02.03 STRATEGIC DIRECTIONS

23/05/2024
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02.03-1 Settlement

01/07/2026
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Suburban Rail Loop (SRL) East – Clayton, Monash, Glen Waverley and Burwood Precincts

The SRL is an integrated transport and precincts program. It is focused on leveraging the improved access and convenience delivered by the new SRL stations to catalyse opportunities for residents, workers, communities and businesses, in the immediate areas around the new stations (SRL East Structure Plan Areas) and within the area declared to be an SRL planning area, which is an approximate 1.6km around the future stations (SRL Precincts).

The Clayton, Monash, Glen Waverley and Burwood SRL East Precincts, four of the six state significant precincts located along the SRL rail corridor, are located either fully or partially within Monash. Land within these precincts will capitalise on its proximity to the new SRL stations, to accommodate substantial growth and change into the 2050s.

Strategic directions for the SRL East Precincts in Monash are to:

- Plan the SRL Precincts in a coordinated manner through staged structure planning, guided by the Precinct Visions.
- Direct substantial growth and change into the Clayton, Monash, Glen Waverley and Burwood SRL East Structure Plan Areas to focus new housing and jobs within proximity of the SRL stations.
- Avoid underdevelopment of SRL Precincts, consistent with their role as places for substantial future change, aligned with the program objectives of the SRL set out in Section 5 of the *Suburban Rail Loop Act 2021* .

Activity centres

Monash contains an established network of activity centres

Activity centres provide attractive environments and a focus for community activities and social life within Monash. They play a diverse role in terms of accommodating future housing, retail, commercial and civic services. Development that is out of centre can have adverse impacts.

Major activity and neighbourhood centres will have an increasing role in providing well located housing into the future. This will ensure a range of housing types is available to satisfy the housing needs of the Monash population now and into the future.

The following table outlines the hierarchy of activity centres that provides a framework for planning and development within these areas.

Monash activity centre hierarchy

Monash activity centre hierarchy	Centre	Role
Major activity centre	Glen Waverley	Regional focus for: ▪ higher order goods ▪ specialty retailing ▪ department stores ▪ entertainment ▪ mixed commercial uses ▪ offices

Monash activity centre hierarchy	Centre	Role
		▪ apartments ▪ residential hotels ▪ community facilities ▪ public transport
Major activity centre	Oakleigh	Focus for: ▪ higher order goods ▪ specialty retailing ▪ entertainment ▪ mixed commercial uses ▪ offices ▪ apartments ▪ hotels ▪ community facilities ▪ public transport
Major Activity Centre	Mount Waverley	Focus For ▪ providing goods and services to the local community. ▪ specialty retailing ▪ mixed commercial uses ▪ community facilities ▪ small scale offices ▪ apartments ▪ public transport
Major activity centre	Clayton Brandon Park	Focus for: ▪ higher order goods ▪ specialty retailing ▪ entertainment ▪ mixed commercial uses ▪ offices ▪ apartments ▪ hotels ▪ community facilities ▪ public transport

Monash activity centre hierarchy	Centre	Role
Neighbourhood activity centre	Pinewood Wheelers Hill Waverley Gardens Syndal Hughesdale Holmesglen Huntingdale Oakleigh South	▪ Weekly convenience shopping, generally with a supermarket as the main drawcard of the Centre. ▪ Accessible by local public transport services with links to one or more Major Activity centres. ▪ Important community focal point, ideally close to schools, libraries, child care, health services, police stations and other facilities that benefit from various modes of public transport.

Strategic directions

- Support use and development of activity centres and SRL East Precincts in a way that maintains the hierarchy of centres and promotes the development and expansion of retail and related facilities consistent with to the centre's role.
- Enhance the structure and function of activity centres and SRL East Precincts by encouraging a variety of mixed use development, enhancing streetscapes and access including public transport, walking and cycling, improving car parking and creating attractive environments for the benefit of the local community.

02.03-2 Environmental and landscape values

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Protection of biodiversity

Much of Monash was cleared throughout the 1900s for firewood and agricultural activities. The more difficult creek line areas were avoided resulting in remnant areas of environmental significance such as Jells Park, Damper Creek, Gardiners Creek, Dandenong Creek and Scotchmans Creek which have been retained and restored.

The areas of bushland provide a refuge for native wildlife and flora. Inappropriate and more intensive use and development threatens the ongoing viability of these areas.

Council seeks to:

- Maintain and enhance biodiversity through the protection and management of areas of native vegetation including habitat for flora and fauna species.

Waterways

Forty two per cent of Monash (eastern portion) is within the Dandenong Creek catchment whilst 58% (western portion) is within the Yarra River catchment. Consideration of stormwater quality and quantity is vital if these catchments are to maintain their health into the future.

Measures that result in the protection of, or improvement to, waterways and water quality will have significant environmental, social and economic benefits for the local and wider community.

Council seeks to:

- Protect waterways, floodplains, wetlands and receiving bodies from the detrimental impacts of development and any consequent decline in their water quality.

02.03-3 Environmental risks and amenity

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Contaminated land

Previous work practices, particularly associated with industrial activities, may have resulted in soil or water contamination. Planning should ensure that areas undergoing renewal and redevelopment are investigated for the presence and extent of contamination and appropriate actions taken to remediate the site.

Council seeks to:

- Ensure that soils are not degraded or contaminated and that soil conditions are compatible with intended development and use of sites.

Non-residential uses and development in residential areas

Poorly located, sited, and designed non-residential uses in residential areas can progressively erode the garden city character and reduce residential amenity.

Council seeks to:

- Encourage non-residential uses and development to minimise impacts on residential amenity and garden city character.

Licensed premises

The Glen Waverley and Oakleigh Activity Centres are major entertainment destinations. Licensed venues can add to the vibrancy and character of the centres and provide for a lively community focus. However, research shows that alcohol related violence or injury, and other forms of anti-social behaviour, is more likely to occur within or near licensed premises.

There is a need to minimise the adverse impacts on safety and amenity from licensed premises while still supporting the viability of centres.

Council seeks to:

- Minimise the impact of licenced premises on the amenity, vitality and viability of the Glen Waverley and Oakleigh Activity Centres.

02.03-4 Built environment and heritage

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Garden city and neighbourhood character

Monash is known for its garden city character, leafy, low-rise suburbs with well vegetated gardens and wide streets with street trees. Development in the employment and commercial areas has also contributed to the garden city character through generous landscaped setbacks including tall canopy trees.

This characteristic is highly valued by the community. Tall canopy trees are a dominant feature, particularly towards the east of the municipality. This garden city characteristic is predominant in residential areas and some commercial areas, especially the planned business parks. Industrial areas are clearly designated and incorporate wide streets, generous and well landscaped setbacks, and provide an overall high-quality environment.

The retention of garden city neighbourhood character is important to the community and an essential component of Monash's residential areas, outside of SRL East Structure Plan Areas. Council has undertaken significant work to identify Monash's preferred neighbourhood character throughout the municipality in order to ensure development does not erode neighbourhood character.

Council seeks to:

- Maintain and enhance the garden city character by ensuring that development contributes to the garden city character including through the conservation of existing trees and the planting of canopy trees.
- Ensure that development enhances the character of the neighbourhood, consistent with the identified preferred future character.
- Support the evolution of character in SRL East Structure Plan Areas in line with their role as locations for substantial growth and change.

Environmentally sustainable development

Monash City Council is committed to creating a more sustainable place to live, work and play. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

Council seeks to:

- Encourage development to incorporate environmentally sustainable design principles to achieve improved energy efficiency during both building and operation, and minimise production of waste.

Heritage

Monash is a mature, middle ring area that was established in the nineteenth and early twentieth century. As such, parts of Monash contains important examples of historical architecture, predominantly in the Oakleigh area.

Conservation or sensitive redevelopment of these places is a key issue for the future image of the municipality. Monash is committed to the ongoing review of heritage sites within the municipality to ensure the protection of important elements of architectural, cultural or historical significance to the community.

Council seeks to:

- Conserve and enhance places of heritage significance in a way that contributes to the economic and cultural growth and for the broader community.
- Allow for the redevelopment of heritage places in a way that does not adversely impact heritage significance.

02.03-5 Housing

01/07/2026
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To accommodate predicted population growth, and to satisfy diverse housing needs it is necessary to facilitate different types of housing development. In line with the polycentric approach, it is important to direct more intensive, diverse higher density development to activity centres and surrounding land within the Housing Choice and Transport Zone, and SRL East Structure Plan Areas that provide access to a wide range of goods, services, facilities, transport and jobs. This approach allows for the retention of neighbourhood character and the enhancement of garden city character in the balance of the municipality which is very important to the community. This also ensures that there remain a diversity of housing types and neighbourhood locations.

For land outside the SRL East Structure Plan Areas, the Residential Development Framework provides greater certainty for the community and the development industry regarding the location and type of future residential development. The Framework comprises eight categories, classified according to their development potential, as follows:

- Areas with future development potential:
  - Category 1: Major and neighbourhood activity centres
  - Category 2: Accessible areas

  - Category 3: Monash National Employment and Innovation Cluster
  - Category 4: Boulevards
- Areas suitable for incremental change:
  - Category 8: Garden city suburbs
- Areas with limited development potential:
  - Category 5: Heritage precincts
  - Category 6: Dandenong Creek escarpment
  - Category 7: Creek environs

The Residential Development Framework Plan at Clause 02.04-3 broadly identifies the location of land in the different categories.

As the suburban housing stock ages and the size and profile of the community changes, different forms of housing will be needed to address contemporary requirements, expectations and environmental standards. This will include providing for the housing needs of older people, students, people with special needs and the provision of affordable housing.

Students prefer to live in close proximity to their institution, creating significant localised student populations. The demand for quality student accommodation has outstripped the local supply in some areas of Monash.

Council seeks to:

- Support significant housing growth within the SRL East Structure Plan Areas.
- Apply a polycentric approach to housing growth and direct residential development to locations based on their development potential as identified in the Residential Development Framework.
- Encourage residential development to provide a high level of internal and external amenity.
- Encourage the provision of a variety of housing types and sizes that will accommodate a diversity of future housing needs.
- Assist in the provision of social and affordable housing.
- Direct intensive built form to activity centres and surrounding land within the Housing Choice and Transport Zone.
- Encourage the provision of student accommodation in proximity to tertiary education facilities and activity centres with good access to public transport, that minimises potential conflicts with neighbouring uses.

02.03-6 Economic development

01/07/2026
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Monash is the largest employment destination in Melbourne's south-east. The Monash employment and innovation area is the largest concentration of employment outside the Melbourne Central Business District. It includes the Monash Technology Precinct, which encourages research and development based industries as well as a critical mass of leading education, health, research and commercial facilities, and existing industrial businesses.

In addition to the Monash employment and innovation area, the SRL East Structure Plan Areas will also provide a focus for future employment growth and diversification, with a range of employment opportunities, including commercial, retail, health, education, manufacturing, innovation and entertainment activities prioritised in key locations.

Industrial areas are a significant regional and metropolitan generator of economic activity and employment, of both the advanced technology and manufacturing sectors.

The municipality contains substantial areas of land for industry and related activities in Oakleigh, Huntingdale and Clayton, as well as other smaller areas in Burwood, Mulgrave and Glen Waverley. There are areas where manufacturing has given way to office uses reflecting the change in the municipality.

Council seeks to facilitate a greater diversity in economic investment in the municipality by:

- Supporting land use and development that fosters business growth.
- Facilitating innovation and growth in the knowledge economy, particularly in science, technology and emerging industries.
- Supporting a shift from traditional industrial uses within the SRL East Structure Plan Areas to uses with higher job densities and a knowledge-based economy.
- Maintaining the amount of land set aside for industry, as these areas are proposed to retain their focus for supporting large scale industrial activities.
- Enhancing the physical environment of industrial and commercial areas by facilitating amenity improvements, walking and cycling infrastructure, public transport access and traffic and car parking networks.

Monash Technology Precinct

The Monash Technology Precinct is located within the nationally significant Monash employment and innovation area. The area is Melbourne's largest established employment cluster, with a unique mix of education, research and industry participants.

The Monash Technology Precinct performs a specialised function outside of retailing, commercial and residential uses. It is an important location for further development of information technology, biotechnology blended and research and development institutions and businesses.

It contains some of the nation's most prestigious research organisations and advanced technology industries including Monash University, Monash Medical Centre, Victorian Heart Hospital, Melbourne Centre for Nanofabrication, Robert Bosch Australia and the Australian Synchrotron.

Its economic productivity as a high-value and diverse employment destination is central to its developing role as a strong suburban employment centre in Melbourne's evolving polycentric city structure.

It is important that research and development-based activity is encouraged, technology specific industries are nurtured, linkages between firms and research institutions are fostered and a viable industrial base is maintained.

The Monash SRL East Structure Plan Area will strengthen the Monash Technology Precinct's importance as an employment centre whilst a mixed use business town centre surrounding the future SRL station will support its evolution and encourage further economic development.

Council seeks to:

- Support the Monash Technology Precinct, forming part of the Monash employment and innovation area, as the primary strategic location for high level technology research and development initiatives.
- Maintain and support the Monash Technology Precinct as a world-class research, business and industrial precinct which hosts a wide range of institutional activities, collaborating to provide leadership in education, health, research and innovation in an attractive urban environment, which encourages creativity and values cultural diversity.

Huntingdale Precinct

The Huntingdale Precinct is located within the nationally significant Monash employment and innovation area.

The Huntingdale Precinct is a priority location for knowledge-intensive businesses that have synergies with the education, health, technology and manufacturing elsewhere in the Monash employment and innovation area. Over time, there will be transition from traditional warehousing and manufacturing to a wider range of employment-intensive uses.

The 'precinct core' is defined as all land within Schedule 20 to Clause 43.02 Design and Development Overlay and forms the boundaries of the Huntingdale Neighbourhood Activity Centre, providing access to local goods and services by workers and nearby residents.

Council seeks to:

- Support the Huntingdale Precinct, forming part of the Monash employment and innovation area, as a precinct for innovative businesses of all types.
- Facilitate improvements to transport linkages, including cycling and pedestrian networks and public transport, to improve access for workers.
- Create a high amenity precinct core along Huntingdale Road meeting the needs of residents and workers.

02.03-7 Transport

01/07/2026
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Monash is serviced by the Cranbourne/Pakenham and Glen Waverley rail lines, which will be connected by Suburban Rail Loop East (SRL). There are eight train stations in the municipality for local, student and commuter passengers and these stations form the basis for the majority of activity centres and urban consolidation opportunities. Three future SRL train stations will be located in the municipality at Clayton, Monash and Glen Waverley, and one future station at Burwood within the City of Whitehorse.

Public transport coverage is generally good within the municipality but is limited in terms of hours of operation, location and flexibility of routes. It has been largely geared towards transporting people to and from the Melbourne's Central Business District. The SRL East project will bring a new orbital connection that links up regional employment, activity centres and SRL East Precincts across the middle suburbs of Melbourne. Public transport for recreational purposes across the City has historically been poor. The SRL project will improve connectivity and access to a wide range of cultural, entertainment and open space facilities located within the broader SRL East transport corridor.

Bike paths play a supporting local and regional role. Bike travel however is under-utilised. Completion of bike paths along the major railway lines should be given priority as well as some on-road north south links.

The issue of road congestion in Monash can be addressed in part by improving local employment opportunities and by supporting sustainable modes of transport.

Council seeks to:

- Facilitate development that provides connectivity to a wider range of destinations and major transport linkages in metropolitan Melbourne, particularly in the south east.
- Contribute to reducing travel time for residents of Monash by encouraging office and research and development uses within business and industrial zones.
- Facilitate the provision of an integrated and safe pedestrian and bicycle network consisting of a well-connected network of footpaths, shared paths for pedestrians and cyclists, off road cycle paths, on road cycle lanes and paths for recreation and leisure.

02.03-8 Infrastructure

01/07/2026
C176mona

Health Facilities

Monash Medical Centre, Monash Children's Hospital and the Victorian Heart Hospital are major health care facilities within the eastern and south eastern suburbs of Melbourne. Their primary roles as a specialist hospital, and a health provider and teaching and research hospital provide key services to Melbourne.

Council seeks to:

- Retain and encourage development of private health facilities as an adjunct to key community medical resources.
- Facilitate industrial, business and residential development that cater for the needs of users of the Monash Medical Centre and the Victorian Heart Hospital.
- Support the growth and expansion of major health care and allied facilities located within the SRL East Structure Plan Areas to meet future need.

Education facilities

Monash University is a key tertiary institution in Melbourne's eastern and south eastern suburbs. Its role as an educational establishment as well as a major employer and business centre is vital to the economic viability of the region.

Three large tertiary education institutions are located within or in close proximity to the City of Monash. They are:

- Monash University (Clayton Campus), Blackburn Rd, Clayton.
- Holmesglen Institute of TAFE (Chadstone Campus), Warrigal Rd, Chadstone.
- Deakin University (Melbourne Campus), Burwood Hwy, Burwood.

Holmesglen Institute of TAFE (Waverley Campus) and a range of smaller, privately operated tertiary education centres are also located within the municipality.

Council seeks to:

- Retain and support the Monash University and Holmesglen TAFE campuses as significant educational facilities.
- Retain and support the range of public and private educational facilities in Monash.
- Facilitate industrial, business and residential development that cater for the needs of users of tertiary education centres.

Open space

Monash has an extensive network of public open space that provides the community with health, social and psychological benefits as well as environmental, ecological, tourism and economic benefits. By 2036 an additional 43,990 people are forecast to live in Monash and will increase the demand for public open space.

The distribution, type and quantity of public open space across Monash varies. This can present challenges in meeting the diverse needs of the community and providing equitable access to open space, particularly as demographics, urban form, employment growth, recreational choices and community expectations change.

The provision and planning of open space should consider the changing demographics and growing population of the Monash community and help result in healthier, happier and more vibrant connected communities.

Open space areas should provide for active and passive recreation, recreation trails, nature experiences as well as infrastructure requirements.

Council seeks to:

- Maintain and enhance the public open space network for current and future populations.
- Encourage the provision and enhancement of open space to support the future population within the SRL East Structure Plan Areas.

- Provide a diverse and integrated network of open space that provides equitable access to good quality public open space for the community regardless of their age, gender, ethnicity or abilities.
- Protect and enhance all open space with identified environmental significance, significant natural landscape and heritage values from degradation as a result of community recreational demands and development impacts.
- Provide safe, appealing and accessible public open space that is within 400 metres walking distance of the majority of residents.
- Ensure appropriate and equitable public open space contributions at the time of subdivision to meet future needs of the community.

Development infrastructure

Physical infrastructure by its appearance, function and location should positively contribute to the visual amenity and wellbeing of the City, while providing a reliable, efficient and safe range of services.

Council seeks to:

- Promote development that maximises the use of existing infrastructure.
- Facilitate the provision of reliable, efficient and safe physical infrastructure for the community.
- Ensure the provision of infrastructure does not compromise local amenity or character.

Integrated water management

Council is committed to reducing the environmental impact of urban development on water quality and quantity through improved stormwater management and drainage infrastructure.

Monash has a legacy in some areas of inadequate stormwater infrastructure. The increase of commercial, industrial and residential development, including an increase in dwelling density, has resulted in an increase in hard surface area that adds pressure on the existing drainage network.

The existing stormwater infrastructure requires on-going upgrading and maintenance to ensure that catchment and water quality problems are managed.

Council seeks to:

- Minimise the risk to personal injury and property from stormwater flows.
- Minimise the environmental impact of development on waterways within the catchment through adoption of water sensitive design techniques and systems that result in improved stormwater quality and keep discharge to manageable levels.

02.03-9 Gaming

23/05/2024
C166mona

Monash has a high overall density of gaming machines and level of expenditure exceeding Melbourne and State averages. Existing machines are distributed unevenly across the municipality with the high concentrations in the most disadvantaged areas in Monash. There are links between vulnerable communities, problem gambling and proximity to gaming venues.

Council seeks to:

- Discourage gaming machines in disadvantaged areas and near vulnerable communities.
- Direct gaming machines to locations that minimise opportunities for convenience gaming.