

Monbulk Structure Plan 2017: Actions

Update 2022

Housing actions

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
1	Pending a Council adopted Neighbourhood Character Study, implement recommended planning controls for Monbulk's residential areas into the Planning Scheme.	Strategic Planning	CFA, DELWP	High
2	Apply appropriate planning zones to housing change areas, once further investigation is complete.	Strategic Planning	CFA, DELWP	High
3	Explore opportunities to provide smaller housing or assisted living on the Moores Road precinct, taking into account the nearby Neighbourhood Safer Place (NSP).	Design and Place (lead), Recreation and Active Living (support to determine future of relevant sporting clubs)	CFA	High

Employment Actions: Commercial Areas

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
4	Encourage the clustering of retail, food and entertainment-based land uses within the town centre.	Strategic Planning	N/A	Medium

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
5	<p>Support improved street activation by:</p> <p>a) widening the footpath on the east side of Main Road as per Section 4.3 of the Structure Plan,</p> <p>b) Improving the footpath treatments as per Section 4.3 of the Structure Plan,</p> <p>c) Implementing public realm improvements as per Section 4 of the Structure Plan,</p> <p>d) encouraging dining and retail displays on the footpath,</p> <p>e) maintaining safe access for people of all abilities</p>	Urban Design and Landscape Architecture (create Urban Design Framework), Safer Communities (review Local Laws policies)	Department of Transport, local traders	Medium
6	Provide for commercial uses that interact with the street (e.g. glass frontages).	Urban Design and Landscape Architecture (create Urban Design Framework), Strategic Planning (Planning Scheme implementation)	DELWP	Medium
7	Discourage large format retail uses and any commercial uses that require setbacks.	Urban Design and Landscape Architecture (create Urban Design Framework), Strategic Planning (Planning Scheme implementation)	DELWP	Medium
8	Encourage 'shop-top' housing or small apartments to be located above commercial uses.	Strategic Planning	DELWP	Medium
9	Require any new development in the commercial area between Emerald-Monbulk Road and Moxhams Road to be of a commercial or retail nature.	Strategic Planning	DELWP	Medium

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
10	Discourage the establishment of any new service industrial uses within the commercially zoned areas.	Strategic Planning	DELWP	Medium
11	Encourage varied shop sizes to improve function and flexibility of land uses.	Strategic Planning	DELWP	Medium

Employment Actions: Industrial Areas

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
12	Require all new industrial and service uses to be located on the industrial land north of Monbulk Road.	Strategic Planning	DELWP	Medium
13	Encourage land uses that will service the town at a local level.	Strategic Planning	DELWP	Medium

Employment Actions: Specific Sites

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
14	Investigate opportunities to utilise the vacant portion of the St Georges Anglican Church site at 73 Main Road.	Strategic Planning (to investigate rezoning), Urban Design and Landscape Architecture (to contribute design parameters)	Land owner	Medium

Industry Actions

Structure Plan Action		Responsible Council Department	Other	Priority
15	Provide policy support for use of existing industrial areas for services that support the town.	Strategic Planning	DELWP	Medium

Monbulk Town Centre Actions

Structure Plan Action		Responsible Council Department	Other agencies, groups	Priority
16	Apply a Design and Development Overlay (DDO) to Monbulk town centre area as identified in the Strategic Framework Plan, using the design guidelines set out at Chapter 5 of this report.	Strategic Planning	DELWP	High
17	<p>Prepare signage guidelines for Monbulk to:</p> <ul style="list-style-type: none"> ensure that wayfinding and directional signage in the public realm is visually prominent ensure business identification and promotion signage on commercial and industrial buildings is effective, high quality, and avoids contributing to visual clutter guides design and location of future gateway signage on roads into Monbulk to highlight the facilities, eateries and attractions of the town, for future provision by Council guides design and location of directional signage to and within the town centre that is consistent and informative, for future provision by Council. 	Urban Design and Landscape Architecture	Department of Transport, local traders, local community	Medium
18	Finalise and adopt the Design Guidelines from Chapter 5 of this report to guide design and investment in public works within the town centre.	Urban Design and Landscape Architecture (Urban Design Framework)	Local community groups	High