



MONBULK TOWNSHIP URBAN DESIGN FRAMEWORK



Summary Report

September 2023



INTRODUCTION

What is an Urban Design Framework (UDF)?

Urban Design Frameworks (UDFs) are strategic planning and placemaking tools that set out an integrated design vision for desired future public and private development of urban places. UDFs provide direction for interventions that shape open space, buildings, landscape, and the public realm.

Unlike a master plan, which only gives a final detailed vision for how an area will develop, a UDF provides flexibility by identifying key principles and concepts rather than finite solutions. It includes a design vision for how a place might develop and provides sufficient detail at key locations so that the vision can be tested for economic and functional viability.

Also a UDF allows room for continuous review of detailed actions within the strategic framework, and assists council to assess development proposals with industry best guidance on design outcomes.

Why has Council Prepared a UDF?

Council has prepared the Monbulk UDF to help think creatively and strategically about the township and how people experience Monbulk socially and physically. The UDF provides guidelines, standards and plans to help with our decision-making as Council. This is vital in ensuring that new buildings, parks, bike paths, public areas, and businesses are developed in accordance with set standards for safety, sustainability, accessibility, environmentally-friendly infrastructure, and overall quality of life. Ultimately, Council will use the UDF to ensure that new developments fit into the existing environment without hindering liveability for those living in the Monbulk area.

What consultation has taken place?

The Monbulk Community outlined their vision and values through an extensive community engagement process during 2014 as part of the *Monbulk Community Plan 2015-2020*. The findings resulted in the development of the *Monbulk Structure Plan* which undertook additional consultation between 2016 and 2017, ultimately resulting in Council adopting the Structure Plan in November 2017.

The Monbulk UDF builds upon the vision and strategic direction of the Monbulk Structure Plan by providing practical design solutions to realise the intent as a suite of deliverable projects and proposed controls to guide private and public investment in the Monbulk Town Centre.

The Monbulk UDF engaged with community and key stakeholders in the following ways:



15 weeks engagement period for the Monbulk UDF were undertaken (16th December 2022 - 26th March 2023).



1942 letters mailed out to property owners in the Monbulk area to inform the community about the engagement, provide details about the project and the open period for feedback.



Engagement with business property owners/tenants with over 30 people meeting with Council staff who were on hand to provide information and collect feedback. Those not on site were engaged via email.



More than 300 people in total attended the Five x Drop-in sessions at the Monbulk Living & Learning Centre on the 9th, 15th & 20th February and the 2nd & 15th March. An additional 50+ attended the MADCOW meeting on 27th February.



15,355 page views of the Shaping Yarra Ranges Monbulk UDF page from 7,846 unique visitors.



448 submissions overall to the project. Over 2,300 contributions by emails, surveys (hard and online), letters, post-it notes and workshops, from 400+ unique contributors.

MONBULK UDF

Purpose

The purpose of the Monbulk UDF is to provide clear design guidance regarding the development and structuring of land within the Monbulk Township along Main Road.

The preferred character, guidelines and illustrations contained in the UDF provide directions to landowners, designers, Yarra Ranges Council and the wider Monbulk community with regards to the expected place based outcomes that are to be achieved by the development of land within Monbulk Township.

The UDF provides a clear course of action for future development of key strategic, and public realm sites within Monbulk. By utilising the most appropriate mechanisms for implementing key recommendations from this framework, this UDF can inform draft planning scheme policies and controls, as well as future capital works programs.

Study Area

The study area is approximately 18.5 Ha that is focused on the Main Road Activity Centre, extending from Carcoola Road to David Hill Road, and the adjacent open space areas along Moores Road. Collectively, this area contains a mix of commercial, industrial, community and recreation uses that services Monbulk and adjoining areas.

Main Road is the focus of the UDF given the key land uses and facilities structured around this thoroughfare.

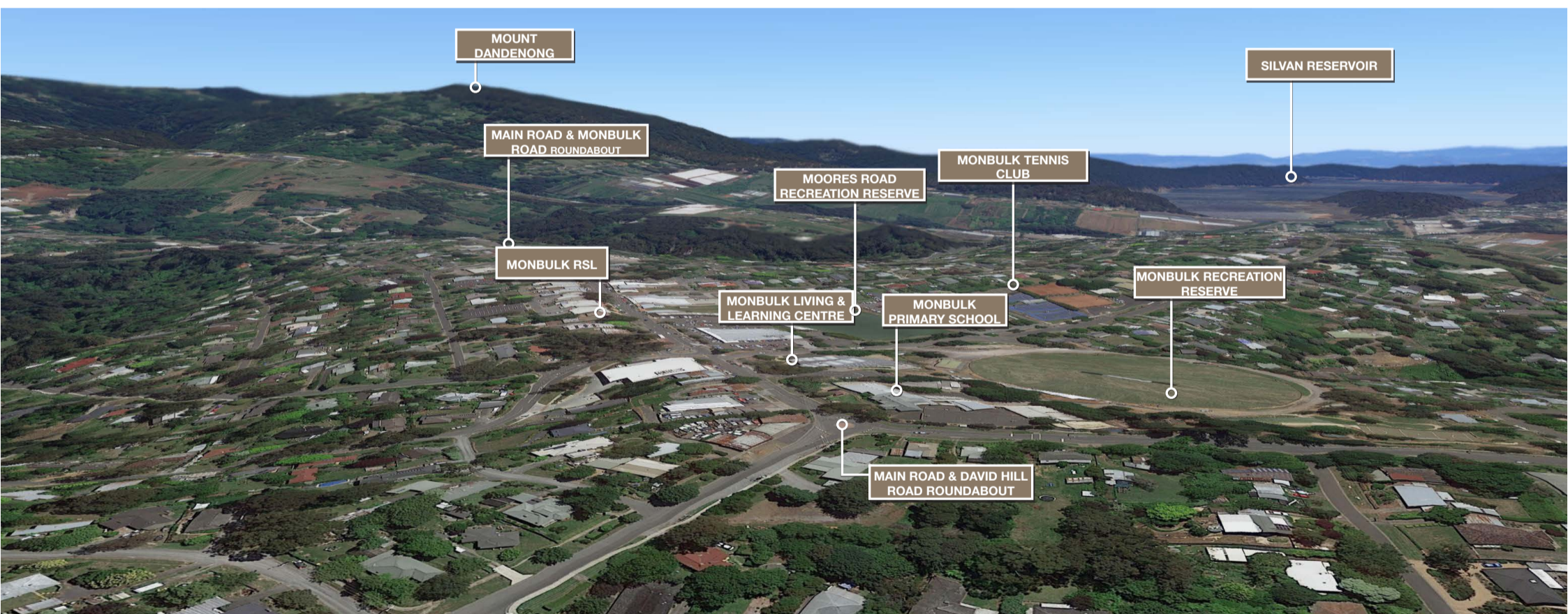


Image 01 - Monbulk - looking north from Main Road & David Hill Road Roundabout



Image 02 - Main Road (looking north-west)



Image 03 - Moores Road Recreation Reserve



Image 04 - Monbulk Recreation Reserve

FRAMEWORK



There are three defining precincts within the Monbulk Town Centre.

The three precincts play specific roles within Monbulk and each have defined characteristics. Combined the precincts provide the capability to meet the future demands for the broader Monbulk Township area.

Main Road (Precinct 1)

Precinct 1 (Main Road) is a classic and attractive country town main street. The heart of Main Road is bookended by two major gateways that frame views towards the hilly landscape backdrop.

The streetscape is enclosed by low scale, narrow fronted, mixed use built form on both sides of Main Road. At ground level, built form interfacing with Main Road presents a zero setback. Entrances to buildings (including upper floors) are located on Main Road to prioritise pedestrian activity.

Existing heritage buildings and landmarks remain visually prominent in the streetscape. All development is scaled and sited appropriately to complement the topography of the street and maintain the country town feel of Monbulk.

Key Development Opportunities

- A** Central Main Road
- B** St Georges Anglican Church Forecourt
- C** Monbulk Supermarket
- D** 43 Main Road

Key Places

- E** Main Road & Monbulk Road Roundabout
- F** Nugent Street Car Park West
- G** Nugent Street Car Park Central
- H** Monbulk RSL Club
- I** Monbulk Sanctuary
- J** Main Road & Emerald-Monbulk Road Roundabout
- K** Main Road & David Hill Road Roundabout

Moores Road (Precinct 2)

Precinct 2 (Moores Road) is the western half of the major public space area for Monbulk. The precinct is integrated with the Monbulk Recreation Reserve to the east to form an open space spine that runs parallel with Main Road. Sweeping views within and out of the Precinct enhance the 'open' character.

The Monbulk 'Village Green' is the landmark feature of Precinct 2, it is wrapped by low level mixed-use built form along the northern and southern edges. Breaks in the built form provide key connections to Main Road and the Monbulk Bowling Club.

Key Development Opportunities

- A** Monbulk Soccer Pitch
- B** 2-6 Mount Pleasant Road

Key Places

- C** Monbulk Tennis Club
- D** Monbulk Netball Club
- E** Monbulk Bowling Club
- F** 5 Moores Road

Monbulk Civic (Precinct 3)

The Monbulk Recreation Reserve is the feature space of Precinct 3 (Monbulk Civic) and provides sweeping views to the hills to the north-east. It together with the Village Green to the west form the central open space spine for Monbulk.

Consistent treatment of the space between the buildings and the Monbulk Recreation Reserve establishes the Monbulk 'Civic Hub'.

Precinct 3 also provides a range of multi-use and multi-function spaces that promote enhanced active uses throughout the precinct that are accessible for all to use throughout the year.

Key Development Opportunities

- A** Monbulk Recreation Reserve (south-east)

Key Places

- B** Main Road & David Hill Road Roundabout
- C** Monbulk Recreation Reserve Pavilion
- D** Monbulk Primary School
- E** Monbulk Living & Learning Centre
- F** Wellington Cottage
- G** Monbulk Skate Park

PRECINCT 1 - MAIN ROAD

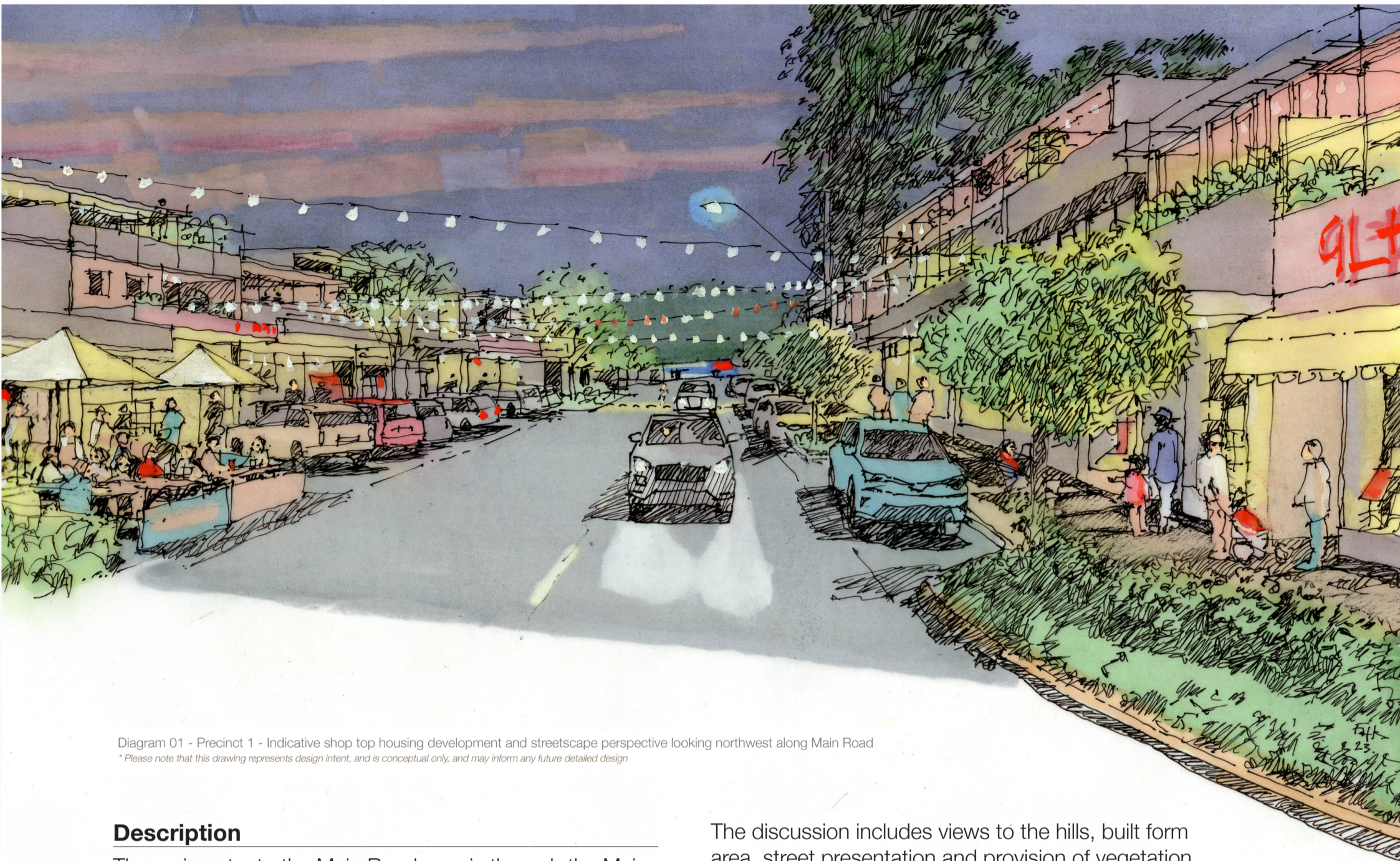


Diagram 01 - Precinct 1 - Indicative shop top housing development and streetscape perspective looking northwest along Main Road
** Please note that this drawing represents design intent, and is conceptual only, and may inform any future detailed design*

Description

The main entry to the Main Road area is through the Main Road and Monbulk Road Roundabout. The sense of arrival is defined by the floral art treatment that acknowledges the the floriculture heritage of Monbulk.

The south-western edge of Main Road is the primary development edge, that consists of a uniform fine-grain presentation to the street defined by narrow lot widths. The development edge is punctuated by two laneways that connect the Main Road activity centre to Nugent Street.

The north-eastern edge of Main Road is more loosely defined at each end, but more consistent in appearance to the south-western side of Main Road, in and around Mount Pleasant Road. Strong viewlines towards the Village Green provide breaks in the development edge.

A series of raised pedestrian crossings along the length of Main Road improve the connectivity between both edges of Main Road, and promote the overall permeability of the town centre.

Key Items

Village Character

The UDF has taken into consideration the existing features and characteristics of the Monbulk township, and this has been articulated in Section 2 and Section 3 of the main Urban Design Framework document.

The discussion includes views to the hills, built form area, street presentation and provision of vegetation. The characteristics are captured as key development guidelines that must be considered when undertaking a redevelopment within central Monbulk. These guidelines will then inform a future update to the Design Development Overlay.

The imagery used in the UDF is high-level so as to not design buildings on private property. This is important as more detail will limit what individual landowners perceive they can do with their land should they wish to redevelop (including material and colour choices). It is acknowledged that the generic form of the buildings does contribute to a bland appearance. The imagery shown within the document has been updated to incorporate more of the key characteristic of Monbulk to provide clarity to the community, but not be too prescriptive to potential developers.

PRECINCT 2 - MOORES ROAD



Diagram 02 - Precinct 2 - Indicative 'Village Green' Open Space

** Please note that this drawing represents design intent, and is conceptual only, and may inform any future detailed design*

Description

The Village Green pays homage to the natural and cultural character of the area, with its local palette of colours, landscaping and materials. Clear sightlines from Mount Pleasant Road, Moores Road and most importantly from Main Road, support the prominence of the Village Green as a focal point of Central Monbulk.

Anchored by an all-abilities playground, and activated by residential development on the western edge and mixed uses on the southern edge, the Village Green promotes safe use of the space day and night.

The space also promotes opportunities for gathering such as concerts at the amphitheatre or outdoor markets on the hard stand area, further promoting the role of the space locally and regionally.

Key Items

Village Green

There was much discussion around the 'Village Green' which as a theme was strongly supported as a repurposing of the existing soccer pitch. Feedback primarily focused on the inclusion or extent of housing. The exhibited concept had already taken onboard earlier community feedback and reduced the footprint, however there were also alternate views that strongly supported the new diverse and accessible housing outcomes.

It was clear from the feedback submitted that residents overall were happy for a level of housing to be provided adjacent to the Village Green (Options A, B & C in the UDF Addendum). However, there was less clarity from the community regarding the amount of housing to be delivered. The amount of housing to be provided and what it could look like will be refined further with the community as part of the upcoming masterplanning phase of the Village Green.

Hence for the purpose of the UDF, the main western housing has been retained, and the housing adjacent the bowls club pokies has been shown as dashed which enables future investigation as need arises. This area will not be embellished in the masterplanning of the Village Green and will remain basic grassed area.

Tennis & Netball Courts

The concept for housing on these sites was endorsed through the earlier Monbulk Structure Plan, however little detail was provided in the Structure Plan as to how this concept could be delivered. The UDF sought to establish a design outcome that would achieve strong amenity and diversity outcomes, and at the higher level could be achieved. The timescale for this remains a longer term proposal due to further work needing to be undertaken regarding the supply of housing in Monbulk and long term viability of the sports clubs. As such this issue does not require resolution at this stage in the UDF, it will be shown dashed and noted for future consideration.

PRECINCT 3 - MONBULK CIVIC



Diagram 03 - Precinct 3 - Indicative Monbulk Recreation Reserve

** Please note that this drawing represents design intent, and is conceptual only, and may inform any future detailed design*

Description

Providing for netball, netball, cricket, skateboarding, table tennis and BMX, the Monbulk Recreation Reserve is the preeminent active open space area of the Dandenong Ranges.

The space is anchored by the Monbulk Recreation Reserve pavilion, and complemented by the Monbulk Living & Learning Centre, Monbulk Primary School, and Wellington Cottage.

High quality public spaces, plazas and car parking promote a variety of options for spectators to observe and be a part of activities associated with match day.

The south-east corner is a basic but quality space that provides the opportunity for the Monbulk Recreation Reserve to expand and cater for more sports or activities in the future.

Key Items

Traffic & Car Parking

Efficient and safe vehicle movement will be achieved through the creation of one-way flows from Moores Road towards David Hill Road.

This will enable queuing within a less congested part of the reserve and alleviate the intensity of convergence at Moores Rd. Sealing will enable formalising carspaces to

improve efficiency and facilitate the perimeter pedestrian track more easily

Two new car parking areas have been provided in addition to the oval perimeter parking bays. These include:

- The area around the skate park - which will also help to reduce conflict between traffic and pedestrian movements; and
- The area towards the south east of the oval which is the primary parking area in close proximity to the Recreation Reserve Pavilion, the Monbulk Primary School, and Netball Courts.

NEXT STEPS:

Costings

The Monbulk UDF provides Council with a thorough evidence-based document to help prioritise and justify the delivery of remaining key capital works projects. The Monbulk UDF will also provide Council with the opportunity to present shovel ready projects as candidates for any external funding grants that might be on offer, including those with short application timeframes.

No capital funding (Council funding) is committed to any projects proposed within the Monbulk UDF. Any future funding streams required to establish new buildings, public realm projects, streetscape projects, or undertake upgrades of an existing building/place/infrastructure including design, architectural, surveyor and permit costs; site preparation costs; project management costs; construction costs; and other associated costs will rely on future funding streams including, but not limited to, capital works and available grants.

The timing of some projects may require significant pre-planning, authority approvals and complex documentation, such as any arterial corridor works and the creation of the Village Green Master Plan. These major development projects would anticipate delivery timeframes potentially beyond 10 years. The remainder of projects, by comparison, are simpler and would be able to be scheduled once funds and resourcing become available.

Process

The Monbulk UDF provides the necessary evidence-based context to decision making by identifying key capital works projects for upgrade or construction. The Monbulk UDF's holistic approach will assist in informing a wide range of Council service delivery areas of the specific opportunities and challenges to consider in the Monbulk area and maximise Council's response to the Community's expectations.

The UDF will inform Council decision making in Monbulk to improve development outcomes and to develop a pipeline of agreed projects, within the context of the community's voice.

This Summary Report provides a high level overview of the Monbulk UDF. The final Monbulk Urban Design Framework, and all supporting consultation and engagement documentation can be reviewed in full, in the following documents:

- Monbulk Urban Design Framework;
- Monbulk UDF Community Engagement Report; and
- Monbulk UDF Engagement Feedback Report.



Diagram 04 - Next Steps for Monbulk Projects