

**YARRA RANGES PLANNING SCHEME**  
**AMENDMENT C212Yran**  
**EXPLANATORY REPORT**

**Overview**

The amendment seeks to implement the recommendations from the Monbulk Urban Design Framework through the inclusion of a new Schedule to the Design and Development Overlay and local policy in the Yarra Ranges Planning Scheme which relates specifically to new development in the Monbulk town centre.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the Yarra Ranges Council web site at [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au) by searching “Amendment C212”; or

The amendment is available for public inspection, free of charge, during office hours at the following Yarra Ranges Community Link Centres:

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The amendment can also be inspected free of charge at the Department of Transport and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

**Submissions**

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by TBC 2024.

A submission must be sent to Design and Place, Yarra Ranges Council, PO Box 105 Lilydale VIC 3140, or at [mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au)

**Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: TBC 2024
- Panel hearing: TBC 2024

**Details of the amendment**

**Who is the planning authority?**

This amendment has been prepared by Yarra Ranges Council, which is the planning authority for this amendment.

### **Land affected by the amendment**

The amendment applies directly to properties in the Monbulk Town Centre as shown on the map and detailed in the mapping reference table to this Explanatory Report ('Attachment 1'). A specific list of property addresses is provided at 'Attachment 2'.

### **What the amendment does**

This amendment proposes to:

- Introduce a new Schedule 21 to the Design and Development Overlay for the Monbulk Town Centre.
- Include a new local policy for the Monbulk Town Centre under Clause 11.03.
- Amend Schedule 12 to the Design and Development Overlay (Town Centres) to remove references to Monbulk.
- Delete Design and Development Overlay Schedule 12 from the Monbulk Township.

Specifically, the amendment proposes to:

#### Overlay

- Amend Design and Development Overlay Schedule 12 Town Centres – Healesville, Monbulk, Seville, Warburton, Yarra Glen and Yarra Junction (DDO12) by deleting references to Monbulk.
- Include a new Schedule 21 Monbulk Town Centre to the Design and Development Overlay (DDO21) (properties to be included into the DDO21 as shown in 'Attachment 1 and described in 'Attachment 2').

#### Overlay Map

- Delete DDO12 from the planning scheme maps in Monbulk.
- Apply DDO21 to land in the Monbulk Town Centre as shown in 'Attachment 1'.

#### Planning Scheme Ordinance

- Insert a new Schedule 21 to the Design and Development Overlay for the Monbulk Town Centre.
- Insert a new local policy Monbulk Township at Clause 11.03-1L-06 (Planning for Places and Activity centres).

### **Strategic assessment of the amendment**

#### **Regional Strategy Plan**

#### **How does the amendment implement the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan?**

The role of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan is to ensure that planning in the Region continues to protect the special character and features of the Region in accordance with the Principles of Statement of Planning Policy No 3. It is administered under Section 46F of the Planning and Environment Act 1987, which prohibits the Minister for Planning from approving

any amendment to the Yarra Ranges Planning Scheme that is inconsistent with the Regional Strategy Plan and its key policy directions.

The Regional Strategy Plan applies to all land within the Shire of Yarra Ranges. The Regional Strategy Plan was prepared to have regard to matters to enable increased protection for the special features and character of the Region.

Section 3 Township Policy Areas makes specific reference to township policies which “have been developed to ensure efficient use of the existing infrastructure such as roads, railways, sewerage, water supply systems and human services. The policies will also assist to conserve the Region's natural resources, protect the amenity of the Region's residents and provide opportunities for a variety of lifestyles.” Notably, while “the Regional Strategy Plan specifies that there will be only limited township expansion. The Region, however must provide opportunities for the enhancement of living for existing communities, and must ensure that facilities and services are available and appropriate to the nature of the communities and to their location on the fringe of metropolitan Melbourne.”

Specifically, within section 3.07 Policies for development in Township Policy Areas, “there should be promotion of good townscape design.”

Section 13 Activity Centres policy identifies Monbulk as a ‘main centre’ in the southern section, comparable with Belgrave and Upwey.

The amendment is consistent with the Strategy Plan’s objectives for Commercial Centres, specifically to:

- Ensure that activity centres are well designed places where people can enjoy shopping, doing business and participating in community activities.
- Manage future use and development within activity centres that recognise and strengthen the role of the centre as set out in the Yarra Ranges Activity Centre Hierarchy Table.
- Promote additional housing within and adjoining activity centres.
- Ensure services are clustered and provided in a convenient location which is accessible to many by travel on foot, bicycle or improved public transport.
- For those activity centres expected to experience further significant development pressure, prepare structure plans to set strategic directions for future land use, development and the provision of supporting infrastructure.

### **Why is the amendment required?**

The amendment will improve the operation of the Yarra Ranges Planning Scheme by:

Implementing specific design development requirements and local policy for the Monbulk Town Centre which aligns with the Monbulk Structure Plan and Monbulk Urban Design Framework.

Both documents provide specific guidance on preferred character and design guidelines and strategies to guide the function of Monbulk as a commercial and community hub, supporting land uses that create an active and vibrant town centre with increased pedestrian movement and surveillance.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment is relevant to objectives of planning in Victoria, as contained in Section 4 of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land;
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria;

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

(g) to balance the present and future interests of all Victorians.

The amendment will contribute to these objectives by:

- Ensuring that new development is appropriately guided by updated requirements which are consistent with the Monbulk Structure Plan and Urban Design Framework.
- Provide for fair, orderly, economic and sustainable use and development of land through the application of appropriate planning controls which offers specific design guidance for place and policy use and development.

### **How does the amendment address any environmental, social and economic effects?**

The application of a new Design and Development Overlay Schedule and local policy will improve functionality and operation of the Yarra Ranges Planning Scheme through providing clear and specific policy and design guidelines for new development in Monbulk.

The amendment is not anticipated to have any adverse environmental, social or economic impacts. Rather it will provide greater guidance for planning assessment in the Monbulk Town Centre including public realm projects, access projects, movement projects, major and other developments.

The amendment will have a positive social effect as it recognises and identifies the preferred character of the town centre and how best to maintain and protect valued characteristics while enabling more activated built form, movement and access and opportunities for social inclusion, improved sense of place and safety.

The amendment will also help facilitate new development which will be positively influenced by the environment where the location and shaping of buildings will be encouraged to accommodate local topography and the natural and cultural features of the site. Development will incorporate appropriate solar access to design making optimal use of natural light. Older buildings will be encouraged to be reused and readapted where appropriate. The use of sustainable and resilient building materials will be incorporated into new buildings as well as stormwater and recycled water infrastructure.

### **Does the amendment address relevant bushfire risk?**

The properties in this amendment are within a Bushfire Management Overlay or a Bushfire Prone Area. Clause 13.02- 1S (Bushfire) of the Planning Scheme has been considered in preparing the amendment, and the amendment is not considered to increase the risk to life from bushfire, or direct population growth to areas of bushfire risk.

Future planning approvals will need to satisfy Clause 13.02 and other relevant parts of the planning scheme. Future building approvals of any land in a Bushfire Prone Area will need to meet the requirements of AS3959-2018 for buildings with a residential use.

It is advised that the amendment will not result in any significant risk to life, property, community infrastructure or the natural environment from bushfire.

### **Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the PE Act).

The amendment complies with the requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments.

## **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports and implements Strategic Directions of the Yarra Ranges Planning Scheme, specifically state and local policies including:

### Clause 11 Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

### Clause 02.03-1 and Clause 11.03-1S Activity centres

The MPS identifies Monbulk as a large Neighbourhood Activity Centre in the Yarra Ranges Activity Centre Hierarchy. The centre plays an important role in providing a range of services and employment opportunities and a complementary range of housing types, commercial services and community infrastructure.

The amendment helps to better facilitate the Activity Centres policy for Monbulk, particularly where it would support well-designed and integrated activity centres that service the needs of local residents and visitors and contribute to a sense of local identity.

The amendment would help support State policies including Clause 11.03-1S (Activity centres) by providing policy guidance and supporting design in the Monbulk Town Centre that would be compatible with the policy objective:

*“To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.”*

Further, compatible strategies from Clause 11.03-1S in support of the amendment include:

- Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:
  - Comprises a range of centres that differ in size and function.
  - Is a focus for business, shopping, working, leisure and community facilities.
  - Provides different types of housing, including forms of higher density housing.
  - Is connected by transport.
  - Maximises choices in services, employment and social interaction.

The amendment would specifically support development under local policy for large neighbourhood activity centres which:

- Provides for a mix of convenience and grocery shopping and community, tourist and civic services for the surrounding communities.
- Provides for additional housing.

### Clause 15.01 Built Environment

The amendment would support Clause 15.01 (Built Environment) specifically the Urban Design objective and strategies under Clause 15.01-1S, which include:

Objective

*“To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.”*

## Strategies

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

### Clause 15.01-1L Urban Design in Activity Centres

The amendment is consistent with the local policy Clause 15.01-1L (Urban design in activity centres), specifically the strategies which encourage:

- Provide active frontages to main streets and other key public domain areas of activity centres to encourage pedestrian activity.
- Encourage pedestrian links between an activity centre, car parking, public transport facilities, recreational trails and parklands.
- Design new development to respect the amenity of adjoining residential areas.
- Design car parking, vehicle accessways and drive through facilities to avoid disruption to continuous retail frontages or create impediments to pedestrian circulation.
- Design development to provide accessibility including accommodating motorised scooters, wheelchairs and prams.
- Encourage underground cabling, cable bundling or co-location of services and telecommunications infrastructure to improve the amenity of streetscapes and increase opportunities for substantial street trees.

### Clause 15.01-2S Building Design

The amendment is consistent with Clause 15.01-2S (Building design) where applying a specific DDO Schedule for Monbulk will assist in achieving building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development; in accordance with the policy objective.

### Clause 15.01-4S Healthy Neighbourhoods

Clause 15.01-4S Healthy neighbourhoods is a state policy which has its objective in achieving neighbourhoods that foster healthy and active living and community wellbeing. The proposed amendment would facilitate this objective through the design principles emboldened by the proposed DDO Schedule and local policy.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment would support strategic directions for built environment under Clause 02.03-5 (Built environment and heritage) by:

- Protecting and respecting sensitive environments, significant landscapes and cultural and natural heritage.
- Incorporating best practice environmental design to contribute to sustainable building form.
- Encouraging development that contributes to a sense of place and adds to the character and identity of the distinct localities in Yarra Ranges.

The amendment helps better facilitate economic development in Yarra Ranges consistent with Clause 02.03-7 Economic development by:

- Consolidating retail and office-based businesses in activity centres; and
- Providing for new businesses in accessible locations that broadens the economic base and range of employment opportunities in Yarra Ranges.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The Victoria Planning Provisions include the Design and Development Overlay in its suite of controls. The purpose of this overlay is to implement the Municipal Planning Strategy and the Planning Policy Framework and to identify areas which are affected by specific requirements relating to the design and built form of new development.

The amendment proposes to specify design requirements for the Monbulk Town Centre, given that direction for Monbulk currently is through a generic Town Centre DDO which includes several rural townships. The current requirements for new development in Monbulk are not specific to Monbulk. The Amendment will result in planning scheme provisions that better reflect the specific Monbulk commercial centre and land use and development planning objectives for the township.

The Amendment makes appropriate use of the Victoria Planning Provisions through the implementation of a new Design and Development Overlay and local policy to appropriately guide use and development.

### **How does the amendment address the views of any relevant agency?**

The prescribed government agencies will be notified of the amendment and will be given an opportunity to make a submission.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment will not impact the relevant requirements of the *Transport Integration Act 2010*, in particular the need for the transport system to provide for the effective integration of transport and land use.

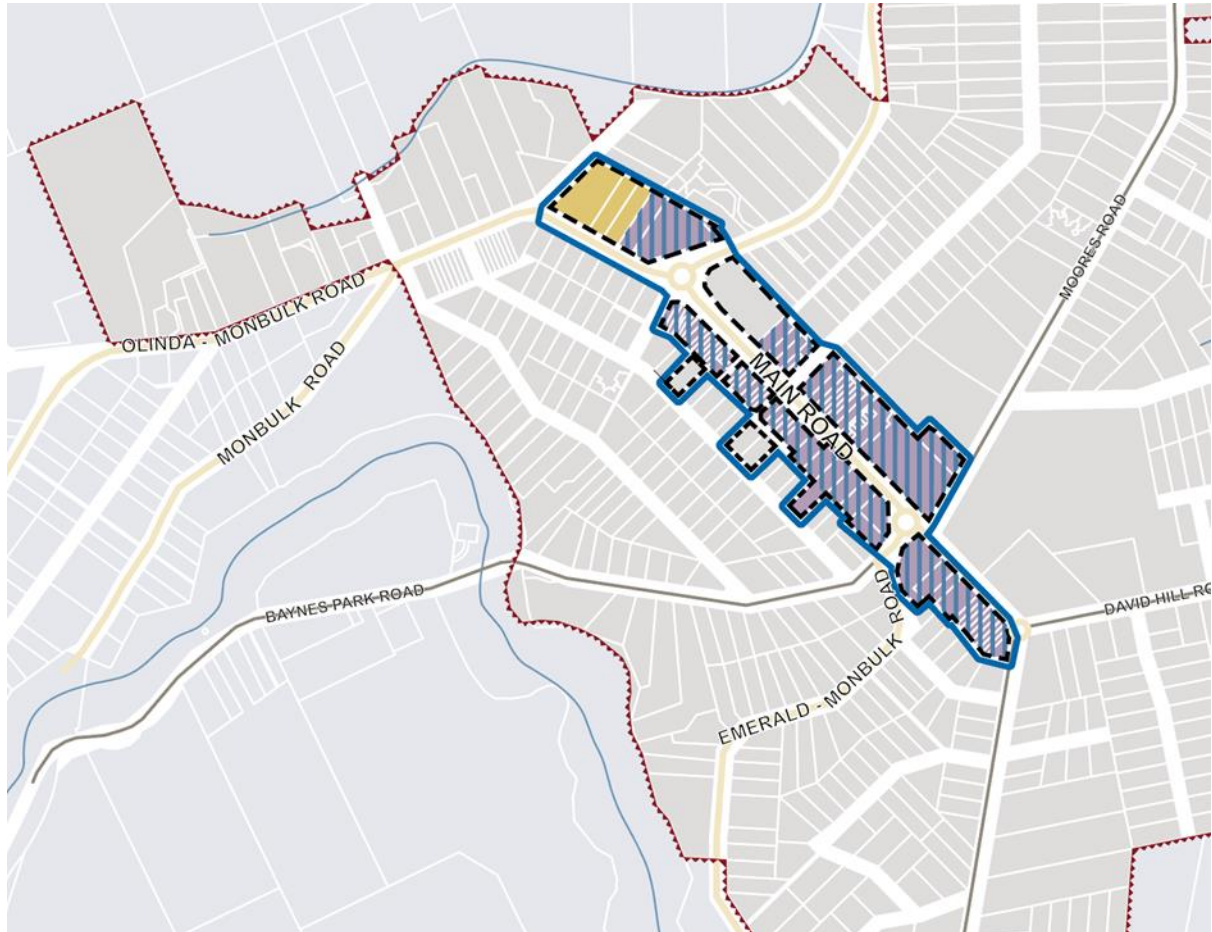
### **Resource and administrative costs**

#### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is expected to improve the administration of the Yarra Ranges Planning Scheme by providing greater certainty for Council, landowners, developers and the community seeking to develop in the Monbulk Town Centre. Council has operational funds set aside for planning scheme amendments to be processed.

By having specific controls which guide new development in the Monbulk Town Centre will potentially reduce costs related to planning applications that may be contested at VCAT. If applicants have greater certainty about town centre development they will have a clearer understanding of Council's expectations.

### Attachment 1





**Attachment 2**

List of property addresses to be included in DDO21

2-8 Main Road, Monbulk  
10-12 Main Road, Monbulk  
14-16 Main Road, Monbulk  
18-20 Main Road, Monbulk  
22 Main Road, Monbulk  
24-26 Main Road, Monbulk  
27-35 Main Road, Monbulk  
28 Main Road, Monbulk  
36 Main Road, Monbulk  
37-39 Main Road, Monbulk  
Unit 1/37-39 Main Road, Monbulk  
Unit 2/37-39 Main Road, Monbulk  
Unit 3/37-39 Main Road, Monbulk  
Unit 4/37-39 Main Road, Monbulk  
Unit 5/37-39 Main Road, Monbulk  
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Unit 7/37-39 Main Road, Monbulk  
Unit 8/37-39 Main Road, Monbulk  
41A Main Road, Monbulk  
41 Main Road, Monbulk  
43 Main Road, Monbulk  
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50-56 Main Road, Monbulk  
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59A Main Road, Monbulk  
61-63 Main Road, Monbulk  
65-69 Main Road, Monbulk  
Unit 3/65 Main Road, Monbulk  
66 Main Road, Monbulk  
Unit 2/67 Main Road, Monbulk  
68 Main Road, Monbulk  
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138 Main Road, Monbulk  
140 Main Road, Monbulk  
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2/142 Main Road, Monbulk  
3/142 Main Road, Monbulk  
5 Moores Road, Monbulk  
16-18 Nugent Street, Monbulk  
28 Nugent Street, Monbulk