwood, and Box Hill.

Planning for Glen Waverley as part of SRL East will realise the benefits of this new networked corridor. It will build on what makes the area great today while opening it up to previously unconnected parts of Melbourne.

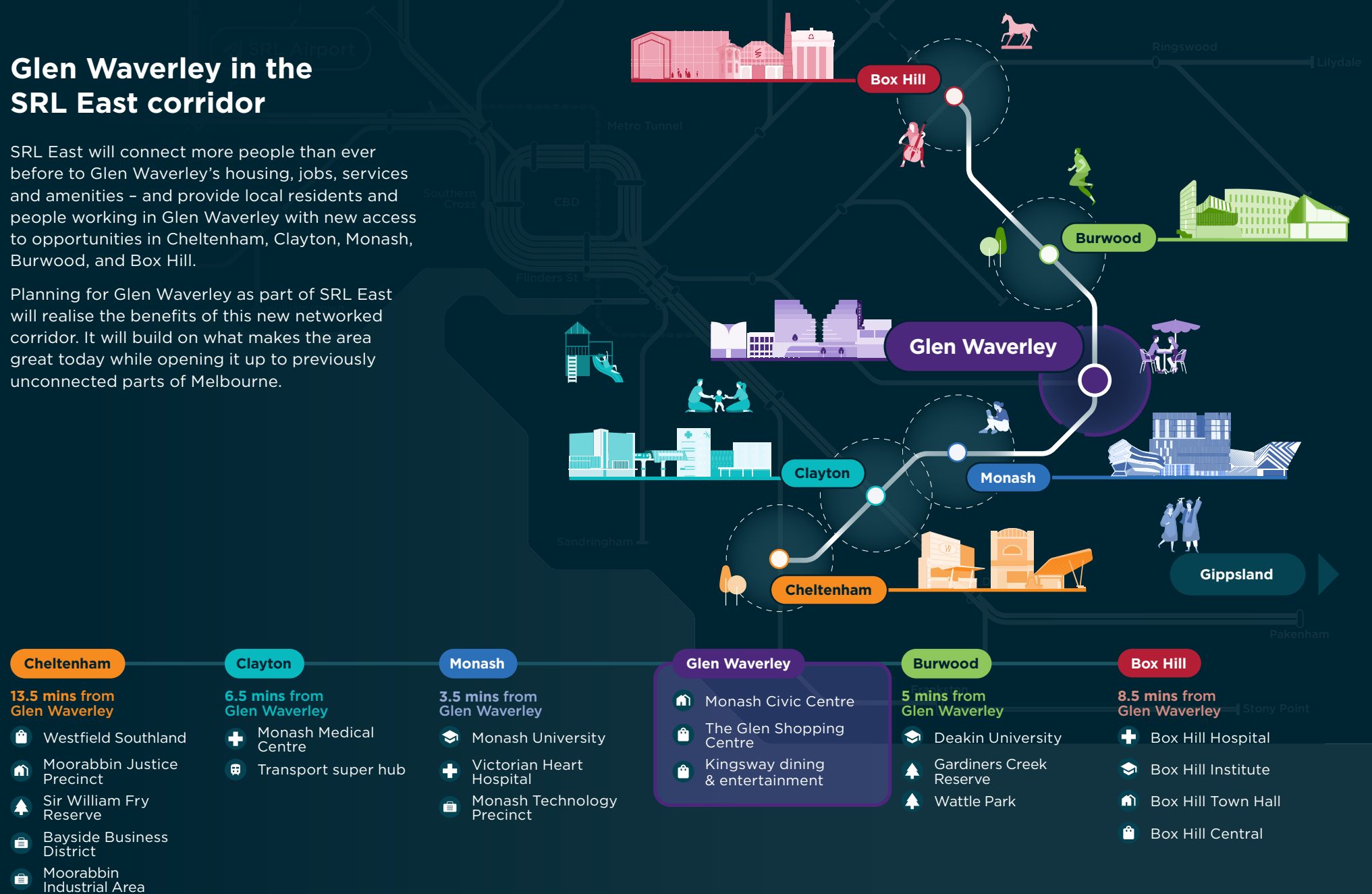


Figure 4: The unique attractors within each precinct in the corridor.



# Realising the Draft Vision for Glen Waverley

SRL will unlock opportunities in Glen Waverley, delivering a vibrant and diverse precinct with diverse and affordable housing.





## Vision-led planning for Glen Waverley

The Vision for Glen Waverley will guide new planning settings, catalyst projects and infrastructure investment.

This Draft Precinct Vision sets the aspiration for strategic planning in the Glen Waverley Precinct. Its release for community feedback progresses the conversation about SRL East Precincts as we begin the next phase of detailed planning. This next phase will include further investigation through technical studies and community and stakeholder consultation in the coming months.

The planning process will build on the previous strategic planning undertaken for Glen Waverley to date, and will result in a structure plan that recognises local strengths and responds to the new opportunities that SRL East unlocks.

In the longer term, Glen Waverley will accommodate around 46,500 residents and 25,000 jobs – this means Glen Waverley will need more homes, more offices and space for employment, as well as investment in infrastructure and amenity initiatives for a thriving community.

The structure plan will respond to this growth context by setting strategies to guide decisions

around land use, design and development.

It will also guide transport, open space, sustainability and community infrastructure across the structure plan area.

Most importantly it will give effect to the vision for Glen Waverley, showing how new housing, jobs, green space and amenity can be realised in the precinct while building on its most valued characteristics.

A draft planning scheme amendment (PSA) will go hand in hand with the structure plan, introducing a suite of new controls that establish the key planning guidance or ‘rules’ for future development.

The structure plan and draft PSA will then be put on public exhibition, accompanied by a foundation of technical reports and incorporating a final Precinct Vision that reflects feedback provided on this document.

Planning for the future will happen in a staged way. The structure plan will initially focus on an area extending around the SRL station generally within a 10-minute walk. The full precinct, extending around 1,600m from the station, will evolve over the longer term and will be guided by the Precinct Vision.

### What is a Structure Plan?

A structure plan is a blueprint to guide how an area develops and changes, over approximately 15 years.

It also addresses future growth and how it will be managed in an appropriate and sustainable way to achieve social, economic and environmental objectives.

Structure plans give effect to the policies and objectives set for an area and cater for changing community needs. They cover things such as changes to land use, built form, transport and community infrastructure, and public spaces.

Implementing the actions and applying the guidance within the plan will help us to deliver on the vision for each SRL East Precinct.



**Future change in  
Glen Waverley will be  
guided by strategic  
planning that ensures  
its long-term success  
as a place where  
people love to live,  
work and visit.**



## Glen Waverley Draft Precinct Plan

This is a visual representation of the Draft Precinct Vision.

It identifies where change is likely to occur as Glen Waverley grows over time, supported by enhanced connectivity, improved community amenities, diversified retail and commercial areas and increased local job opportunities.

The plan will be further investigated as part of the structure planning process and evolved to respond to community needs and detailed technical studies.

The future structure plan will offer a more detailed framework for land use, buildings, and infrastructure, informed by holistic planning for the area.

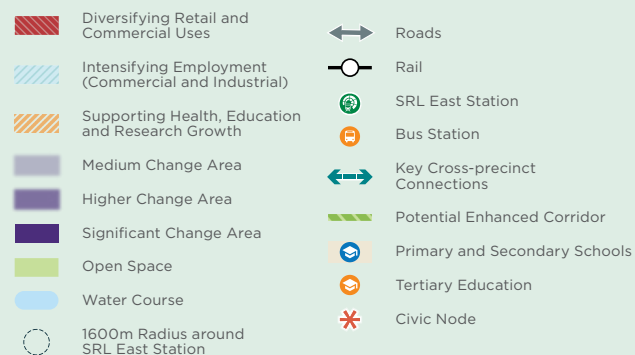


Figure 5: Glen Waverley Draft Precinct Plan.

## What kind of change could this include?

Future planning for Glen Waverley will provide the opportunity to deliver a variety of homes where people want to live, close to jobs, great schools and services.

SRL will better connect Glen Waverley, unlocking land for more housing in places people want to live. New mixed-use development in the centre of the precinct and along key corridors like Springvale Road will deliver more urban density.

**Medium Change** areas will provide opportunities to increase housing across the precinct to support a growing and ageing community. New homes in these areas will mean more affordable housing, townhouses and units that complement the local character.

New homes in well-designed, low to mid-rise apartments will be located in areas identified as **Higher Change**. These higher change areas will enable more people to live within walking distance of local schools and green open space.

Strategic planning will ensure substantial change occurs in the most suitable locations.

**Significant Change** areas will concentrate this higher density development around the new SRL station, providing more office and retail spaces that will cater to the local community's needs, providing more housing diversity and more job opportunities.



Figure 6: What the change areas could look and feel like in the future.





## Preliminary ideas

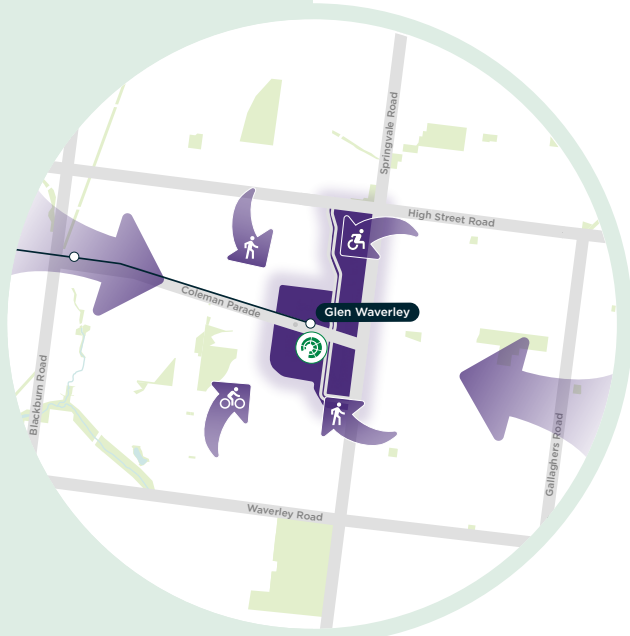
The preliminary ideas for Glen Waverley outlined on the following pages are a set of potential planning moves that would help deliver the Draft Precinct Vision.

They illustrate how the precinct can respond to the opportunities presented by SRL East and will enable the priority outcomes to be realised.

Testing and refining of the preliminary ideas will occur through community consultation and stakeholder engagement and in response to detailed technical studies to be carried out through the structure planning process.

Importantly, this is simply a starting point - hearing and understanding the community's views on these ideas is an essential next step.







## Preliminary Idea 1

### Revitalise central Glen Waverley by enhancing transport choice.



- Rethink the internal road network in central Glen Waverley to better manage car access and parking and support better retail and dining experiences.

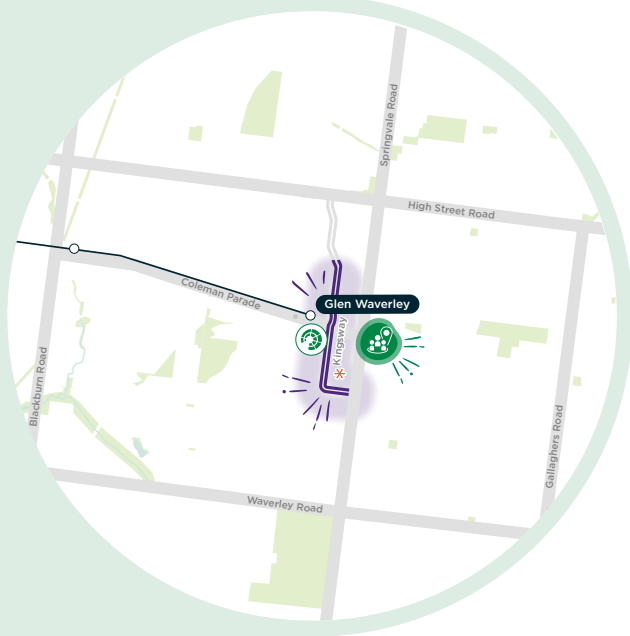
#### Links to themes

-  Better Connections
-  Enhancing Place

- Investigate consolidated car parking around the periphery of central Glen Waverley, ensuring convenient access from major roads, to balance local parking requirements against the need to make the shopping precinct a place where people will want to linger longer.
- Expand the laneway network and create improved links to better support direct connections around central Glen Waverley.
- Improve crossings of Springvale Road to better connect communities to central Glen Waverley.

#### Links to priority outcomes

-  A - Social connectedness and wellbeing
-  D - Increased cycling and walking connections





## Preliminary Idea 2

### Support the heart of Glen Waverley to grow.



- Gradually re-purpose underutilised areas as future development sites that are able to support a range of civic, employment and other uses.
- Investigate options and plan for an enhanced open space that supports public amenity and provides a place for the community to connect and gather.

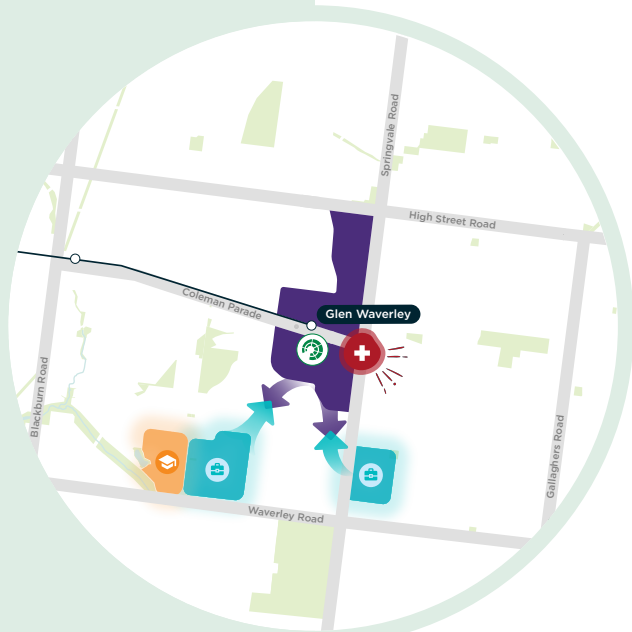
#### Links to themes

-  Enriching Community
-  Enhancing Place

- Enhance Kingsway with expanded outdoor dining. Support the potential for a diverse range of community activities throughout the day and night.
- Support central Glen Waverley as a regional destination for cultural and community events.
- Support Monash City Council's proposal to establish a new community hub and offices.
- Guide high-quality design outcomes that encourage activity along main streets within Glen Waverley's centre.

#### Links to priority outcomes

-  A - Social connectedness and wellbeing
-  E - Improved connectivity to jobs and services





### Preliminary Idea 3

#### Expand the employment capacity and diversity of existing areas near Waverley Road and within central Glen Waverley.



- Support a diversity of land uses to attract businesses and services to locate in the precinct.
- Encourage intensification and diversification of employment land uses.
- Support the development of a medical precinct along Springvale Road

#### Links to themes

-  Boosting the Economy
-  Enhancing Place

- Support schools and education facilities within the precinct to cluster together.
- Improve direct links between central Glen Waverley and employment areas around Waverley Road and Springvale Road.
- Enhance the public amenity and connectivity in employment areas.
- Explore opportunities to improve public transport, and walking and cycling connections from the south and east.

#### Links to priority outcomes

-  B - Capacity for future employment and industry
-  C - Strategically aligned economic development





### Preliminary Idea 4

#### Connect central Glen Waverley and the new transport hub into the surrounding network of green and active transport corridors.



- Enhance open space opportunities across the precinct, supporting a variety of multi-purpose open spaces.

#### Links to themes

-  Better Connections
-  Empowering Sustainability

- Improve the street network to facilitate walking and cycling networks between open spaces and destinations including Syndal, Glen Waverley Station and places of employment.
- Plant more trees, drawing the leafy character of Glen Waverley into the centre of the precinct, around the new SRL station and Kingsway area.

#### Links to priority outcomes

-  C - Strategically aligned economic development
-  D - Increased cycling and walking connections



## Preliminary Idea 5

### Facilitate housing choice and improve affordability by supporting growth in residential development.

- Encourage increased residential development around central Glen Waverley and Syndal, where there is public transport and access to amenities.

- Encourage diverse housing to meet the needs of different lifestyles and household sizes, including university students attending campuses along the SRL East corridor.
- Support older populations to downsize into accessible and culturally-sensitive housing solutions.

#### Links to themes

- Enriching Community
- Enhancing Place

#### Links to priority outcomes

- A - Social connectedness and wellbeing
- E - Improved connectivity to jobs and services



## Preliminary Idea 6

### Better connect the precinct's two centres of activity at Syndal and Glen Waverley.

- Plan for strategic land use outcomes along Coleman Parade which better reflect the connected nature of the two centres.
- Improve walking and cycling connections between the two centres.
- Create a vision for Syndal that encourages growth and integrating it with the wider vision for Glen Waverley.

- Expand the capacity of local services, healthcare facilities and spaces for business in Syndal, creating 20-minute walkable neighbourhoods.
- Expand housing choice across Syndal and along the Coleman Parade connection to central Glen Waverley.

#### Links to themes

- Better Connections
- Enriching Community

#### Links to priority outcomes

- B - Capacity for future employment and industry
- E - Improved connectivity to jobs and services

# Opportunity areas

Individual neighbourhoods in Glen Waverley offer different opportunities to support growth and deliver the benefits from coordinated precinct planning.

Each place has its own distinct character or land uses and could help deliver different kinds of change over time.

The following neighbourhoods have been identified as important to contribute to the Draft Precinct Vision and will be further investigated through structure planning.

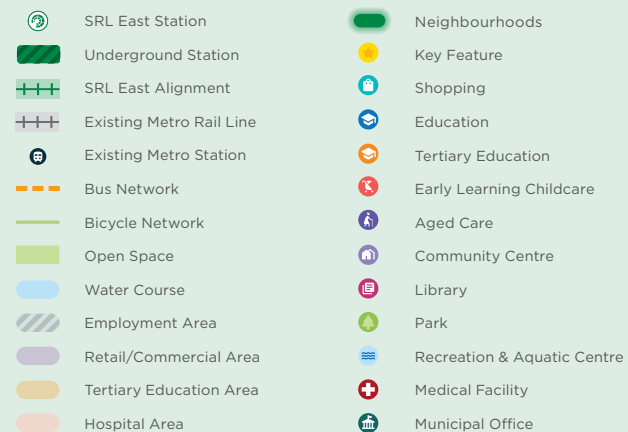


Figure 7: Glen Waverley's areas of opportunity.



## 1 Central Glen Waverley

Central Glen Waverley includes the existing Glen Waverley Station, Kingsway restaurants and The Glen Shopping Centre. Local community facilities provide valued public services, including the Monash Civic Centre and Glen Waverley Public Library. Entertainment and hospitality venues like Village Cinemas, Novotel at Century City Walk and Ibis Hotel attract visitors supporting the centre's vibrant day and night-time economy. Recent developments include a multi-storey entertainment and hospitality venue on Montclair Avenue and a redevelopment of The Glen, which includes expanded retail, a new alfresco dining area and residential apartments. There are challenges supporting the competing needs of car parking and maintaining an amenity-rich environment that allows these destinations to continue to thrive.

**The existing retail, hospitality, nightlife, and entertainment venues attract local residents and visitors alike. Future growth in central Glen Waverley can accommodate new buildings that will see the street level retain its shopping and dining opportunities, while upper levels will support new places to live and work. This neighbourhood can accommodate new spaces for the community to gather and support local events. New commercial office spaces will diversify the local economy. As more people are attracted to the centre, there will be increased demand for the precinct's vibrant lifestyle and entertainment offerings. Planning settings should support their ongoing growth.**

## 2 O'Sullivan Road Residential

O'Sullivan Road Residential contains predominantly single-storey residential areas which are located on the edge of central Glen Waverley, focused around Myers Avenue and O'Sullivan Road, and situated between Wesley College and Glen Waverley Secondary College.

**The existing residential areas have the opportunity to support a greater mixture of housing types, allowing a growing community to live close to schools and amenities. With central Glen Waverley and its vibrant lifestyle offer at its doorstep, the emerging neighbourhood will be supported by excellent access to local services and employment. The existing large lots which characterise the area provide the foundation for new housing opportunities at a medium scale between the central part of the activity centre and low-rise housing further away. Incentives to consolidate land may help provide better design outcomes.**

## 3 Montclair Residential

Abutting the central Glen Waverley area, this neighbourhood is situated between Bogong Reserve and the railway line centred on Montclair Avenue. The area is comprised of large blocks with single dwellings, as well as aged care facilities on Coleman Parade.

**The existing residential areas are able to support a greater mixture of housing options near open space at Bogong Reserve, and local amenities on Kingsway. Bogong Reserve will be further enhanced as a valued recreational park within the precinct. The existing amenities on Kingsway make it an attractive walkable destination. Encouraging high-quality design for future residential development will help ensure the leafy qualities of the area.**



#### 4 Springvale Road East

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The eastern side of Springvale Road is fronted by healthcare services, small offices and residential dwellings. The area behind Springvale Road is predominantly suburban, incorporating large, single and double-storey dwellings.

**There is potential for mixed-use development to increase activity along Springvale Road and provide greater accessibility to office spaces and healthcare facilities. Strategic planning will explore opportunities to improve the pedestrian experience along the Springvale Road spine and adjoining residential area. Being close to central Glen Waverley means there are opportunities to improve housing options. Extending through the precinct as both a key arterial and potential boulevard, Springvale Road will provide residents with high levels of accessibility and amenity.**

#### 5 Waverley and Aristoc Road

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The Waverley and Aristoc Road area includes the Aristoc Road Industrial Precinct, Holmesglen Institute's Glen Waverley Campus, Monash Aquatic and Recreation Centre, Central Reserve and local schools. Areas of residential development are dispersed throughout the area.

**With an existing employment focus, there is an opportunity for this neighbourhood to support the diversified jobs needs of Glen Waverley. Strategic planning can explore ways to increase offices and other commercial uses, to maximise employment opportunities within a short walk of central Glen Waverley. Supported by a greater concentration of community, recreation, and education services, the area has a unique opportunity within the wider precinct to adapt to the changing needs of residents and provide the range of services required into the future.**

#### 6 High Street Road North

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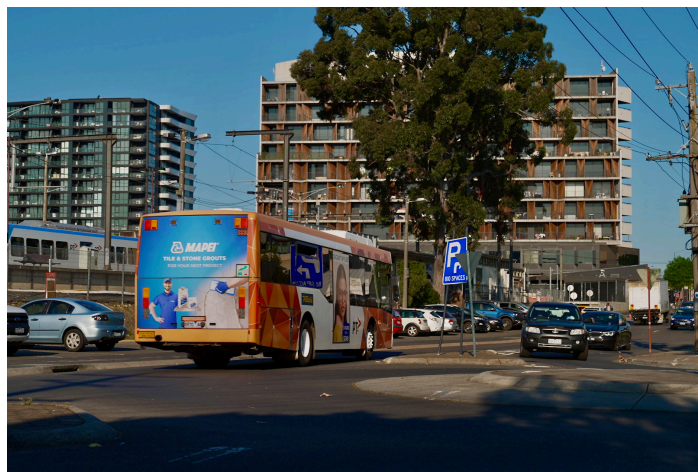
The areas located north of High Street Road are characterised by their low density and leafy residential neighbourhoods that benefit from good access to Glen Waverley North Reserve.

**This area has excellent access to central Glen Waverley and its local amenities as well as open space at Glen Waverley North Reserve and local schools. There are opportunities to improve housing supply and diversity.**

## 7 Syndal

Syndal is a neighbourhood activity centre on Blackburn Road, near the existing Syndal Station. It currently has a pocket of retail and office, a multi-level commuter carpark and features a hilly landscape that slopes towards Scotchmans Creek. The centre is undergoing change and has medium-scale residential and commercial office developments near the station.

Syndal benefits from its connection to central Glen Waverley and shops on Coleman Parade and Blackburn Road, as well as the existing train station. Building on its medium-scale commercial buildings, employment opportunities could be further expanded here. Larger-scale mixed-use development could be accommodated in Syndal and along Coleman Parade and Blackburn Road. Surrounding local streets within a walkable distance of the train station have the opportunity to continue to support increased housing density and diversity, improving choice.



# Next steps

## Consultation

We are committed to developing shared visions for each of the SRL East Precincts. Engagement with local communities and other stakeholders is a crucial element of the structure planning process.

We want to hear your ideas and aspirations for the places in which you live, work, visit and study. We want to hear from people who aspire to live in these places in the future, as more housing choices become available and are easier to reach.

This Draft Precinct Vision is another key step towards developing a new structure plan for the area. It builds upon the *SRL Precincts: Discussion Paper* and previous community consultation to guide a new planning framework around SRL East stations.

Changes to statutory planning settings will support new land uses, such as business and retail as well as residential and community facilities. It will also allow for increased densities, depending on the characteristics and context of different areas across precincts.

The structure plan and associated technical studies along with a draft planning scheme amendment will be released for public consultation in late 2024. The Minister for Planning may refer public submissions to an Advisory Committee.

Your feedback on this document will inform the development of planning tools and policies and help investment and decision making – ensuring coordination and collaboration between community and stakeholders to achieve the best outcomes for the community.

## Building on what we've heard

This Draft Precinct Vision provides an early opportunity to share your ideas for the future of the SRL East Precincts.

If you would like to participate in the community engagement activities or provide feedback on the Draft Precinct Vision please go to:

[engage.vic.gov.au/suburban-rail-loop](https://engage.vic.gov.au/suburban-rail-loop)



## Taking your feedback on board

The key steps in the SRL East structure planning and planning scheme amendment process are as follows:



