

11.03-1L-06 Monbulk township

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C212

Policy application

This policy applies to land shown in the Monbulk Town Centre Map to this clause.

General strategies

Retain and support land uses that consolidate Monbulk as a commercial and community hub.

Support land uses that create an active and vibrant town centre with increased pedestrian movement and surveillance.

Commercial precinct strategies

Cluster retail, food and entertainment activities within the town centre.

Encourage varied shop sizes to improve function and flexibility of land uses.

Encourage commercial and retail development in the area between Emerald-Monbulk Road and Moxhams Road.

Support commercial uses that interact with the street.

Discourage new service industrial uses in the commercial zoned areas.

Encourage shop-top housing or small apartments above commercial uses.

Industrial precinct strategies

Locate new industrial and service uses on land north of Monbulk Road.

Support the use of existing industrial land for services that will support the town.

Discourage horticultural service industries and transport uses in the town centre.

Residential area strategies

Support modest increased residential density to provide for a range of housing types.

Encourage attached and semi-detached dwellings.

Residential built form strategies

Encourage single driveway with landscape buffer provided along both sides, curvilinear alignments and alternative pavement treatments.

Encourage pitched roofs, projected eaves and verandas.

Encourage development that reflects Monbulk's country town character.

Encourage a mix of high quality timber weatherboard, brick and masonry dwellings.

Transport and access strategies

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

Incorporate gateway signage to attract motorists into the town centre.

Policy documents

Consider as relevant:

- *Monbulk Structure Plan, 2017, Yarra Ranges Council*
- *Monbulk Urban Design Framework, 2023 Yarra Ranges Council*
- *Yarra Ranges Housing Strategy, 2024, Yarra Ranges Council*
- *Yarra Ranges Activity Centres Network Strategy, 2013, Yarra Ranges Council*

Monbulk town centre map

