

AMENDMENT C212 - MONBULK TOWN CENTRE DESIGN & DEVELOPMENT

We want to
hear from
you

Amendment C212 proposes to implement design guidance from the Monbulk Structure Plan and Monbulk Urban Design Framework into the Yarra Ranges Planning Scheme

WHY IS AMENDMENT C212 REQUIRED?

We want to make sure that development in Monbulk has excellent design and guidance about future land use to create great outcomes for the community.

The amendment to the Yarra Ranges Planning Scheme will implement actions from the Monbulk Urban Design Framework 2023 and Monbulk Structure Plan 2017, both of which provide a long-term vision for land use changes, design and public spaces.

Both documents were developed in consultation with the community over several years and adopted by Council in November 2017 & November 2023 respectively.

WHAT DOES THE AMENDMENT DO?

Amendment C212 proposes to:

- Apply a new Design and Development Overlay to parts of the Monbulk Town Centre to provide specific guidance for the design and built form of new development.
- Apply a local policy to the Monbulk Township to guide what development we want to see and where.

Once included in the planning scheme the overlay and policy will help guide the preparation and assessment of planning permit applications for land use and development - and provide some certainty on what development should look like and where it should be located.

WHAT ARE THE CHANGES?

The proposed changes to the planning scheme will replace the existing planning provisions for new development in Monbulk, by providing specific and tailored design requirements and guidance for the Monbulk town centre and township.

The current height controls in the scheme already allow for three storey development. The new controls we are applying still allow for the three storeys, but they provide clearer direction so that we will get good planning and design outcomes.

What is a Planning Scheme Amendment?

A Planning Scheme Amendment (PSA) is a request to change the local planning scheme. The planning scheme sets out how land is used and developed within the municipality.



What does it mean for me?

If you're undertaking a new or major development that needs a planning permit the new provisions will need to be taken into consideration.

How do I get involved?

The community are encouraged to have their say on the amendment. You will be able to get more information on the amendment when it is on public exhibition (TBC).

You can find out more by going to Council's website:

<https://www.yarraranges.vic.gov.au/Development/Planning/Amendments-to-the-planning-scheme>

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WHAT IS THE AMENDMENT PROCESS?



WOULD YOU LIKE MORE DETAILS?

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