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MONBULK STRUCTURE PLAN

OCTOBER 2017

YARRA RANGES COUNCIL

PROJECT CONTROL

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COMMUNITY REFERENCE GROUP

The project team would like to formally thank the CRG for their valuable contributions to the development of the Monbulk Structure Plan project.

Barry Megee

Richard Licciardi

Aimee te Boekhorst

Helen Willsher

Wendy Dennison

Denise Rutzou

John Coleman

Jenie Stroh

Ben Kelly

Sophy Athan

Michael Licciardi

Leo Koelewyn

Paul Utting

Chris Gilbert-Wilson

Maree Dawson

Paul Bennett

Shane Broekhof

YRSC COUNCILLORS

Cr Tony Stevenson

STUDY TEAM

Yarra Ranges Shire Council: Kris Hansen, Damian Close

Planisphere (lead consultants, planning, urban design): James Larmour-Reid, Kristen Wilkes, Phoebe Harrison

Urban Enterprise (industrial land analysis, economics): Paul Shipp

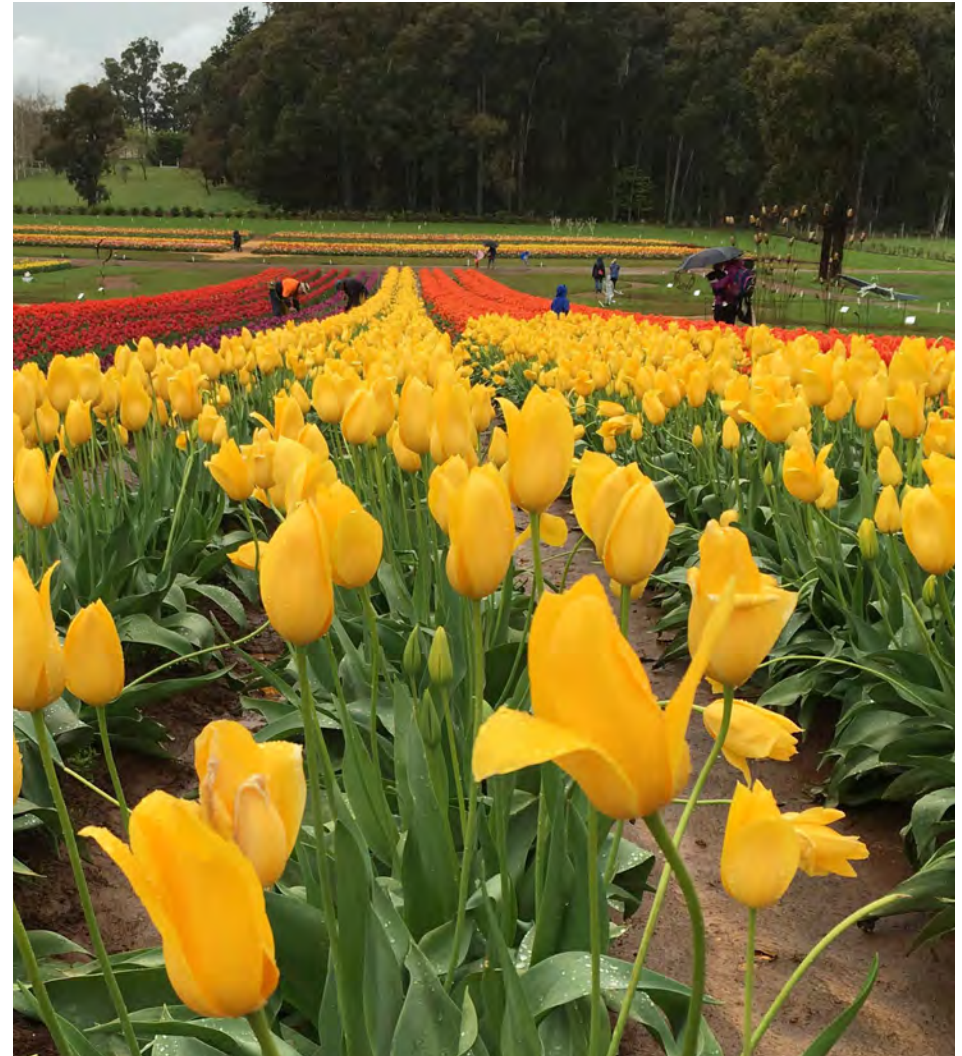
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EXECUTIVE SUMMARY

The Monbulk Structure Plan project investigates Monbulk's land use and development issues, and explores potential opportunities for the future of the town.

This Structure Plan report builds on the Issues and Opportunities Paper prepared in December 2016, and takes into account community and stakeholder feedback on the future of Monbulk.

The Structure Plan provides a vision for Monbulk that aims to protect and enhance the town as a valued community, important service centre and emerging tourist destination.

Supporting principles and strategies acknowledge that Monbulk has a very strong community-orientated foundation and provide guidance on growth and improvements within the town.

The Structure Plan makes recommendations addressing housing, employment, the Monbulk town centre, the environment and Council-owned land.

The **housing** discussion recommends diversification and modest growth to support population and demographic changes, including ageing in place.

The plan considers opportunities and implications associated with connecting to sewer, and recommends further investigation be undertaken regarding environmental risk.

The **employment** section promotes the town centre as a destination where tourism-related activities should be further encouraged, supported by the town centre urban design guidelines. It supports population growth to ensure new industries are viable.

The plan finds that there is enough **industrial land** inside the urban growth boundary (UGB). Over time, policy should support use of these areas for service-related industries, focussing agricultural-support and transport in the green wedge areas.

Built form guidelines and urban design improvements are recommended to enhance the amenity and safety of the **town centre**, and support tourism. Gateway sites should be made more visible to emphasise main roads and encourage people to visit Monbulk.

Policy regarding the **environment** in Monbulk should be highlighted as a key asset for local character and vegetation- a key asset in the town. Environmental risks such as erosion and bushfire are recommended for further investigation to ensure housing diversity is safely located across the town.

Finally, for **Council-owned land**, the Moores Road precinct has been identified as a key location for housing diversity. Four separate, long-term redevelopment concepts for the Moores Road Precinct were prepared and tested through community and stakeholder consultation.

The analysis undertaken as part of the Structure Plan process was limited to concept design, spatial analysis and community consultation. It did not extend to testing financial viability, costs to Council associated with relocating existing clubs, market demand, or environmental hazard mitigation.

These issues will need to be resolved before Council implements the preferred Concept for the future of the Moores Road Precinct.

A draft version of this report was exhibited to provide the community and stakeholders the opportunity to review the objectives, strategies and outcomes of the document and to provide feedback.

Community and stakeholder feedback was considered and taken into account when finalising the Structure Plan and Implementation Plan, and key themes that emerged through various discussions with community and stakeholders are referenced throughout this document.



1

INTRODUCTION

1.1 THE STRUCTURE PLAN PROJECT

THE MONBULK STRUCTURE PLAN

The Monbulk Structure Plan project has been prepared due to a number of recent policy and infrastructure initiatives signalling the need for a new plan to guide the future of Monbulk.

Planisphere was commissioned by Yarra Ranges Council to assist with its preparation and plan for delivery.

The Structure Plan for Monbulk coordinates land use, urban design and development planning for the Monbulk township and surrounding residential land.

It includes a detailed implementation plan to outline the various actions and responsibilities, as well as recommendations for planning provisions, that will ensure the vision of the Structure Plan is realised.

In particular, the Structure Plan complements the Monbulk Community Plan 2015 by providing a strategy to enhance safety, amenity, access, housing opportunities, recreation activities and diversity of land uses.

OBJECTIVES

The objectives for the project are to:

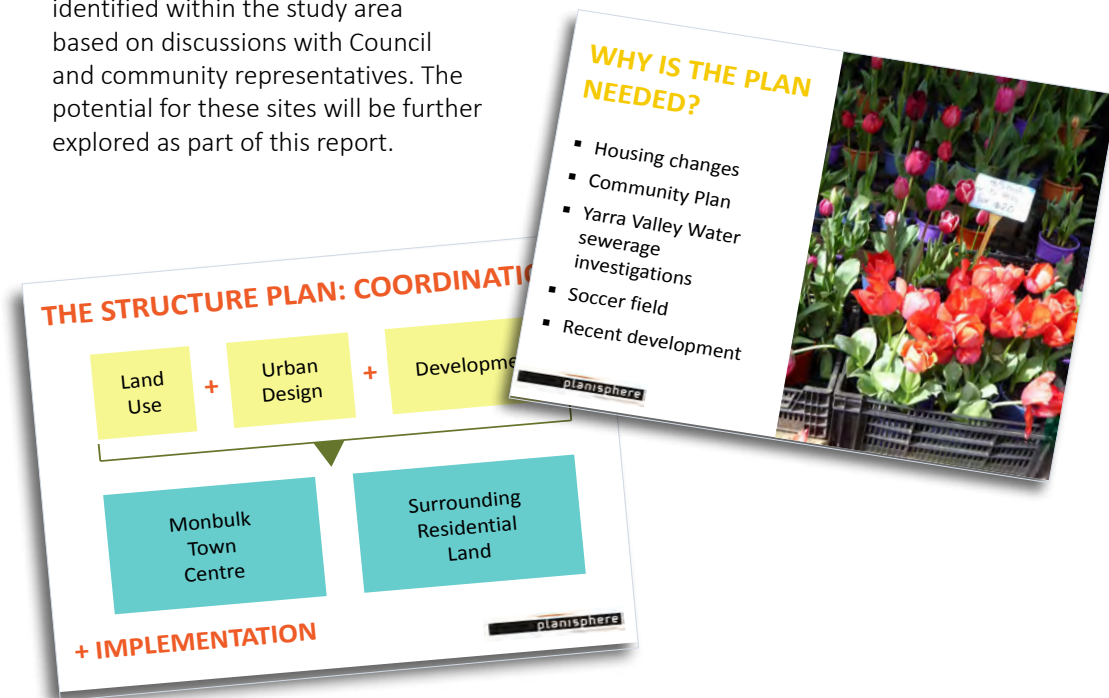
- Identify appropriate forms and extent of housing redevelopment;
- Prepare planning scheme provisions which will allow appropriate housing development;
- Identify potential uses for current industrial-zoned land;
- Identify use and development opportunities for Council-owned sites;
- Recommend development guidelines for town centre commercial development;
- Identify opportunities for improving pedestrian and vehicle access in the town centre area; and
- Identify bushfire and other environmental risks, that may affect the township.

STUDY AREA

The Study Area includes all land within the Monbulk urban growth boundary (shown in the map on page 3).

It includes commercial land along Main Road, a mix of public uses and recreation reserves, some industrial land and large low density residential areas, incorporating mostly single dwellings on lots of at least 1,000sqm.

Key development sites have been identified within the study area based on discussions with Council and community representatives. The potential for these sites will be further explored as part of this report.



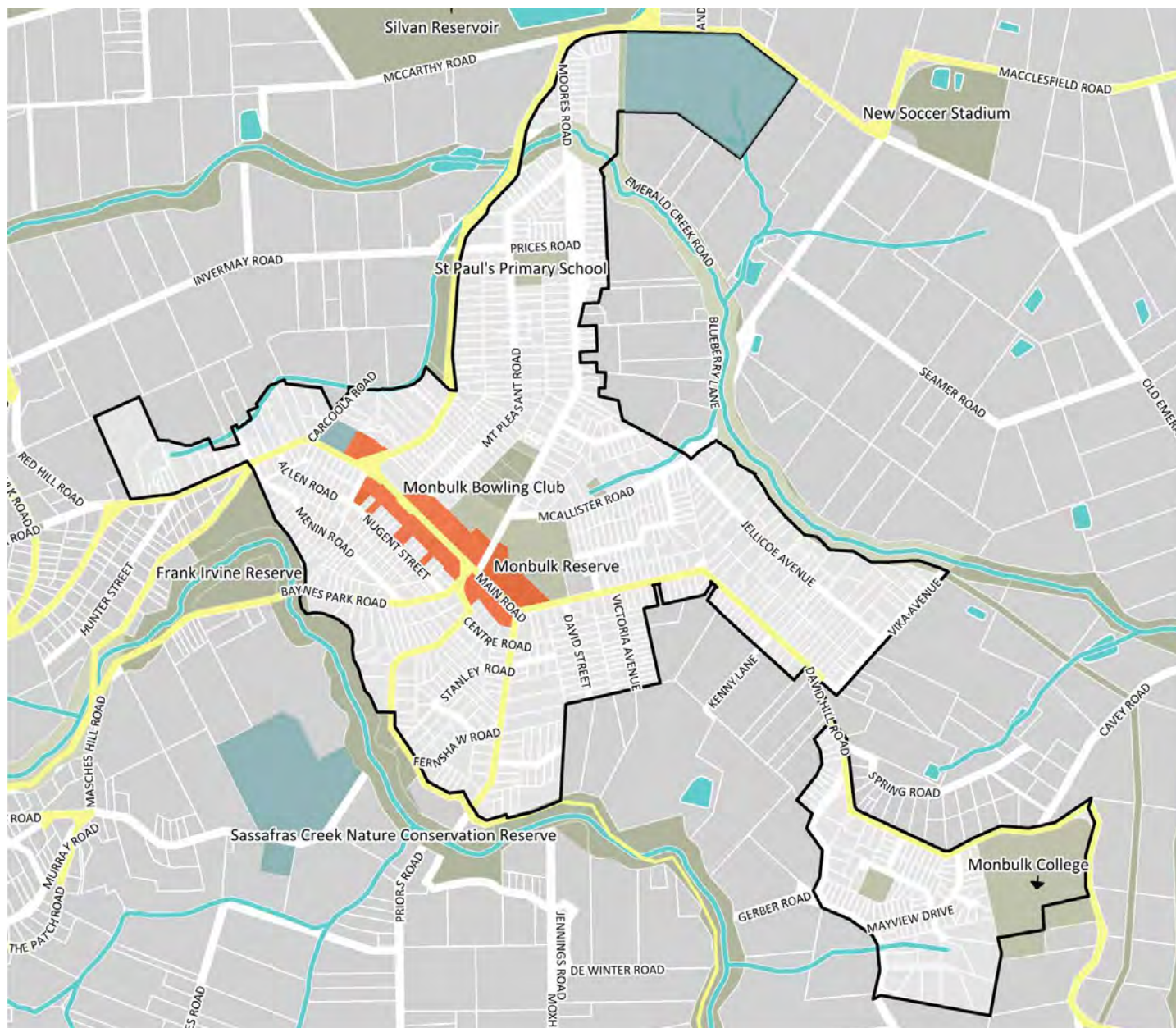










FIGURE 1. STUDY AREA

LEGEND

-  Study Area (Urban Growth Boundary)
-  Main Road
-  Secondary Road
-  Waterway/Watercourse
-  Land Outside the UGB
-  Open Space Areas / Public Land
-  Commercial Land
-  Industrial Land



0  1km

1.2 THE PROJECT BACKGROUND

HOW TO READ THIS DOCUMENT

This document presents the Monbulk Structure Plan. It is divided into the following sections:

1. Introduction
2. Vision and Strategic Framework
3. Land Use and Development
4. Town Centre Design Guidelines
5. Moores Road Precinct
6. Implementation and Next Steps

The Strategic Framework shows a plan of proposed changes that respond to the options identified in the *Issues and Opportunities Report* (December 2016).

Chapter 3 (Land Use and Development), **Chapter 4** (Town Centre Design Guidelines), and **Chapter 5** (Moores Road Precinct) present findings from the analysis that explore key themes from the background work, consultation and stakeholder review.

Section 6 (Implementation and Next Steps) contains a summary of the recommendations of this project and identifies areas where further investigation is required.

For information regarding the consultation conducted as part of this project, and to review the desktop analysis conducted in Stages 1 and 2, refer to the:

- *Issues and Opportunities Report* (December 2016)
- *Consultation Summary Report* (June 2017).



PROJECT TIMELINE

The Monbulk Structure Plan was completed in August 2017 and was undertaken through four key project stages. The four stages were:

Stage 1 - Project inception

The project inception involved meeting with the project team, gathering information and undertaking a preliminary assessment of land use and development within Monbulk.

A Community Reference Group (CRG) was formed and an initial workshop held.

Stage 2 - Issues and Opportunities

This stage involved detailing and assessing all of the issues and opportunities relevant to Monbulk. These were outlined in the Issues and Opportunities report (Nov., 2016).

A community consultation workshop assisted in finalising the issues to be addressed and the options that were considered and included in the report.

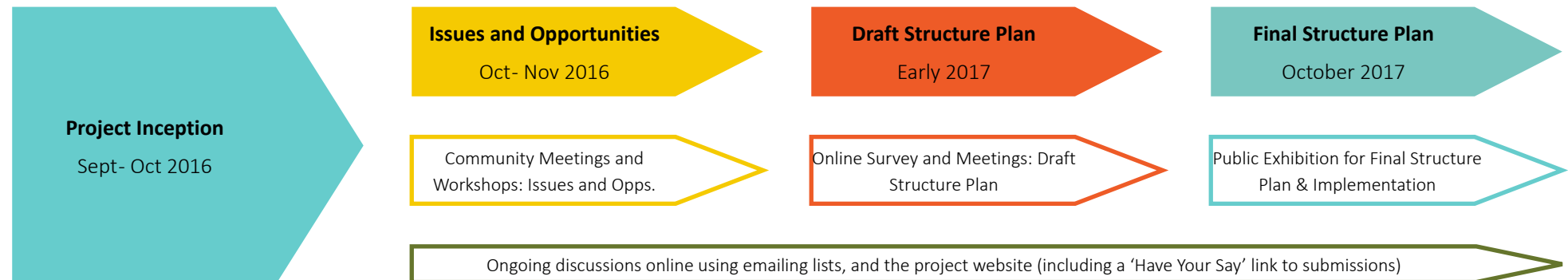
Stage 3 - Draft Structure Plan

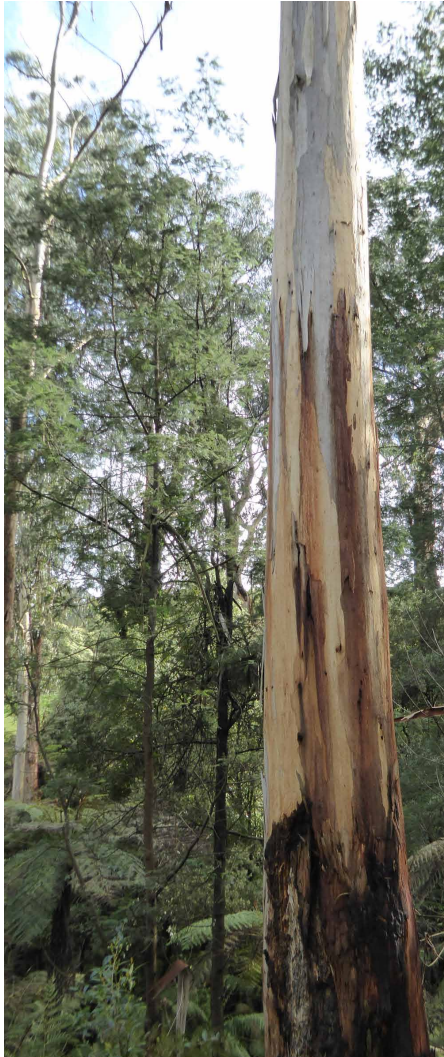
This stage of work included preparing the Draft Structure Plan with strategic directions and actions for the township, in consultation with the CRG.

Community and stakeholder input was sought. This included feedback from referral authorities such as the CFA and Department of Environment, Land, Water and Planning (DELWP).

Stage 4 - Final Structure Plan and Implementation Plan

After reviewing the feedback received during Stage 3, the Final Report was prepared along with an Implementation Plan to assist Council with the delivery of key actions.





BACKGROUND, ISSUES & OPPORTUNITIES INVESTIGATION

The *Monbulk Structure Plan Issues and Opportunities Report* (Issues and Opportunities Report) contains the following information:

- A background review of Monbulk's local and regional context
- Information about Monbulk today, including demographic and development information
- The current planning policy framework
- Physical constraints and environmental hazards that affect Monbulk (e.g. limited reticulated sewer services, the Urban Growth Boundary)
- A summary of community consultation and engagement activities
- Issues and opportunities identified from the background, desktop and site visit analysis, as well as conversations with community members and business owners

- A summary of options to be pursued in the Structure Plan report (current) phase of the project, focussing on:
 - Housing diversity investigation areas
 - Town centre land uses
 - Main Road urban design improvements
 - Key recreation areas
 - Pedestrian links and trails
 - Links between Main Road and recreation areas
 - Open space improvement areas
 - Key gateway/town entrance locations.

The *Issues and Opportunities Report* also contains the following appendices:

- *Monbulk Industrial Land Review - Issues and Opportunities Report* (prepared by Urban Enterprise, December 2016)
- Notes from Community Reference Group Meeting #1
- Note from Community Workshop
- Community Workshop Presentation Slides.

The next section contains a summary of the community consultation and engagement activities undertaken so far. More detailed information about this can be found in the *Issues and Opportunities Report*.

ENVIRONMENTAL RISK

Following completion of the Issues and Opportunities Report additional detailed consultation was undertaken with the CFA and DELWP regarding bushfire risk and likely bushfire behaviour in Monbulk.

These discussions took place in the context of the refinement of the Bushfire Management Overlay, which was being undertaken in parallel to the Structure Plan project.

It was concluded that further analysis will be required to confirm the most appropriate areas for residential and other growth/change in Monbulk. This has been identified throughout the Structure Plan and highlighted on the *Framework Plan* and *Housing Options Plan* in **Chapters 1 and 4**.

CONSULTATION SUMMARY

This project received input from a Community Reference group and the broader Monbulk Community. Below is a summary of the activities conducted so far in preparation for this draft Structure Plan.

At its draft stage, the Structure Plan was placed on exhibition over four weeks to allow the community and relevant stakeholders the opportunity to read through the Draft report and make submissions. Due to the high level of interest in the draft report and the nature of the proposed options and concepts provided in the draft Structure Plan, a number of consultation activities were held during the exhibition period.

KEY THEMES

The key themes that were identified in the feedback received include:

- Housing change area scenarios and preferred options
- Redevelopment of the Moores Rd precinct and preferred concepts

- Protection of native vegetation
- Additional residential land to be included in the moderate change area
- Industrial land provision
- Open space and community parks

CONSULTATION ACTIVITIES

The following consultation activities were undertaken as part of the preparation of the Monbulk Structure Plan:

- Community Reference Group (CRG) meetings;
- Town tour and site visit with the Community Reference Group;
- Community bulletins (fliers) informing residents of the project and inviting community members to be involved;
- Project posters displayed in shop windows;
- Advertisements in the local newspapers;
- A community workshop to discuss the issues and opportunities and confirm a vision;

- Drop-In Sessions (x3) to provide community members with further information on the Draft report;
- Community forum to discuss the Draft Structure Plan, including proposed housing options and development concepts.

COMMUNITY REFERENCE GROUP

A Community Reference Group (CRG) was established by Council to form an integral part of the project process. The group was made up of 18 community members, representing various local community groups and businesses in Monbulk.

The CRG met several times to ensure local knowledge and community ideas formed an important part of the Monbulk Structure Plan.

The CRG had the following meetings at each key development stage of the project:

- Before and after the *Issues and Opportunities Report* was prepared (November-December 2016);
- Draft Structure Plan (February 2017) before public exhibition;

- Draft housing and reticulated sewerage options (early March 2017) (with Yarra Valley Water);
- Refinements to development options in the draft Structure Plan before public exhibition (late March 2017).

COMMUNITY WORKSHOP

A community workshop on the draft *Issues and Opportunities Report* for Monbulk was held on the 24th of November 2016, at the Monbulk Community Hub.

A presentation of the work to date was given to the group and four opportunities for feedback were provided during the event.

The first activity included a group discussion on the opportunities and vision for Monbulk. The second involved ranking priorities for the Structure Plan. The third and fourth activities were based on themed questions and discussed in small groups.

DROP-IN SESSIONS

Three community drop-in sessions were held at the Monbulk Community Hub on the 18th April from 1-5pm and on the 24th of April and 1st May 2017 from 1-7pm.

These sessions provided the community with the opportunity to drop in to the community centre, read about the project and look at the Draft Strategy, and to discuss any feedback with Council staff.

COMMUNITY FORUM

A community forum on the Draft Structure Plan for Monbulk was held on the 19th of April 2017, at the Monbulk Community Hub.

A presentation of the work done to date was given to the group (provided at Appendix B). This included an update on the project, a walk-through of the content of the Draft Structure Plan, a detailed look at the housing growth options and the redevelopment concepts.

The group was provided with the opportunity to provide feedback on the report, options and concepts posed, as well as opportunity for individual discussion with the project team.

ENGAGEMENT WITH LOCAL AUTHORITIES

Throughout the project the study team also engaged service and emergency management authorities to discuss sewerage connection and bushfire considerations related to Monbulk.

The following authorities were engaged in the project and provided submissions or advice in relation to the plan:

- Yarra Valley Water;
- Country Fire Authority (CFA);
- Department of Environment, Land Water and Planning (DELWP):
 - Planning Services
 - Planning Systems
 - Safer Together (East Central Bushfire Risk team).

FURTHER INFORMATION

The feedback recorded at the Community workshop and the Community Reference group meetings was recorded in detail in the background documents. It is also available from Council's website:

<http://www.yarraranges.vic.gov.au/Property/Building-planning/Planning-policies-scheme-amendments/Town-and-urban-centre-planning/Monbulk-Structure-Plan>



1.3 SUMMARY OF ISSUES & OPPORTUNITIES

The issues and opportunities identified here are a culmination of community and Community Reference Group feedback and information gathered through background documents, site visits and desktop analysis.

Further discussion along with actions and recommendations have been included throughout this report.

ISSUES


- Lack of central open spaces where community can meet/gather
- Lack of flexible open spaces (e.g. dog park, community gardens, playgrounds)
- Football oval on Moores Rd can't be used for events
- Monbolluck Reserve is poorly maintained and a fire hazard
- Loss of mature native trees around the town
- Limited sewer connections
- Earlier investigations in mid-2000s to connect sewer did not proceed
- Small lot provision is restricted due to lack of sewerage

- There are capacity constraints at Baynes Reserve for wastewater disposal
- Need to ensure new lots are appropriately serviced to reduce bushfire risk (i.e. have adequate hydrant coverage).
- A number of locations throughout Monbulk are prone to erosion due to the slope, vegetation and soil type
- The town's location has been identified in past Council and government investigations as at risk from bushfire due to surrounding dense bushland, as well as ember density (embers landing in the area from nearby fire)
- Water supply needs to be examined to ensure adequate static water supply, capacity and pressure is available in the event of a bushfire.

OPPORTUNITIES

- Revitalise central open space/recreation precinct and incorporate community ideas
- Strengthen physical links between open spaces in town centre

- Maintain existing mature native trees by protecting understorey and reducing compaction in their root zones
- Investigate old soccer pitch site on Moores Rd for redevelopment (e.g. could be used as 'village green')
- Yarra Valley Water has commenced investigations to identify sewerage servicing options for approximately 900 properties in Monbulk
- Upgrading the township of Monbulk to a reticulated or similar system would allow for greater housing diversity
- Alternative decentralised wastewater treatment solutions could be considered, requiring a sufficient area of public land be available for surface irrigation of wastewater
- Encourage residents to learn about the risk of falling embers and other risks in a bushfire situation and educate to manage properties accordingly
- Work with residents to update the town bushfire safety plan, highlight the Monbulk Neighbourhood Safer Place (NSP)
- Update fuel management and reduction procedures
- Continue planned burning by relevant government authorities to manage/reduce the bushfire risk to the town
- Working with the relevant authorities, ensure future planning considers access/egress routes through the town
- Working with the relevant authorities, ensure future development assists in the protection of existing and future populations
- Further investigate the impacts of bushfire risk and implications for future development
- Work with relevant agencies such as CFA and DELWP to ensure the bushfire risk is managed and local and strategic scale
- Review traffic and access routes that may be used in the event of a bushfire. Identify strategies to address these issues.



2

VISION & STRATEGIC FRAMEWORK



2.1 A VISION FOR MONBULK

THE MONBULK STRUCTURE PLAN VISION

The vision for Monbulk has been developed through community and stakeholder consultation to build on the existing Monbulk Community Plan vision.

The vision for the township aims to reflect the strong community values of the town, highlight the region's vital horticultural industry and encourage development that will support a diverse community and invite more visitors to Monbulk.

“Monbulk is a thriving and well-connected town of the Dandenong Ranges, supported by its rich local cultural and built form heritage. The town offers a diversity of activities, recreation opportunities and housing for all ages and backgrounds.”

Local streetscapes showcase Monbulk's valued vegetation, renowned horticulture and economic vitality. A bustling Main Road benefits local businesses and creates strong links to Monbulk's productive rural hinterland.”

2.2 STRUCTURE PLAN

KEY THEMES

The key themes outlined below reinforce the objectives of the Structure Plan project outlined in **Section 1.1**. The themes emerged both from the project brief and the engagement process, and the project objectives are dealt with under these themes.

- 1. Housing:** Investigate opportunities for greater housing diversity and identify land for future growth (e.g. industrial land and medium density housing).
- 2. Employment:** Explore opportunities to support more diverse employment in the town, and opportunities for existing industrial lots into the future.
- 3. Town Centre Design Guidelines:** Guide consistent and high quality built form and public realm improvements within the town centre.

- 4. Environment:** Investigate opportunities for future development that avoid or mitigate bushfire and erosion risks in the town, as well as protecting and enhancing vegetation and the landscape/rural character where possible.
- 5. Council-Owned Land:** Investigate opportunities for the development of the Moores Road Precinct to provide greater housing diversity and/or open space.

STRATEGIC FRAMEWORK

The *Strategic Framework Map* (opposite) provides an overview of the directions set by the Structure Plan process.

The Strategic Framework Map shows:

- Residential diversification areas, that could be rezoned to allow for greater housing choice;
- Existing industrial areas that could be further developed for local service industries;

- The Moores Road Precinct, which has the potential to provide for a range of accommodation types;
- The town centre, where urban design improvements and design guidelines are recommended;
- Gateway sites.

The *Strategic Framework Map* should be read in conjunction with the text and supporting maps in **Chapters 3, 4 and 5**.

HOUSING CHANGE AREAS

The *Housing Change Map* presented in **Chapter 4** (Future Growth) shows areas that may accommodate different housing growth scenarios.

The map boundaries have been modified from the exhibited draft Structure Plan in response to:

- The latest available local bushfire hazard analysis;
- Feedback from stakeholders and referral authorities, such as the CFA, DELWP, Yarra Valley Water and VicRoads; and
- Community discussions and submissions.

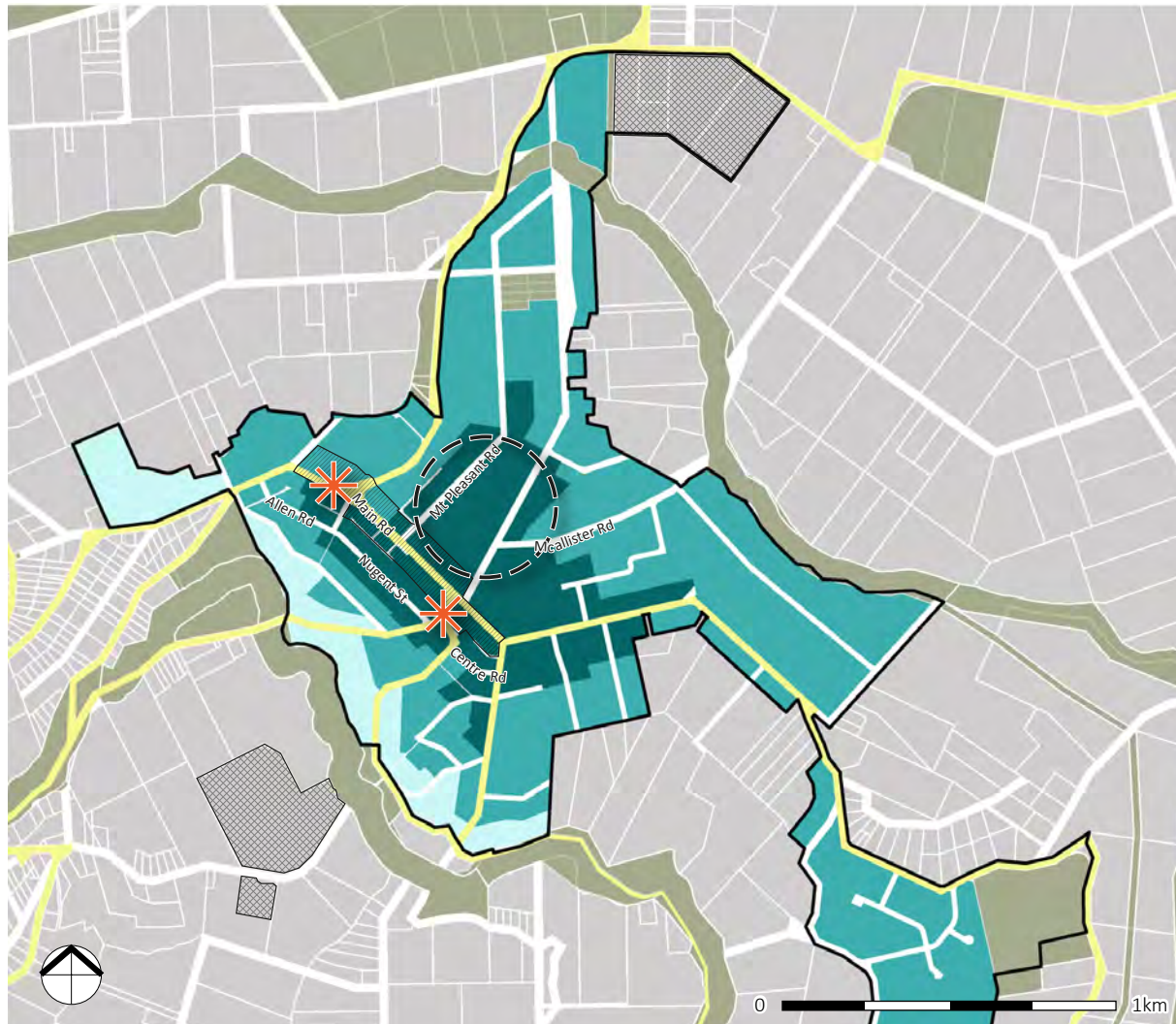
Detailed stakeholder discussions confirmed that further investigation into the 'moderate change' and 'higher density' investigation areas is required to properly assess the relevant environmental risks across Monbulk, including bushfire risk.

The areas highlighted for further investigation on the Framework Map will be considered by Council, working with the relevant authorities, to determine:

- Appropriate zone or overlay boundaries;
- Dwelling densities and lot designs that mitigate bushfire risk;
- Access/egress points to the town;
- Types and impact of bushfire risk from outside the town;
- Preferred building materials to enhance resident safety in new developments.

2.3 STRATEGIC FRAMEWORK MAP

FIGURE 2. STRATEGIC FRAMEWORK MAP



LEGEND

Refer to text for further details.

- Urban Growth Boundary (UGB)/ Study area
- Land outside the Monbulk UGB/ Study area
- Environmental asset/ open space or public land
- Main roads/ key access routes to the town centre

Residential


- Town centre housing investigation area*^
- Modest housing change investigation area (includes areas that require further investigation regarding environmental hazards)*
- No change proposed to existing zones

Non-Residential

- Town centre commercial/ employment area (Urban design guidelines apply within this precinct)
- Industrial areas (consolidate over time and encourage industrial sites within the UGB to be used for services to support the town)
- Moores Road Precinct (possible redevelopment of Council-owned land for accommodation and open space)
- Gateway sites- Enhance visibility and emphasise town entry points to attract more people to visit Monbulk

*Includes some land currently being used for non-residential purposes.

^Requires further investigation with input/support from the CFA and DELWP.



3

LAND USE & DEVELOPMENT

3.1 OPPORTUNITIES FOR HOUSING CHANGE

INTRODUCTION

This housing analysis forms a key component of the Monbulk Structure Plan as it assesses the housing opportunities that currently exist in Monbulk and looks at opportunities for change.

In response to key housing issues identified in the *Issues and Opportunities Report*, the housing investigation presented in the Draft Structure Plan explored three scenarios for housing change that would enable greater provision of housing on a range of lot sizes.

The options were exhibited publicly in April-May 2017 and community meetings were held to discuss them (refer to the *Community Consultation Summary Report*, Planisphere 2017).

The three scenarios used different planning controls (zones) as a basis to explore different lot yields. That is, the potential for additional lots to be created and developed for housing within the existing Monbulk Urban Growth Boundary (UGB) (the study area for this project). The scenarios were based around 'Minimal change', 'Limited change' and 'Modest change.'

None of the three options can be implemented until reticulated sewerage is connected as the lot sizes would not be large enough for septic tank systems.

In addition, public exhibition and further discussions with authorities and stakeholders has found that additional investigation will be required to ensure bushfire hazard and other environmental risks are addressed before any rezoning can be recommended. The findings from such analysis will determine the most appropriate lot size in each investigation area.

A summary of the issues and opportunities identified from the previous work and through consultation is outlined below.

ISSUES

- Lack of housing diversity options, including smaller housing or assisted living to support people to age in place
- Current minimum subdivision size in town is 4,000sqm

- Reticulated sewerage in town not available, restricting redevelopment options
- Backpacker/seasonal worker accommodation poorly provided; existing zoning outside Urban Growth Boundary makes it difficult to provide on farms
- Need for affordable housing in town for both young and older people
- Need for increased housing density areas to be situated in locations that do not increase risk to human life as a result of natural disasters (e.g. bushfire or erosion/land slip).

OPPORTUNITIES

- Reticulated sewerage so more housing close to the town can be provided
- Retirement village close to town
- Smaller lot sizes provide opportunities for people to age in place from the surrounding farming areas, or first home buyers to enter the market
- May be opportunities for smaller lots to be created in the town.

METHODOLOGY

The original housing options analysis was undertaken using lot size investigation and capacity analysis, excluding land in commercial, industrial or identified environmental hazard areas (for example, the Erosion Management Overlay).

Following consultation and in light of further investigation, the housing change areas shown in **Figure 3** have been refined using the following steps:

1. Identify land within a 400-800m walking distance from the town centre (i.e. Main Road) and where land is relatively flat or gently sloping, to encourage walking.
2. Exclude properties where an environmental hazard (i.e. erosion or bushfire risk) is present.
3. Identify properties where increased density is not appropriate due to steeply sloping land.

Due to concerns about bushfire risk, the CFA and DELWP have been consulted during the preparation of the housing diversity investigation areas maps.

FEEDBACK SUMMARY

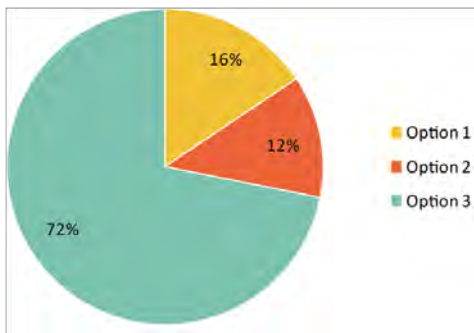
HOUSING OPTIONS

Of the three future housing growth options that were investigated as part of the Draft Structure Plan, 72% of respondents to the survey / submissions identified Option 3 as being their preferred option.

Option 3 identified modest growth within Monbulk, including a housing diversity area close to town, which would allow some lots to be subdivided to 500sqm.

The diagram below illustrates the preferred housing option, which has informed preparation of the current housing change and investigation areas, for further review.

Preferred Housing Option:



ADDITIONAL RESIDENTIAL LAND FOR SUBDIVISION

A petition of 13 signatures was received requesting the extension of the housing diversity area in Option 3 to include the land fronting David Street.

In addition, 5 written submissions were received requesting extensions to the housing diversity area along David Hill Road, Haig Avenue and on Monbulk Road.

All responses in this regard cited their land as being on level-ground and within close walking distance to town and therefore appropriate for higher growth opportunities.

HOUSING CHANGE AREAS

The three housing change options described in the draft structure plan explored the maximum residential change Monbulk could experience under 'no', 'limited' or 'modest' amendments to the underlying planning controls (zones) that set minimum lot sizes.

Subsequent consultation with the CFA and DELWP, confirmed that further investigation is required to assess

the implications of various dwelling densities and lot sizes in the context of bushfire risk mitigation.

The 'moderate change' and 'town centre housing diversity' investigation areas presented on the *Housing Change* map in this section have been identified as appropriate areas for further investigation.

The revised housing change areas are categorised as follows.

- **No change area:** No changes to the existing zones are proposed.
- **Environmental hazard impact investigation area:** Areas where further information is required to address bushfire risk before appropriate minimum lot sizes can be confirmed.
- **Moderate change investigation area:** Areas identified as having potential for moderate change (e.g. minimum lot sizes of 1000sqm), subject to a further bushfire risk analysis.
- **Town centre housing diversity investigation area (primary):** Areas within convenient walking distance of the town centre that may be appropriate for housing diversification, subject to the findings of a bushfire risk analysis (further investigation).

- **Town centre housing diversity investigation area (secondary), based on further analysis with the CFA:** This area may be capable of accommodating higher density, due to its location within a 400 metre walking distance of the town centre, taking into account slope and walkability. However, was identified by the CFA as most appropriate for moderate change.

The housing change areas outlined above are in line with the assumptions previously used to establish the three housing scenarios included in the draft Structure Plan for consultation.

Discussions with DELWP, CFA and Council support further investigation of bushfire and other environmental risks (as relevant) to confirm the most appropriate density for each investigation area shown on the *Housing Change* map.

As part of the additional environmental risk analysis it is recommended that consideration be given to the ecological impact of further development, particularly in light of as-of-right tree removal provisions.

AGED CARE & ASSISTED LIVING

Finally, there is a need to explore the most appropriate location for assisted living within the township. The land area required for such uses was explored in the draft Structure plan. Figures provided by the Department of Health and Human Services (DHHS) 'Shared Supported Accommodation Standards and Design Guidelines' set benchmarks for room and facility sizes, but does not specify land areas.

Therefore, these types of uses may be constructed as low-rise buildings (e.g. two storeys) as opposed to requiring large ground floor footprints.

As with the housing diversity area investigation recommended, policy guidance for new applications regarding the safest place to locate older people within the township should be explored from an emergency management perspective.

Any new use or development proposal must take into account likely environmental hazards, such as bushfire risk. It is therefore recommended that applications for accommodation also consider (for example):

- The degree of care and mobility assistance residents might need (for example, in an assisted living nursing home), or
- The access and egress points of a particular site if not centrally located.

Some land uses, such as sensitive uses or accommodation for more vulnerable residents, should be avoided in places of high bushfire or other environmental risk (e.g. erosion).

The location of aged care facilities (and similar uses) requires particular consideration given the vulnerability of their residents, and the potential for those residents to need to shelter in place in the event of a bushfire. Emergency management planning to address bushfire risk must be considered for any new application of this kind.

Further investigation into the most appropriate location for accommodation for people with mobility limitations should be undertaken as part of the further investigation for the Monbulk Structure Plan, in partnership with the CFA, DELWP and other authorities such as Emergency Management Victoria (EMV).

HOUSING ACTIONS

- In consultation with relevant stakeholders (e.g. CFA, DELWP, Yarra Valley Water) undertake further work into each housing investigation area to determine the most appropriate minimum lot size.
- Work with Yarra Valley Water to determine sewerage capacity across housing investigation areas.
- Prepare housing design guidelines for the Yarra Ranges that ensure bushfire risk is considered as part of building material selection, lot layout and building design.
- Confirm environmental risk areas (in particular, erosion and bushfire) where further development should be discouraged within the UGB.
- Apply appropriate planning zones to housing change areas, once further investigation is complete.
- Explore opportunities to provide smaller housing or assisted living on the Moores Road precinct, taking into account the nearby Neighbourhood Safer Place (NSP).

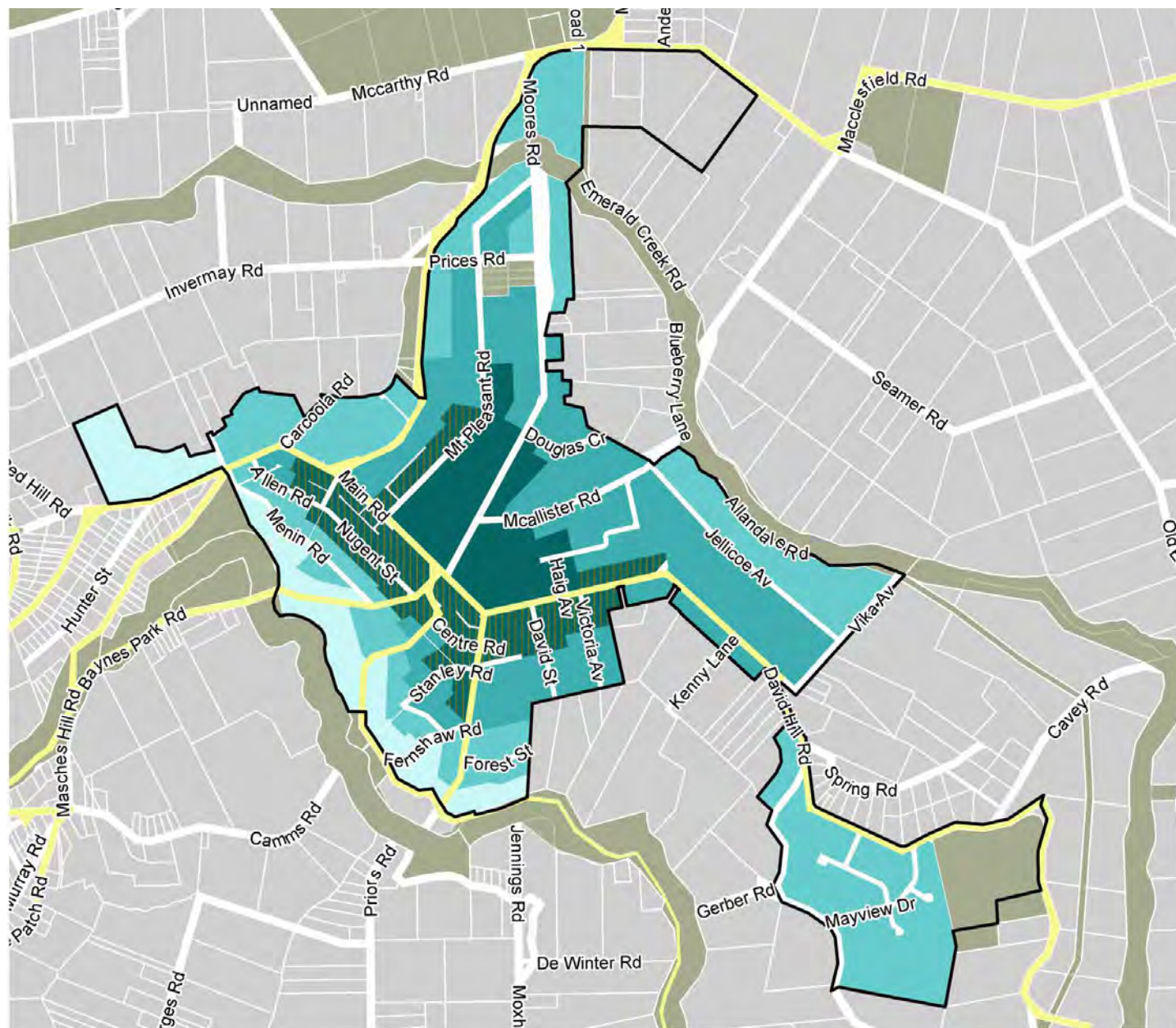





FIGURE 3. HOUSING CHANGE & INVESTIGATION AREAS

LEGEND

Refer to text for further details.

-  Urban Growth Boundary (UGB)
 Open space (i.e. parks) or public land
 Land outside the Monbulk UGB

Residential*^

-  Town centre housing diversity investigation area (primary)
-  Town centre housing diversity investigation area (secondary)
-  Modest change investigation area
-  Environmental hazard impacts investigation area
-  No change proposed to existing zones

*Includes some land currently being used for non-residential purposes.

^Requires further investigation with input/support from the CFA and DELWP.



3.2 EMPLOYMENT

INTRODUCTION

The Monbulk Structure Plan Issues and Opportunities Report and community engagement investigations in 2016 revealed Monbulk lacks a diversity of accommodation types, and that some uses within existing commercial and industrial areas could be intensified.

There are opportunities to promote Monbulk's town centre and the town's hinterland as a key destination and to encourage tourism-related activities. The urban design framework that has been prepared for the town centre supports this; see **Chapter 4**.

This section seeks to identify sites that could accommodate the following types of accommodation uses, to support various employment and land use activities across the town:

- Seasonal workers and backpackers (e.g. shared living, dormitories, small cabins)
- Camping or caravan parks
- Retirement or lifestyle living
- Assisted living, nursing homes or respite care.

The issues and opportunities outlined below were compiled as a result of consultation with stakeholders and the community, and through the *Issues and Opportunities Report* (2016)

ISSUES

- Lack of available industrial land
- Housing and accommodation is not currently very diverse
- A significant amount of vacant land in the town is required for effluent disposal if upgrades to sewer don't occur
- Lack of parks and open spaces for community use
- Need for different levels of supporting accommodation
- Limited sewer connections
- Earlier investigations in mid-2000s to connect sewer did not proceed
- Small lot provision is restricted due to lack of sewerage
- There are capacity constraints at Baynes Reserve for wastewater disposal

- Need to ensure new lots are appropriately serviced to reduce bushfire risk (i.e. have adequate hydrant coverage).

OPPORTUNITIES

- Connect reticulated sewerage to free up land, enable housing diversity and support existing commercial areas within the town
- Review extent of commercial zone
- Review existing uses in industrial areas within the UGB
- Explore future uses for the soccer pitch on Moores Road
- Explore options for a retirement village close to town
- Explore opportunities to consolidate sporting uses
- Enhance playground facilities
- Make better use of existing open spaces and improve facilities
- Identify sites that would support different types of accommodation close to town

- Yarra Valley Water has commenced investigations to identify sewerage servicing options for approximately 900 properties in Monbulk
- Upgrading the township of Monbulk to a reticulated or similar system would allow for greater housing diversity
- Alternative decentralised wastewater treatment solutions could be considered, requiring a sufficient area of public land be available for surface irrigation of wastewater.

METHODOLOGY

This investigation included an assumption that land area investigations for seasonal workers, camping/caravan parks and retirement or lifestyle living are based on existing examples in settlements with similar existing or future characteristics to Monbulk.

Dependent on land availability, these types of uses may be constructed as low-rise buildings (e.g. two storeys) as opposed to requiring large ground floor footprints.



FEEDBACK SUMMARY

A number of survey and submission responses identified a need for further action around industrial land to be considered. Some stated that the industrial land analysis undertaken as part of the project did not make any clear recommendations.

Comments and suggestions included:

- Removing the light industrial land on Old Monbulk Road
- The need to provide additional industrial land to create more jobs
- Consideration of land adjacent to the reservoir near other industrial uses for industry.

DISCUSSION

As a result of this project's investigations, there is a need for Monbulk to:

- Strengthen its character as a key service centre and destination.
- Encourage land uses that create an active and vibrant town centre with increased pedestrian movement and surveillance.

- Retain and encourage land uses that reflect Monbulk's economic heritage, civic and community roles, commercial prosperity and community needs.

Any new use or development proposal must take into account likely environmental hazards, such as bushfire risk.

There are opportunities to explore varying industrial uses that would support the existing agricultural industry within the Green Wedge, to free up more space within existing Industrial 1 Zone (IN1Z) land within the UGB.

Outside the UGB (and the Structure Plan study area), in the Green Wedge Zone (GWZ), a permit can be sought for accommodation uses that will be used in association with agriculture, creating an opportunity for eco-tourism and farm stays, for example, outside of town.

As introduced in the *Housing* section (**Section 3.4**), there is a need to consider opportunities for short-term stays as well as accommodation for ageing in place.

DIFFERENT LAND USES

Land use requirements for different types of accommodation will vary based on what is proposed.

In the draft structure plan, a lot size analysis was used to illustrate the availability of land for the above uses in usual configurations. As examined in the following section, this analysis revealed that limited residential land is available for these types of accommodation uses within the UGB.

It is noted that the proposed alternative accommodation uses may still be feasible on lot sizes smaller to those identified in the lot size analysis, using alternative designs. Smaller building footprints with multi-storeys could be achieved rather than low, single storey buildings (depending on the context and other design considerations relevant to preserving Monbulk's local character).

Opportunities to consolidate and use lots in the town centre could also be explored in the future, rather than locating such uses in the Green Wedge outside the town border.

There may be scope to provide for seasonal workers and other tourism uses within the GWZ, provided the accommodation is linked to agricultural or horticultural activities also occurring on that site.

Some larger sites are available within the township that may be suitable for worker housing or accommodation, however these must be carefully planned to consider risk mitigation and evacuation procedures.

As discussed in the previous section, the location and relative vulnerability of different accommodation uses needed in Monbulk should be considered in the context of emergency management. This will ensure that visitors and temporary or permanent residents of future accommodation facilities will benefit from an emergency management plan, and avoidance or mitigation of environmental risks such as bushfire.

EMPLOYMENT ACTIONS

COMMERCIAL AREAS

- Encourage the clustering of retail, food and entertainment-based land uses within the town centre.
- Facilitate street activation by encouraging dining and retail displays on the footpath, while maintaining safe access paths for people of all abilities.
- Support a pedestrian friendly environment that attracts people for activity, uses and atmosphere.
- Provide for commercial uses that interact with the street (e.g. glass frontages).
- Enhance the public realm (including footpath widening, as per guidelines on page 38) to encourage greater use of the road reserve for kerb-side dining.
- Discourage large format retail uses and any commercial uses that require setbacks.
- Encourage 'shop-top' housing or small apartments to be located above commercial uses.

- Require any new development in the commercial area between Emerald-Monbulk Rd and Moxhams Rd to be of a commercial or retail nature.
- Discourage the establishment of any new service industrial uses within the commercial zoned areas.
- Encourage varied shop sizes to improve function and flexibility of land uses.

INDUSTRIAL AREAS

- Require all new industrial and service uses to be located on the industrial land north of Monbulk Road.
- Encourage land uses that will service the town at a local level.

SITE-SPECIFIC

- Investigate opportunities to utilise the vacant portion of the St. Georges Anglican Church site at 73 Main Rd.

3.3 INDUSTRIAL LAND SUPPLY

INTRODUCTION

An industrial land supply investigation and analysis was undertaken by Urban Enterprise.

The investigation reviewed the strategic planning and economic context for industrial and business land in Monbulk, surrounding areas and Yarra Ranges more broadly.

The report assessed the current supply of industrial land in Monbulk, considering future demand for industrial land based on existing and forecast conditions. A copy of the *Monbulk Industrial Land Review* (December 2016) was included as an appendix to the *Issues and Opportunities Report*.

INDUSTRIAL LAND IN MONBULK

The investigation confirmed that:

- The only vacant industrial land in the town centre has approval for construction of a service station
- Other industrially zoned lots in the north and south of the town are either not used for industrial activities or currently not for sale.

LOCAL POLICY CONTEXT

Within Monbulk's UGB, the majority of land is zoned and used for residential, including in the immediate interfaces with industrial land. The Green Wedge Zone (GWZ), which covers land outside the UGB, allows for some non-urban land uses which may (under certain conditions as set out in the Planning Scheme) support some non-agricultural and non-urban pursuits.

For further information on allowable uses by zone, please refer to Appendix B of the *Industrial Land Review* report (Urban Enterprise, 2016). The majority of land surrounding the Monbulk UGB is zoned either GWZ1 or GWZ2.

The investigation found that although the Industrial 3 Zone (IN3Z) is intended to enable activities that support the horticultural industry, in fact these services are largely being provided within the Green Wedge Zone. This is reflected in the prevalence of on-site packaging and greenhouses across land in the GWZ around Monbulk.

This report does not consider or recommend any changes to the UGB or to the GWZ land that surrounds Monbulk.

POPULATION GROWTH & LOCAL DEMAND

Industrial and commercial businesses in Monbulk serve the township and surrounding areas, covering a catchment of approximately 15,000 people.

There is a range of evidence to suggest that local demand for industry is exceeding available supply and that suitable sites are not currently available to support growth of existing businesses or accommodate new businesses seeking proximity to the local horticultural industry. While some vacant areas of industrially zoned lots do exist, they tend to be tightly held and are not currently available to the market.

DISCUSSION

The key finding from the *Industrial Land Review* is that the greatest demand for industrial land may be from new service businesses that are not linked to or servicing horticulture or surrounding agricultural businesses.

The key constraint associated with industrial land in Monbulk is that the land has the potential for further

development but is not available to the market. In response to this the potential to rezone additional land for industrial purposes was explored. It was concluded that further expansion was not a viable option due to constraints such as the UGB and proximity to sensitive land uses. Over time, it is expected that the value of industrial land will rise, potentially opening up new market opportunities that do not currently exist.

Due to the development and expansion constraints imposed by the UGB on residential and commercial growth in the town centre and across the Monbulk township, it is not recommended that IN3Z land within the UGB be expanded.

INDUSTRY ACTIONS

- Provide policy support for use of existing industrial areas for services that support the town.
- Encourage horticultural service industries and transport uses to locate within the green wedge, outside the UGB, where permissible.

4

TOWN CENTRE DESIGN GUIDELINES

4.1 DESIGN PRINCIPLES

The following overarching principles apply to Monbulk's town area.

IMAGE

Showcase Monbulk's renowned horticulture, strong and proud community, stunning landscape setting and community aspirations through buildings, art and landscape.

Monbulk's sweeping topography and densely treed horizons are dotted with highly productive horticultural landscapes.

The vitality of Monbulk's local pursuits will be showcased through high quality architecture and quality public spaces. Well-designed, eye catching gateway sites at major intersections and routes into Monbulk will attract visitors and passers-by to stop and engage with the town and community.

Clear and well-designed wayfinding signage, built form guidelines and an emergent local style will enhance the image of Monbulk to reflect the community's aspirations.

Monbulk's native vegetation and treed setting is an essential element to the town's image and will be protected and enhanced wherever possible.

LAND USE

Support a diverse community with greater housing opportunities, quality open spaces and an active, thriving town centre.

The retail and commercial core of Monbulk presents a wide variety of uses that support a diverse community, with many local community facilities, services and recreation opportunities.

Strengthening the town centre through encouraging the provision of commercial and retail opportunities along Main Road, while directing local service industry to appropriate industrial land, will assist in defining the Monbulk town centre as a safe and vibrant destination.

Demographic changes and reducing household sizes will be supported through the provision of greater housing diversity, in the form of smaller houses/apartments and opportunities for the aged community.

Bushfire and other environmental risks will be considered as part of planning for future land use and development, including the need to avoid or mitigate hazards.

BUILT FORM

Enhance the image of the town centre through high quality architecture that utilises consistent building materials and colours.

The low scale and natural setting of Monbulk sets the scene for buildings within the town centre. Development generally utilises earthy tones and materials that reflects this local character. More recent development within the town celebrates the natural beauty and topography through the use of forms, materials and finishes that reflect the local context. These key elements will contribute to guiding the form and fit of new buildings and improvements to existing buildings to ensure high quality architecture is increasingly provided within the town.

Improvements to the streetscape, along with consistent signage and guidelines for materials, colours and active frontages will ensure that buildings within Monbulk assist in transforming Monbulk as a vibrant destination.

Building design and construction will also address bushfire risk and make use of appropriate fire-resilient materials (for example, using hardwood timbers if timber is a preferred material in a proposed development).

LANDSCAPING

Ensure landscaping within the public realm is well-maintained and expresses the interests and beauty of Monbulk.

Monbulk is characterised by the natural, bush setting that is the Dandenong Ranges. Tall native canopy trees line most residential streets and sit within informal road edges. Beyond the residential streets are the many flower and tree farms that are the foundation of Monbulk's horticultural trade.

Enhancing the landscaping within the street reserves and public spaces by indulging in both the natural, native beauty and showcasing the region's economic vitality, will present a strong image for Monbulk.

The natural qualities of Monbulk will be enhanced through a consistent palette of earthy colours and materials, the planting of tall canopy trees where they are lacking, protection of existing mature trees and native shrub species in road reserves. The celebration of the region's horticulture will be enhanced through the ongoing maintenance of plants and flowers within the town centre, planter boxes, major intersections and through gateway statements.

Future landscape treatments will be designed in a way that enhances visual amenity while considering the local bushfire threat, and does not add to bushfire risk.

MOVEMENT

Improve pedestrian links and vehicular movement to prioritise active transport and provide safe roads for all users.

Safe pedestrian movement will be created around the town by connecting key path networks, while also ensuring key crossings on Main Road and other intersections have clear sightlines. Traffic calming techniques may also be used to enhance Main Road for pedestrians.

Active forms of transport such as walking and cycling will be enhanced by improvements to the path networks and improved safety in and around the town.

Car parking arrangements both on- and off-road will be improved through the course of urban design and streetscape improvements, as well as in the process of new development occurring in the town centre.

SAFETY

Provide streetscapes that are safe for all users.

Footpaths, intersections and crossings will be easy to navigate both during the day and at night.

Lighting will be used to ensure that Main Road is a safe and enjoyable place to be, extending its role as the backbone of the town centre.

Appropriately designed lighting can also be used to highlight buildings and features along Main Road, adding to high quality built form and streetscape features in the public realm.

Upgrades to pedestrian paths and links will create safer spaces that are more navigable for an ageing community, enabling access for all.

4.2 URBAN DESIGN GUIDELINES

INTRODUCTION

The Urban Design Guidelines in this section support the Monbulk Structure Plan to provide greater, more specific guidance about the built form and public realm outcomes to be achieved in the Monbulk town centre.

The guidelines are intended to complement Design and Development Overlay 12, however they could be implemented by applying a new, more specific DDO for the Monbulk town centre.

DESIGN ELEMENTS

The guidelines outlined in this section support objectives for the following design elements:

- Image of Monbulk
- Built Form
- Landscaping
- Safety
- Movement

They build on the Overarching Principles for the project outlined in **Chapter 1**.

ISSUES & OPPORTUNITIES

The design guidelines have been prepared in response to key issues and opportunities identified in the previous stage of this project. A summary of the issues and opportunities is included below.

ISSUES

- Town centre is not clearly defined as a destination
- Main Road has a number of parking and access issues
- Public landscaping is poorly maintained in some areas, and lacking in other areas
- Some shops appear tired or are in disrepair
- There is little signage to direct people to Main Road
- Landscaping inconsistencies along Main Road have led to a disconnect between its two ends.
- Paths and accessibility around town need general improvement

- Some central roads/intersections have poor view lines or are dangerous for pedestrians
- Some key pedestrian crossing areas are not formalised and are unsafe
- Car parking is not well-organised or signed; some areas are underutilised while others always crowded.

OPPORTUNITIES

- Community is passionate and dedicated to enhancing the township as a destination as well as for residents and businesses
- Widened paths along Main Road (extended from current section)
- Low maintenance and low water gardens for public realm
- Use plant and tree species that showcase the activities of the local farms and industry
- Urban design guidelines and a materials/colours palette that creates consistency in built form design outcomes.
- Prioritise pedestrians at key crossing points along Main Rd

- Connect the town to the new soccer pitch via a trail
- Maintain public realm vegetation to ensure clear sightlines are available for better safety
- Investigate car parking on Main Rd as angled instead of parallel.

EXTENT OF GUIDELINES

The urban design guidelines apply to the Monbulk town centre only, as shown on the map opposite. Specifically:

- Commercial 1 and 3 Zoned land;
- Industrial 3 Zoned land;
- The St. Georges Church site at 73 Main Road;
- The car park and public toilet site at 50-56 Main Road; and
- The Police Station site.

COMMUNITY FEEDBACK

The protection of native vegetation was identified in several submissions as not having sufficient weighting within the Draft Structure Plan, with respondents requesting that this valued element of Monbulk be highlighted and discussed further in the report. Additional commentary has been included, and it is highlighted that the town centre design guidelines emphasise native planting and landscape design as a key asset and opportunity for Monbulk.

Many respondents identified a desire to protect open spaces within and close to the Monbulk Town Centre by ensuring growth and development occur on sites that are already built upon rather than on public open space.

Respondents suggested that any plans for public spaces continue to support local art/artists, protect significant trees and revegetation, consider pedestrian movement and avoid creating too much shade (due to the already shady and damp nature of the town).









Additional playgrounds and open spaces were also considered important for Monbulk's future.

Where possible, opportunities for parks and open space are encouraged in a central and accessible location.





FIGURE 4. DESIGN & DEVELOPMENT GUIDELINES

-  Proposed Design and Development Overlay (DDO) area
-  Opportunity sites for open space improvements or rehabilitation works
-  Footpath widening
-  More canopy trees planted in the road reserve and car parking areas (Avoid canopy trees that overhang buildings or awnings)
-  Gateway sites- Opportunities for public art or other town entry signage
-  Wayfinding and town entry signage on the entrance to the town centre
-  Pedestrian safety, traffic calming and bicycle 'shared zone' line marking through town centre
-  Improve gradient to address pedestrian safety and drainage issues

0  250m

4.3 IMAGE OF MONBULK

OBJECTIVES

- Enhance the image of Monbulk to promote the town as a key destination.
- Create a consistent and high quality image for the public realm and focus improvements on key gateway sites and intersections.
- Reflect and showcase Monbulk's horticultural pursuits and natural beauty through buildings, art and landscaping.
- Protect and enhance native vegetation through streetscape planting and sensitive development.



DESIGN GUIDELINES

PUBLIC REALM IMPROVEMENTS

Enhance the Main Rd streetscapes by widening the footpath along the eastern side of the road. This should include investigating further car parking opportunities along Main Rd to improve the safety and practicality of parking on the road, without detriment to the widening of the pedestrian paths.

Provide regular maintenance of public spaces and vegetation within the road reserves to continue to present a high quality image for the town. Retain large native trees wherever possible and enhance the native bush character of the town.

Incorporate opportunities for planter boxes and landscaping that can be used to showcase Monbulk through the planting of flowers (e.g. tulips during the tulip festival), edible plants and other locally significant vegetation. (See page 40: Landscaping)

Upgrade and enhance footpath treatments so that they are consistent, present a high quality image of the town and are safe for pedestrians.

Ensure consistent public realm treatments are applied from the Monbulk Road roundabout to David Hill Road to increase visual connectivity between the two ends of the town centre.

Consider the implementation of the 'Connecting People Back to Nature' landscape plan, promoted by MADCOW.

GATEWAYS

Create two gateway statements to highlight the approaches into Monbulk township at: Monbulk Road, north of the intersection with Main Road; and on Emerald-Monbulk Road adjacent to Aldi (as shown on Figure 7), that:

- Includes an iconic art / sculpture / landscape feature within the road reserve that welcomes visitors to Monbulk;
- Highlights Monbulk as a major stopping place;
- Incorporates indigenous trees and other indigenous vegetation species that reflect the character of Monbulk.

A KEY DESTINATION

Provide signage on all main gateway roads into Monbulk to highlight the facilities, eateries and attractions of Monbulk to promote the town as a destination.

Provide directional signage that is consistent and informative.



4.4 BUILT FORM

OBJECTIVES

- Ensure that new and existing buildings within the town centre are of high quality and enhance the character of Monbulk.
- Ensure built form outcomes are consistent and contribute to strengthening the image of Monbulk.
- Enhance the relationship between built form on private land and the public realm.



DESIGN GUIDELINES

HEIGHT AND SETBACKS

Maintain a human scale (up to 2 storeys or 7.5 metres) for buildings fronting Main Road.

Avoid overshadowing public spaces, including the expanded footpath on the western side of Main Road.

Recess upper levels of commercial and mixed use buildings adjacent to sensitive land uses (i.e. residential or churches).

Require new development to be built to the front and side boundaries, orientated towards the street.

Where a front/side setback exists, require the setback to be well landscaped with indigenous tree and plant species.

Avoid car parking and grade separations within any front setback.

BUILDING DESIGN

Orientate buildings to front Main Road and incorporate elements of glazing and articulation to activate the frontage and provide visual interest.

Incorporate windows and balconies at upper levels to maximise 'eyes on the street'.

Ensure that walls facing a side street or public open space are well articulated and include windows.

Avoid blank walls and large areas of concrete render or masonry by activating street frontages with windows, verandahs and balconies. Where blank walls cannot be avoided, incorporate art forms and/or kerb side dining to activate the space.

Encourage shop fronts to be refreshed and maintained in order to contribute to a high quality image of Monbulk.

Incorporate a colours and materials palette that reflects the character of Monbulk and creates consistency in building design and quality. Colours should be earthy to reflect the natural surrounds, such as cool browns/greys and warm ochre/reds.

Building materials should be of high quality, durable and sustainable. This includes timber and brick with some render elements. Materials that have a high flame resistance and are prepared for bushfire resistance are recommended and preferred.

Incorporate eaves and verandahs to all new buildings to provide weather protection and to be consistent with the existing streetscape character.

Incorporate principles of Ecologically Sustainable Design (ESD) and Crime Prevention Through Environment Design (CPTED).

Minimise driveways and vehicle access from Main Road and provide car and loading access to building from the rear of the site wherever possible.

Encourage generous side and rear setbacks within dual-occupancy developments/ subdivision of existing lots to intensify developments, to preserve the rural character of the settlement, and as a bushfire mitigation technique.

Encourage fire-resilient built form and building materials.

4.5 LANDSCAPING

OBJECTIVES

- Enhance the image of the Monbulk town centre through high quality, well maintained gardens and landscaping in the public realm.
- Encourage plantings within the town centre that contribute to the valued native character of Monbulk and where possible to showcase the horticultural pursuits of the area.
- Retain and increase the provision of large canopy trees along paths and in public spaces to increase shade and usability.



DESIGN GUIDELINES

PLANTING

Extend recent streetscape improvement works by planting indigenous canopy trees within the road reserve and within car parks or existing setbacks to increase shade opportunities.

Protect and retain large native canopy trees, wherever possible.

Incorporate drought tolerant and low maintenance plant species wherever possible.

Celebrate local horticultural activity by incorporating productive and edible gardens (e.g. fruit trees and flowers) using planter boxes and garden beds within the commercial core.

Program regular maintenance of trees and plants to ensure high quality public spaces are provided for on a continuous basis in the town centre.

Investigate opportunities along Main Road and on vacant sites to incorporate both temporary and permanent edible community gardens.

Avoid canopy trees that overhang buildings or awnings.

SUSTAINABILITY

Utilise water sensitive urban design measures wherever possible to reduce reliance on watering systems.

Maximise shade opportunities within the streetscape by incorporating shade structures and canopy trees in public spaces.

Consider permaculture and edible gardens within streetscapes.

STREETSCAPE AMENITY

Provide landscape breaks along Main Road (both off-road and on-road) and wherever there is car parking to enhance shade opportunities and create more attractive spaces.

Improve community infrastructure so that it is consistent throughout the township, including:

- Seating: located close to canopy trees or other shade structures. Cluster seating to create meeting places.
- Directional signage: at a pedestrian level to guide visitors to basic amenities.

- Lighting: at a pedestrian scale to be incorporated in the pavement, in seating and/or as part of bollards.

Develop a consistent palette of streetscape furniture, materials and colours to reinforce sense of place and promote progressive improvements over time.

SITE SPECIFIC

Enhance the safety and amenity of Monbulk Reserve by rehabilitating the reserve to improve the reserves ecology and provide a more pedestrian friendly environment.

Improve public realm landscaping adjacent to the Woolworths site by:

- Addressing grade separation to create a more pedestrian friendly and attractive streetscape and address drainage problems.
- Improving the appearance of trees and garden beds.
- Planting shrubs to 'fill the gaps' where garden beds are neglected.
- Incorporating landscape breaks with canopy trees in the car park to improve usability.

4.6 SAFETY

OBJECTIVES

- Improve the overall safety of pedestrians within the public realm.
- Create safe and well-defined areas to cross the road.
- Provide clear sight-lines for pedestrians and vehicles to maximise safety within the road reserves.
- Ensure planning for safety addresses emergency management considerations such as Neighbourhood Safer Places (NSPs).

DESIGN GUIDELINES

LIGHTING

Provide consistent lighting of pedestrian paths and spaces throughout the public realm.

Encourage building designs and land uses that create light spillage at the ground floor to enhance the safety of the pedestrian environment.

SAFETY

Explore opportunities to formalise existing informal gathering spaces in the event of an emergency, in addition

to existing shelter place options (for example, Neighbourhood Safer Places).

Improve pedestrian paths to accommodate people of all abilities by removing tripping hazards, ensuring sufficient dimensions for mobility vehicles, reducing gradients, and increasing visual contrasts at edges.

Undertake improvement works to the grade separation in front of the Woolworths site to enhance pedestrian safety and usability (e.g. removing steps and broken paths).

Create direct lines of sight for pedestrians and vehicles by maintaining low shrubs and trees at corners and intersections.

Encourage building designs and land uses that enhance visual surveillance ('eyes on the street').

Investigate opportunities for a defined pedestrian crossing point in the southern areas of the town centre, e.g. in front of the police station and /or in front of the primary school.

Avoid blank walls and areas of concealment.



Image courtesy "Visit Dandenong Ranges: Monbulk" <https://visitdandenongranges.com.au/monbulk> (2017)

4.7 MOVEMENT

OBJECTIVES

- Provide safe and direct movement throughout the township for all modes of transport.
- Provide safe pedestrian movement within and around the town centre.
- Encourage active forms of transport.
- Improve parking arrangements on-road and off-road within the town centre.
- Encourage traffic flow movements that improve community safety and allow for the passage of emergency vehicles.

DESIGN GUIDELINES

PEDESTRIANS AND CYCLISTS

Prioritise pedestrian movement throughout the town, especially at key crossing points along Main Road. Investigation of exact appropriate locations would be required.

Investigate the need for a defined pedestrian crossing in front of the primary school or at the Moores Rd roundabout.

Encourage people to park in rear car parks and walk around town by:

- Improving the signage to car parks
- Improving pedestrian environments to be safer, more attractive and user friendly
- Encouraging the planting of canopy trees within car parks to shade these environments and create more attractive places

Improve cyclist movement along Main Rd by incorporating signage and line markings where appropriate to indicate that it is a shared road space.

VEHICLE MOVEMENT

Incorporate gateway signage promoting Monbulk to attract motorists into the town centre to stop.

Improve signage and access to car parks.

Improve maintenance of car parks.

Provide rear access to all land uses along Main Road, where possible.


Investigate lowered traffic speeds within the town centre to improve safety for pedestrians and cyclists.

Allow for grouping of parallel car parks to provide opportunities appropriate for trailers, caravans and long vehicles.

Ensure traffic can be managed in an emergency and vehicle flows will be capable of adapting to an emergency.

Ensure the movement of emergency vehicles is supported in new developments.





5

MOORES ROAD PRECINCT

5.1 MOORES ROAD PRECINCT

THE PRECINCT

The Moores Road Precinct comprises a number of Council-owned properties, including a soccer pitch, tennis and netball facilities, car parks and a dwelling.*

The development of a new soccer stadium just outside the town on Macclesfield Road, combined with the introduction of reticulated sewerage, creates the opportunity to redevelop the current soccer pitch site and adjoining Council-owned land.

Due to its close proximity to the town centre the site could be redeveloped to address a number of community needs such as medium density housing, aged care accommodation, or the creation of a village green.

This section considers development options for this site and other Council-owned properties within the Moores Road Precinct.

** Monbulk Bowling Club is located within this precinct but is not owned or operated by Council and is therefore not included in any of the concepts.*

CONCEPTS

Four separate, long-term redevelopment concepts for the Moores Road Precinct were prepared and tested through community and stakeholder consultation:

- **Concept A** - development of the soccer pitch site and adjacent Council owned land, creating a new accessway between Moores and Mt Pleasant Roads.
- **Concept B** - development of the soccer pitch site and adjacent Council-owned land, incorporating a large 'village green' passive open space area with pedestrian links.
- **Concept C** - development of Council-owned land fronting Mt Pleasant Road and the netball and tennis courts, retaining the soccer pitch site for active and passive open space.
- **Concept D** - development of the netball and tennis courts, retaining the soccer pitch site and Council-owned land fronting Mt Pleasant Rd for active and passive open space.

Each of the concepts seeks to provide sufficient land to diversify the range of housing opportunities in Monbulk by providing land for:

- Villa units
- Town houses
- Apartments or
- Supported accommodation.

Concepts A and B also acknowledge the potential for additional housing to be constructed above or to the rear of shops fronting Main Road.

The analysis undertaken as part of the Structure Plan process was limited to concept design, spatial analysis and community consultation. It did not extend to testing financial viability, costs to Council associated with relocating existing clubs, market demand, or environmental hazard mitigation.

These issues would need to be resolved before Council confirms a preferred Concept.

COMMUNITY FEEDBACK

Of the four redevelopment concepts for the Moores Road precinct that were explored as part of the Draft Structure Plan, 51% of respondents to the survey /submissions identified Concept D as being their preferred design.

Concept D presented a design that preserved the greatest amount of open space, with an amphitheatre and pedestrian access. It identified the possibility of relocating the netball and tennis courts for housing growth and supported accommodation.

This was met with many respondents opposing the idea of relocating the courts and almost equally preferring the other 3 design concepts.

The substantial majority of respondents (73%) supported either option C or D, indicating a clear preference for the retention of open space close to the town centre.

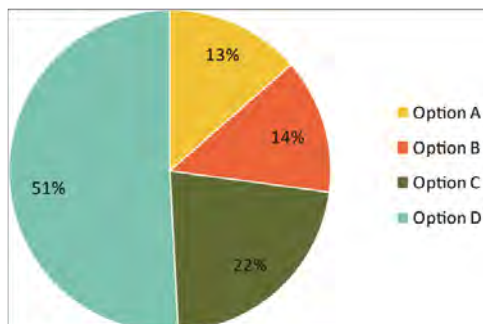
The diagram on the following page illustrates these findings.

A slight majority (51%) of respondents to the public consultation process identified Concept D as their preferred development option for the Moores Road Precinct.

Many other residents, however, were opposed to the idea of relocating the tennis and netball courts.

Among the remaining 49% of respondents preferences were split relatively evenly between Concepts A, B and C.

Moores Road Preferred Concept:



It was clear from written responses and feedback that providing for greater housing opportunities close to town, is equally as important as retaining a central ‘town square’ type space that can be used for informal activity community events.

The least popular option was a full redevelopment of the old soccer pitch sites. Some responses that identified this option as being preferred, commented that they just wanted to see some form of development happening in the short term.

Responses clearly identified a sense of urgency with the need to provide smaller housing and retirement options.

CONCLUSION

The preparation of the Monbulk Structure Plan focussed on developing options for Moores Road and seeking community feedback about them. The brief did not extend to undertaking a full assessment of the options.

In light of the community feedback received, Yarra Ranges Council has advised that it recognises the merits of the soccer pitch site both as open space and as a development opportunity. It is satisfied that it is preferable to retain the site given the recognised demand for sporting facilities and limited existing provision of open space in the town. Accordingly Option C is considered the preferred outcome of the site.



EXAMPLES OF DIFFERENT HOUSING TYPOLOGIES

The options for the Moores Road precinct over the following pages refer to different housing typologies.

The following examples demonstrate different types of housing that reflect the scale of future development for different scenarios tested.

Any new development would need to take into consideration local context, including the nature of surrounding development. Further investigation regarding dwelling density and building design is also required in response to bushfire risk in Monbulk.

FIGURE 5. MEDIUM DENSITY HOUSING



FIGURE 7. TOWNHOUSES



FIGURE 9. MEDIUM DENSITY HOUSING



FIGURE 6. SHOP TOP HOUSING



FIGURE 8. APARTMENT DEVELOPMENT



FIGURE 10. APARTMENT DEVELOPMENT



5.2 CONCEPT A - DEVELOPMENT OF SOCCER PITCH SITE

DEVELOPMENT CONCEPT

Concept A looks at the opportunity to develop the majority of Council's land at the soccer pitch site and on Mt. Pleasant Road.

It creates a new public access between Mt Pleasant Rd and Moores Rd, provides for a diverse amount of residential development and incorporates the idea of shop top housing.

A full development of the soccer pitch site provides a flexible opportunity to incorporate a range of housing types, including smaller houses, over 55's accommodation specifically and assisted living models.

It creates the greatest opportunity for housing diversity and growth.

However, it does not provide sufficient space for a 'village green' and does not address any need for recreational space.

This option was supported by 13% of community respondents during public exhibition of the plan.

FIGURE 11. CONCEPT A - DEVELOPMENT OF SOCCER PITCH SITE



5.3 CONCEPT B - DEVELOPMENT & VILLAGE GREEN

DEVELOPMENT CONCEPT

Concept B investigates the opportunity to include both recreation/open space, as well as greater housing options on the soccer pitch site and adjoining land.

Similar to concept A, it includes a new access between Mt Pleasant Rd and Moores Rd, with development at the rear of commercial buildings.

This concept allows for a mix or a choice of smaller dwelling types (incl.. 2 bedroom apartments) and flexible opportunities to implement over 55's accommodation. It can accommodate assisted living models where the 'apartment' blocks are located on the soccer pitch.

The concept seeks to provide for a mix of 'village green' and residential development close to town and could be staged over time.

Negotiation or acquisition of land from retail/commercial land owners to create rear access lanes would be required.

This option was supported by 14% of community respondents during public exhibition of the plan.

FIGURE 12. CONCEPT B - DEVELOPMENT & VILLAGE GREEN



5.4 CONCEPT C - COURT RELOCATION & DEVELOPMENT

DEVELOPMENT CONCEPT

Concept C involves relocation of the existing tennis and netball courts (appropriate location and overall feasibility would need to be investigated further).

Concept C investigates the opportunity to develop one large parcel of land for the purposes of retirement living, supported accommodation and/or town houses.

This concept could provide a good mix of small 2-bedroom apartment style living and assisted aged care options close to town, while allowing the soccer pitch site to remain entirely as open space. This would allow the separation of aged care and housing away from the recreation space.

However, this concept relies on relocation of the netball and tennis courts, which may not be feasible.

This option was supported by 22% of community respondents during public exhibition of the plan.

It should be noted that the tennis club is proposing extensions to the club and would prefer not to relocate.

FIGURE 13. CONCEPT C - COURT RELOCATION & REDEVELOPMENT



5.5 CONCEPT D - COURT RELOCATION & RETAIN SOCCER SITE

DEVELOPMENT CONCEPT

Concept D involves relocation of the existing tennis and netball courts (appropriate location and overall feasibility would need to be investigated further). Like Concept C it allows for the opportunity to develop one large parcel of land for the purposes of retirement living, supported accommodation and town houses.

This concept could provide a good mix of small 2-bedroom apartment style living and assisted aged care options, however does not allow integration of housing options adjacent to the town centre (as shown in concept C), thereby reducing the amount of development available.

This concept allows the soccer pitch site to remain entirely as open space, along with new access between Moores Rd and Mt Pleasant Rd and a community amphitheatre space with car parking.

This concept relies on relocation of the courts, which may not be feasible.

This option was supported by 51% of community respondents during public exhibition of the plan.

FIGURE 14. CONCEPT D - COURT RELOCATION & RETAIN SOCCER SITE







6

IMPLEMENTATION & NEXT STEPS

6.1 ACTION PLAN

COUNCIL'S ROLE

Yarra Ranges Council will play a number of different roles in the implementation of the Structure Plan. These will vary between the roles of Planner, Provider, Advocate, Partner/Facilitator, Educator and Regulator. A description of these various roles is provided below.

- **Planner** – in developing detailed plans and drawings for construction, and in relation to its urban and social planning responsibilities
- **Advocate** – representing community needs and interests to Federal and State Governments and the private sector
- **Partner / Facilitator** – working closely with developers, landowners, residents and businesses
- **Educator** – providing information to businesses, residents and interest groups

- **Regulator** – ensuring that built form, infrastructure and other elements of the environment meet town planning, building, transport and public health regulations and expectations.

ACTION PLAN

The table opposite outlines the actions that will be necessary to implement the Monbulk Structure Plan. It contains actions identified throughout the report.

It identifies Council's relevant role and recommends the priority to be given to each action to achieve a logical sequencing of implementation in response to community and stakeholder priorities.

Given the need for further work, particularly around housing provision, to implement the Structure Plan, actions presented in the table opposite highlight key tasks to progress this project to its next stage.



Monbulk Structure Plan 2017: Actions

Update 2022

Housing actions

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
1	Pending a Council adopted Neighbourhood Character Study, implement recommended planning controls for Monbulk's residential areas into the Planning Scheme.	Strategic Planning	CFA, DELWP	High
2	Apply appropriate planning zones to housing change areas, once further investigation is complete.	Strategic Planning	CFA, DELWP	High
3	Explore opportunities to provide smaller housing or assisted living on the Moores Road precinct, taking into account the nearby Neighbourhood Safer Place (NSP).	Design and Place (lead), Recreation and Active Living (support to determine future of relevant sporting clubs)	CFA	High

Employment Actions: Commercial Areas

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
4	Encourage the clustering of retail, food and entertainment-based land uses within the town centre.	Strategic Planning	N/A	Medium

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
5	Support improved street activation by: a) widening the footpath on the east side of Main Road as per Section 4.3 of the Structure Plan, b) Improving the footpath treatments as per Section 4.3 of the Structure Plan, c) Implementing public realm improvements as per Section 4 of the Structure Plan, d) encouraging dining and retail displays on the footpath, e) maintaining safe access for people of all abilities	Urban Design and Landscape Architecture (create Urban Design Framework), Safer Communities (review Local Laws policies)	Department of Transport, local traders	Medium
6	Provide for commercial uses that interact with the street (e.g. glass frontages).	Urban Design and Landscape Architecture (create Urban Design Framework), Strategic Planning (Planning Scheme implementation)	DELWP	Medium
7	Discourage large format retail uses and any commercial uses that require setbacks.	Urban Design and Landscape Architecture (create Urban Design Framework), Strategic Planning (Planning Scheme implementation)	DELWP	Medium
8	Encourage 'shop-top' housing or small apartments to be located above commercial uses.	Strategic Planning	DELWP	Medium
9	Require any new development in the commercial area between Emerald-Monbulk Road and Moxhams Road to be of a commercial or retail nature.	Strategic Planning	DELWP	Medium

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
10	Discourage the establishment of any new service industrial uses within the commercially zoned areas.	Strategic Planning	DELWP	Medium
11	Encourage varied shop sizes to improve function and flexibility of land uses.	Strategic Planning	DELWP	Medium

Employment Actions: Industrial Areas

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
12	Require all new industrial and service uses to be located on the industrial land north of Monbulk Road.	Strategic Planning	DELWP	Medium
13	Encourage land uses that will service the town at a local level.	Strategic Planning	DELWP	Medium

Employment Actions: Specific Sites

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
14	Investigate opportunities to utilise the vacant portion of the St Georges Anglican Church site at 73 Main Road.	Strategic Planning (to investigate rezoning), Urban Design and Landscape Architecture (to contribute design parameters)	Land owner	Medium

Industry Actions

Structure Plan Action		Responsible Council Department	Other	Priority
15	Provide policy support for use of existing industrial areas for services that support the town.	Strategic Planning	DELWP	Medium

Monbulk Town Centre Actions

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
16	Apply a Design and Development Overlay (DDO) to Monbulk town centre area as identified in the Strategic Framework Plan, using the design guidelines set out at Chapter 5 of this report.	Strategic Planning	DELWP	High
17	Prepare signage guidelines for Monbulk to: <ul style="list-style-type: none"> ensure that wayfinding and directional signage in the public realm is visually prominent ensure business identification and promotion signage on commercial and industrial buildings is effective, high quality, and avoids contributing to visual clutter guides design and location of future gateway signage on roads into Monbulk to highlight the facilities, eateries and attractions of the town, for future provision by Council guides design and location of directional signage to and within the town centre that is consistent and informative, for future provision by Council. 	Urban Design and Landscape Architecture	Department of Transport, local traders, local community	Medium
18	Finalise and adopt the Design Guidelines from Chapter 5 of this report to guide design and investment in public works within the town centre.	Urban Design and Landscape Architecture (Urban Design Framework)	Local community groups	High

6.2 PLANNING SCHEME

INTRODUCTION

This section outlines the recommended planning scheme controls to implement the Urban Design Guidelines and other land use and planning actions in this report.

It recommends:

- Changes to the Municipal Strategic Statement and/or local policies
- Zone changes and possible zone schedule inclusions
- Overlay provisions, for example; in order to give effect to the urban design guidelines.

It is noted that the recommendations here will be reviewed following the further investigation into housing diversity types to determine the most appropriate residential zones.

The zone selection will be based on bushfire and other environmental risks, opportunities to preserve the rural and landscape character of Monbulk, the need for increased housing diversity, and other factors identified in the further investigation process.

PLANNING SCHEME AMENDMENT PROCESS

As highlighted throughout this report, further investigation into the residential densities that were proposed in the Draft Structure Plan and reviewed by the community is recommended to consider environmental risks.

To enable Council to implement the Structure Plan through a Planning Scheme Amendment Process with the State government, the Structure Plan document must be able to respond to the following strategic justification questions (from *Planning Practice Note 46: Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments*, May 2017):

- Why is the amendment required?
- Does the amendment implement the objectives of planning and address environmental, social and economic effects?
- Does the amendment address relevant bushfire risk?
- Does the amendment support or implement the State Planning Policy Framework (SPPF)?

- How does the amendment support or implement the Local Planning Policy Framework (LPPF) and, specifically, the Municipal Strategic Statement (MSS)?
- Does the amendment make proper use of the Victoria Planning Provisions?
- How does the amendment address the views of relevant agencies?
- Does the amendment address the requirements of the Transport Integration Act 2010?
- What impact will the new planning provisions have on the costs of the responsible authority?

Of particular importance to the further investigation is bushfire risk, and the views of relevant authorities such as DELWP, CFA and Yarra Valley Water.

Using the Structure Plan's recommended housing investigation areas as a basis, these authorities will assist Council in selecting of appropriate zones and housing densities that ensure Monbulk residents will remain safe in future.

Any proposed zones and changes to the planning scheme will be publicly exhibited for comment.





LOCAL PLANNING POLICY FRAMEWORK

MUNICIPAL STRATEGIC STATEMENT (MSS)

The Yarra Ranges MSS provides the vision and objectives for the whole municipality and specifically mentions Monbulk as a 'rural township' (Clause 21.03). For rural townships, the policy highlights:

- Their separation from more urbanised areas
- Their distinctive character
- Their role as important community focal points
- The towns as a source of employment for the surrounding population.

The MSS does not include detailed recommendations or a vision for future development in Monbulk, or strategies to address the residential growth and the local economy that have been considered as part of this project.

It is recommended that changes be made to the MSS to update the relevant provisions to reflect the Structure Plan project, as follows:

- Update the map at Clause 21.04 (Land use) to reflect the proposed changes to residential zones in the town, once confirmed through further investigation.
- At Clause 21.06, update the Strategies at Objective 2 (Town Centre Design) to include reference to introducing the Monbulk Town Centre DDO schedule to the industrial and commercial areas along Main Road.

In addition, it is recommended that the MSS be generally updated to include reference to bushfire risk and other environmental hazards for the Yarra Ranges (such as erosion) that have been raised throughout this report.

LOCAL POLICY

No changes to the local policies at Clause 22 are required.

ZONES

Changes to the Zones will be implemented based on the preferred growth scenario for central Monbulk, once further investigation has occurred with regard to emergency management and appropriate development densities. This work will be conducted in partnership with CFA, DELWP and other relevant authorities (such as Yarra Valley Water, VicRoads and EMV).

Investigation areas are likely to consider either the General Residential Zone (GRZ) or the Neighbourhood Residential Zone (NRZ).

GENERAL RESIDENTIAL ZONE (GRZ)

The purpose of the General Residential Zone (GRZ) is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework
- Encourage development that respects the neighbourhood character of the area

- Encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- Allow for educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

The General Residential Zone was reformed in 2017 to introduce the following changes:

- A revised purpose of the zone.
- A mandatory maximum building height of 11 metres and 3 storeys.
- A schedule to the mandatory maximum building height may provide for a greater height, but not lower.
- A mandatory garden area is set, as shown in the table following. A garden area does not include driveways, areas permanently set aside for car parking, or any building or roofed areas.
- Neighbourhood character objectives can be specified in a schedule to the zone.

Lot Size	Min. Garden Area
400-500sqm	25%
501-650sqm	35%
Above 650sqm	45%

A GRZ would be appropriate for residential land that is anticipating moderate to high growth, with medium density housing options, small lot sizes and buildings of up to 3 storeys (or more).

The GRZ should be investigated as part of additional investigations for housing change areas in Monbulk, however it may not be an appropriate tool due to the level of development it is able to support, which may be too dense for Monbulk.

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

The purpose of the Neighbourhood Residential Zone (NRZ) is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework
- Recognise areas of predominantly single and double storey residential development

- Manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics
- Allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local needs

The Neighbourhood Residential Zone was reformed in 2017 to introduce the following changes:

- A revised purpose of the zone.
- A mandatory maximum building height of 9 metres and 2 storeys.
- A schedule to the mandatory maximum building height may provide for a greater height, but not lower.
- Removed limit on the number of dwellings that can be built on a property.
- Introduction of a mandatory garden area, as shown in the following table. A garden area does not include driveways, areas permanently set aside for car parking, or any building or roofed areas.

- A requirement to specify relevant neighbourhood, heritage, environmental or landscape character objectives in the schedule.

Lot Size	Min. Garden Area
400-500sqm	25%
501-650sqm	35%
Above 650sqm	45%

An NRZ would allow for some growth and medium density opportunities, while respecting the existing 1-2 storey character of Monbulk.

The GRZ should be investigated as part of additional investigations for housing change areas in Monbulk. Multiple schedules could be investigated to identify different minimum lot sizes based on housing change area.

OVERLAY CONTROLS

DESIGN & DEVELOPMENT OVERLAY

It is recommended that a Design and Development Overlay (DDO) be applied to commercial and industrial land abutting Main Road within Monbulk's town centre.

The DDO is considered to be the most appropriate tool from the suite of Victoria Planning Provisions (VPPs) to manage built form outcomes. It provides the mechanism to include the key elements of the design guidelines (see Chapter 5) that relate to private land in the scheme.

The DDO should contain all information from the design guidelines relevant to development on private land, including building height, setback and materials requirements. The schedule will be tailored to provide objectives, strategies and decision guidelines for Council that have been crafted specifically for Monbulk.

Alternatives to using the overlay could be:

- Zones schedules; however the Commercial 1 Zone (C1Z) and Industrial 3 Zone (IN3Z) do not contain sufficient design detail levers to implement all recommendations from the design guidelines.
- Development Plan Overlay (DPO); however, this is an unwieldy tool that requires additional work in the preparation of Development plans and direct land owner involvement. The DPO exempts a proposal from third party appeal rights for proposals that comply with the development plan once it is approved.

The DDO schedule would contain:

- Policy basis that cites the Monbulk Structure Plan design guidelines, the importance of the central commercial area to Monbulk and its implementation of the MSS.
- Design objectives derived from each section of the guidelines.

- General design guidelines.
- A section for each aspect of development on private land that will outline design guidelines for:
 - Built form (e.g. height and setbacks)
 - Landscape
 - Land use (development on commercial/industrial lots)
 - Lighting and safety
 - Access and movement.

OTHER OVERLAYS

Once further investigation regarding environmental risk and land management has been undertaken in partnership with the relevant authorities, there may be a need to apply additional overlays to parts of Monbulk within the UGB.

If additional overlays were recommended, proposed planning policy changes would be publicly exhibited, enabling community input.



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