

11.03-1L-06 Monbulk Neighbourhood Activity Centre

C212yran

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 strengthens Monbulk as a commercial and community hub.

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

Commercial precinct strategies

Concentrate retail, food and entertainment activities within the commercial 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 activate frontages.

Discourage new service industrial uses in the commercial zoned areas.

Encourage shop-top housing or apartments above commercial uses.

Industrial precinct strategies

Locate new industrial and service uses on land at 93-95 Monbulk Road, 91 Main Road and 89A Main Road.

Support the use of existing industrial land for services that will support the local area's needs and employment.

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

Transport and access strategies

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

Incorporate signage to attract motorists into the town centre.

Policy document

Consider as relevant:

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

Monbulk Town Centre Map

