

Yarra Ranges Planning Scheme

Amendment C212

Explanatory Report

Overview

The amendment seeks to implement the Monbulk Structure Plan 2017 and Monbulk Urban Design Framework 2023 by introducing a new local policy at Clause 11.03-1L-06 and a new Schedule 21 to the Design and Development Overlay (DDO21) in the Yarra Ranges Planning Scheme which applies to the Monbulk town centre. The amendment replaces the current Design and Development Overlay (Schedule 12) for Monbulk and will improve the operation of the Yarra Ranges Planning Scheme by implementing specific design and development requirements and local policy.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra Ranges Shire Council web site at 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 or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

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

Land affected by the amendment

The amendment applies directly to 96 properties in the Monbulk Town Centre as shown on the map below and detailed in the mapping reference table to this Explanatory Report (Attachment 1).



What the amendment does

The amendment implements the *Monbulk Structure Plan* (Yarra Ranges Council, November 2017) and *Monbulk Urban Design Framework* (Yarra Ranges Council, November 2023) by:

- Introducing a new local policy for the Monbulk Neighbourhood Activity Centre at Clause 11.03-1L-06.
- Introducing a new Schedule 21 to the Design and Development Overlay for the Monbulk Neighbourhood Activity Centre.
- Amending Schedule 12 to the Design and Development Overlay (Town Centres) to remove references to Monbulk.
- Applying Design and Development Overlay Schedule 21 to the Monbulk

Neighbourhood Activity Centre.

- Deleting Design and Development Overlay Schedule 12 from the Monbulk Township.

Specifically, the amendment proposes to:

Planning Scheme Ordinance

- Insert new local policy at Clause 11.03-1L-06 (Planning for Places and Activity centres) relating to Monbulk Neighbourhood Activity Centre.
- Amend Schedule 12 to Clause 43.02 (Design and Development Overlay) (DDO12) by deleting references to Monbulk Township.
- Introduce a new Schedule 21 to Clause 43.02 (Design and Development Overlay) (DDO21) for Monbulk Neighbourhood Activity Centre.
- Amend the Schedule to Clause 72.08 (Background Documents) by inserting two background documents titled *Monbulk Structure Plan (Yarra Ranges Council, November 2017)* and *Monbulk Urban Design Framework (Yarra Ranges Council, November 2023)*.
- Amend the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) by including Schedule 21 to the Monbulk Neighbourhood Activity Centre.

Overlay Maps

- Delete DDO12 from land in Monbulk in the planning scheme maps 67DDO and 68DDO.
- Apply DDO21 to land in Monbulk in the planning scheme maps 67DDO and 68DDO.

Strategic assessment of the amendment

Why is the amendment required?

The amendment will improve the operation of the Yarra Ranges Planning Scheme by implementing specific design and development requirements and local policy for the Monbulk Town Centre developed in the *Monbulk Structure Plan (Yarra Ranges Council, November 2017)* and *Monbulk Urban Design Framework (Yarra Ranges Council, November 2023)*. 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(1) 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 (Yarra Ranges Council, November 2017) and Monbulk Urban Design Framework (Yarra Ranges Council, November 2023).
- Providing 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 to guide use and development.
- The application of a new local policy and Design and Development Overlay Schedule will improve the functionality and operation of the Yarra Ranges Planning Scheme through providing clear and specific policy and design guidelines for new development in Monbulk.

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

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.

Social

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.

Environmental

The amendment will 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.

Economic

The amendment is not anticipated to have any adverse economic impacts. Inclusion of the Design and Development Overlay and local policy specific to Monbulk provides greater guidance for planning assessment in the Monbulk Town Centre, specifically the existing Main Road commercial precinct. This also flows onto public realm, access, and movement projects and major and other developments.

Does the amendment address relevant bushfire risk?

The properties in this amendment are within a Bushfire Management Overlay (BMO) and a Bushfire Prone Area (BPA). Clause 13.02- 1S (Bushfire) of the Yarra Ranges 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 permit applications will need to satisfy Clause 13.02 and other relevant parts of the planning scheme. Future building approvals of any land in a BPA will need to meet the requirements of AS3959-2018 for buildings with a residential use.

Currently, relevant planning applications for Monbulk are assessed against the DDO12. Under 'Town Centre Character' which says *"while building heights should not exceed two storeys (7.5 metres). A third level may be permitted where the overall height of the building will match that of an adjacent building or where it is set back so as not to be easily discernible from the opposite side of the street"*.

The proposed DDO21 does not seek to create building heights which are not already currently permitted in the planning scheme, or landscaping requirements that would increase bushfire risk. The DDO21 does however seek to make controls clearer for Monbulk.

In terms of landscaping, this should be integrated with the design of the development and complement the landscaping of adjoining public places. Established canopy trees should be retained and protected and additional canopy trees should be planted wherever practical, to provide shade and visual interest.

A place-based bushfire risk assessment of Monbulk has been undertaken. The

Monbulk Bushfire Study (Terramatrix, 2019) concluded that most of the areas proposed for modest housing change or town centre housing (as shown in the Monbulk Structure Plan) can be BAL-12.5 compliant. While the broader landscape around the Monbulk town centre has the potential for significant bushfire behaviour (typical of BMO landscapes) the report notes that vegetation within 1km of the township boundary in all directions is heavily fragmented by low density residential development, associated clearing and substantial cultivated areas. Buildings and works associated with residential uses would likely require a planning application and through this, a place-based bushfire assessment would be required.

The amendment will not result in any significant risk to life, property, community infrastructure or the natural environment from bushfire. While the CFA will be notified of the amendment, consultation with the CFA was undertaken during the preparation of the bushfire study and also formed part of the broader agencies notification that occurred when the *Monbulk Urban Design Framework* was exhibited in 2023.

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 *Ministerial Direction 9 – Metropolitan Planning Strategy*. The amendment is consistent with the principles contained in *Plan Melbourne 2017-2050*.

- Direction 1.2: Improve access to jobs across Melbourne and closer to where people live.
 - Policy 1.2.1: Support the development of a network of activity centres linked by transport.
- Direction 2.5: Provide greater choice and diversity of housing.
- Direction 3.3: Improve local travel options to support 20-minute neighbourhoods.
 - Policy 3.3.1: Create pedestrian-friendly neighbourhoods.
- Direction 4.1: Create more great public places across Melbourne.
 - Policy 4.1.1: Support Melbourne's distinctiveness.
- Direction 4.3: Achieve and promote design excellence.
 - Policy 4.3.1: Promote urban design excellence in every aspect of the built environment.
- Direction 5.1: Create a city of 20-minute neighbourhoods.
 - Policy 5.1.2: Support a network of vibrant neighbourhood activity centres.
- Direction 5.2: Create neighbourhoods that support safe communities and healthy lifestyles.
 - Policy 5.2.1: Improve neighbourhoods to enable walking and cycling as a part of daily life.

The amendment also supports the Desired planning outcomes for green wedges and peri-urban areas in *Plan Melbourne*, specifically: “*Manage the growth and sustainable development of green wedge townships and settlements, having regard for their distinct character and environmental and servicing constraints.*”

The introduction of place-based built-form controls for Monbulk ensures its distinct country town character is retained.

The amendment complies with the requirements of *Ministerial Direction No. 11 Strategic Assessment of Amendments* as evidenced in this Explanatory Report.

The amendment complies with *Ministerial Direction 15 – The Planning Scheme Amendment Process*.

The amendment complies with *Ministerial Direction 17 – Localised Planning Statements*. The Localised Planning Statement refers to Monbulk as a ‘Large Neighbourhood Activity Centre’ which has a role in providing a retail mix focussing on convenience and grocery shopping, a range of community services and a range of tourist facilities and services. The proposed amendment is considered to be consistent with the Localised Planning Statement. The amendment’s proposed local policy that supports the Monbulk Town Centre as a commercial and community hub aligns with the role identified in the Localised Planning Statement, as well as policy and objectives within Settlement at Section 6.1 and Economic Development at Section 6.4.

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 (RSP)* 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 RSP and its key policy directions.

The RSP applies to all land within the Shire of Yarra Ranges and 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 new policy and Design and Development Overlay controls action guidance to implement the RSP’s objectives for Activity 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.

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

In February 2025, the Victorian government released *Plan for Victoria (Department of Transport and Planning, February 2025)* which is a long-term plan for Victoria that addresses the needs of our diverse and growing population.

The amendment supports:

- Pillar 2: Accessible jobs and services, and
- Pillar 3: Great places, suburbs and towns.

The amendment seeks to strengthen Monbulk as a commercial and community hub by promoting a concentration of commercial uses within the Monbulk town centre and to locating industrial uses on existing industrial land. This enables stronger connections to jobs, education, healthcare, shops and services in locations closer to existing communities. The proposed DDO21 sets out design outcomes specific for Monbulk that will deliver well-designed buildings, and liveable places.

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 Municipal Planning Strategy (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, (noting that this would be based on moderate

expectations in keeping with housing which can achieve a BAL-12.5 and an approved bushfire management statement).

Clause 13.01-1S Natural hazards and climate change

The amendment would support Clause 13.01-1S which seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Relevant strategies include:

- Respond to the risks associated with climate change in planning and management decision making processes.
- Identify at risk areas using the best available data and climate change science.
- Integrate strategic land use planning with emergency management decision making.
- Direct population growth and development to low risk locations.
- Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time.
- Ensure planning controls allow for risk mitigation and climate change adaptation strategies to be implemented.
- Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards.

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.

The current DDO12 relies on a generic character statement, objectives and requirements for a group of rural town centres. The amendment provides a specific local policy and new DDO21 which clearly communicates urban design and built form requirements for Monbulk's commercial and industrial land. The amendment meets the objective and strategies of this policy by promoting tailored outcomes for new development in this area.

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.

The amendment is based on the *Monbulk Urban Design Framework* which provides specific design strategies for Monbulk based on an understanding of the town's characteristics.

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 Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

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 planning scheme provisions that better reflect the specific needs of the Monbulk commercial centre, including development planning objectives and requirements for the township.

The amendment would provide more tailored design requirements for the Monbulk Neighbourhood Activity Centre, given that the existing Town Centre DDO guides development across several rural townships, utilising the same requirements, without

recognising their distinguishing features.

The Amendment will result in provisions that better reflect the specific Monbulk commercial centre. 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 relevant agencies will be notified of the amendment and will be given an opportunity to make a submission.

Approval stage

Following the exhibition stage of the amendment, two submissions were received by agencies including Melbourne Water and the CFA. Melbourne Water offered support of the amendment and CFA provided no comment. No other agencies offered submissions.

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.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The amendment will not impact the requirements and principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017*. It is noted that the area of land to which the subject of this amendment applies does not fall within the land to which Yarra Strategic Plan may apply or any other Yarra River land. This has been determined by reviewing part 3 of the Act. No part of the amendment is adjacent to the Yarra River, or any part of which is within 500 metres of a bank of the Yarra River.

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 Neighbourhood Activity Centre.

There are existing planning permit requirements under the DDO for buildings and works therefore it is not anticipated that the amendment would cause increases in applications, merely that requirements and policy is catered to Monbulk commercial and industrial land.

Council has operational funds set aside for planning scheme amendments to be processed.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Monbulk	254 Emerald-Monbulk Road	Yarra Ranges C212yran 001d-ddoMaps67_68 Exhibition			D-DDO12
Monbulk	2-8 Main Road	And		DDO21	D-DDO12
Monbulk	10-12 Main Road	Yarra Ranges C212yran 002ddoMaps67_68 Exhibition		DDO21	D-DDO12
Monbulk	14-16 Main Road			DDO21	D-DDO12
Monbulk	18-20 Main Road			DDO21	D-DDO12
Monbulk	22 Main Road			DDO21	D-DDO12
Monbulk	24-26 Main Road			DDO21	D-DDO12
Monbulk	27-35 Main Road			DDO21	D-DDO12
Monbulk	28 Main Road			DDO21	D-DDO12
Monbulk	36 Main Road			DDO21	D-DDO12
Monbulk	37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 1/37-39 Main Road			DDO21	D-DDO12

Location	Land /Area Affected	Mapping Reference	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Monbulk	Unit 2/37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 3/37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 4/37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 5/37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 6/37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 7/37-39 Main Road			DDO21	D-DDO12
Monbulk	Unit 8/37-39 Main Road			DDO21	D-DDO12
Monbulk	41A Main Road			DDO21	D-DDO12
Monbulk	41 Main Road			DDO21	D-DDO12
Monbulk	43 Main Road			DDO21	D-DDO12
Monbulk	44 Main Road			DDO21	D-DDO12
Monbulk	45 Main Road			DDO21	D-DDO12
Monbulk	46 Main Road			DDO21	D-DDO12
Monbulk	47 Main Road			DDO21	D-DDO12
Monbulk	48 Main Road			DDO21	D-DDO12
Monbulk	49 Main Road			DDO21	D-DDO12
Monbulk	50-56 Main Road			DDO21	D-DDO12

Location	Land /Area Affected	Mapping Reference	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Monbulk	50-56A Main Road			DDO21	D-DDO12
Monbulk	51A Main Road			DDO21	D-DDO12
Monbulk	51B Main Road			DDO21	D-DDO12
Monbulk	53B Main Road			DDO21	D-DDO12
Monbulk	53A Main Road			DDO21	D-DDO12
Monbulk	53 Main Road			DDO21	D-DDO12
Monbulk	55 Main Road			DDO21	D-DDO12
Monbulk	57 Main Road			DDO21	D-DDO12
Monbulk	58 Main Road			DDO21	D-DDO12
Monbulk	59B Main Road			DDO21	D-DDO12
Monbulk	59C Main Road			DDO21	D-DDO12
Monbulk	59 Main Road			DDO21	D-DDO12
Monbulk	59A Main Road			DDO21	D-DDO12
Monbulk	61-63 Main Road			DDO21	D-DDO12
Monbulk	65-69 Main Road			DDO21	D-DDO12
Monbulk	Unit 3/65 Main Road			DDO21	D-DDO12
Monbulk	66 Main Road			DDO21	D-DDO12
Monbulk	Unit 2/67 Main Road			DDO21	D-DDO12
Monbulk	68 Main Road			DDO21	D-DDO12
Monbulk	Unit 1/69 Main Road			DDO21	D-DDO12

Location	Land /Area Affected	Mapping Reference	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Monbulk	70 Main Road			DDO21	D-DDO12
Monbulk	72 Main Road			DDO21	D-DDO12
Monbulk	74 Main Road			DDO21	D-DDO12
Monbulk	76 Main Road			DDO21	D-DDO12
Monbulk	80A Main Road			DDO21	D-DDO12
Monbulk	80B Main Road			DDO21	D-DDO12
Monbulk	80 Main Road			DDO21	D-DDO12
Monbulk	81-85 Main Road			DDO21	D-DDO12
Monbulk	87 Main Road			DDO21	D-DDO12
Monbulk	88 Main Road			DDO21	D-DDO12
Monbulk	90 Main Road			DDO21	D-DDO12
Monbulk	92 Main Road			DDO21	D-DDO12
Monbulk	94 Main Road			DDO21	D-DDO12
Monbulk	94A Main Road			DDO21	D-DDO12
Monbulk	96 Main Road			DDO21	D-DDO12
Monbulk	98 Main Road			DDO21	D-DDO12
Monbulk	100 Main Road			DDO21	D-DDO12
Monbulk	102 Main Road			DDO21	D-DDO12
Monbulk	104 Main Road			DDO21	D-DDO12
Monbulk	108 Main Road			DDO21	D-DDO12

Location	Land /Area Affected	Mapping Reference	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Monbulk	108-114 Main Road			DDO21	D-DDO12
Monbulk	110-112 Main Road			DDO21	D-DDO12
Monbulk	114 Main Road			DDO21	D-DDO12
Monbulk	116 Main Road			DDO21	D-DDO12
Monbulk	118 Main Road			DDO21	D-DDO12
Monbulk	120 Main Road			DDO21	D-DDO12
Monbulk	122 Main Road			DDO21	D-DDO12
Monbulk	124 Main Road			DDO21	D-DDO12
Monbulk	126 Main Road			DDO21	D-DDO12
Monbulk	128 Main Road			DDO21	D-DDO12
Monbulk	130 Main Road			DDO21	D-DDO12
Monbulk	132 Main Road			DDO21	D-DDO12
Monbulk	134 Main Road			DDO21	D-DDO12
Monbulk	136 Main Road			DDO21	D-DDO12
Monbulk	138 Main Road			DDO21	D-DDO12
Monbulk	140 Main Road			DDO21	D-DDO12
Monbulk	1/142 Main Road			DDO21	D-DDO12
Monbulk	2/142 Main Road			DDO21	D-DDO12
Monbulk	3/142 Main Road			DDO21	D-DDO12
Monbulk	5 Moores Road			DDO21	D-DDO12

