

Monbulk Structure Plan 2017 Actions, Status Update 2022

Housing actions

	Structure Plan Action	Status Notes	Recommended Update
1	In consultation with relevant stakeholders (e.g. CFA, DELWP, Yarra Valley Water) undertake further work into each housing investigation area to determine the most appropriate minimum lot size.	Lot size outcomes have been replaced by proposed Rescode variations following review as part of the Neighbourhood Character Study. A future planning scheme amendment will implement these variations into the Planning Scheme.	Amend action to: <i>“Pending a Council adopted Neighbourhood Character Study, implement recommended planning controls for Monbulk’s residential areas into the Planning Scheme.”</i>
2	Work with Yarra Valley Water to determine sewerage capacity across housing investigation areas.	Completed. Sewerage system now installed	Delete action.
3	Prepare housing design guidelines for the Yarra Ranges that ensure bushfire risk is considered as part of building material selection, lot layout and building design.	Redundant. Bushfire Management Overlay now determines design.	Delete action.
4	Confirm environmental risk areas (in particular erosion and bushfire) where further development should be discouraged within the UGB.	Completed - Bushfire risk study by Terramatrix 2019	Delete action.
5	Apply appropriate planning zones to housing change areas, once further investigation is complete.	A planning scheme amendment is currently being prepared to achieve this.	Keep action.
6	Explore opportunities to provide smaller housing or assisted living on the Moores Road precinct, taking into account the nearby Neighbourhood Safer Place (NSP).	This action depends on whether existing facilities in Moores Road can be relocated, to make the relevant land available for these new purposes. The work to determine this is ongoing.	Keep action. Nominate Design and Place as lead Council department for implementation. Nominate Recreation and Active Living as support department to determine future of relevant sporting clubs.

Employment actions: commercial areas

	Structure Plan Action	Status Notes	Recommended Update
7	Encourage the clustering of retail, food and entertainment-based land uses within the town centre.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.
8	Facilitate street activation by encouraging dining and retail displays on the footpath, while maintaining safe access paths for people of all abilities.	This can be achieved via a new Urban Design Framework, which is now under development. Successful implementation will require a contribution from Council’s Safer Communities	Amend action and consolidate in content of Action 9, 11, 24 and 25: <i>“Undertake an Urban Design Framework to support improved street activation by exploring: a) widening the footpath on the east</i>

		<p>Department, to ensure the approach to local laws in the Main Street enables this action.</p> <p>This action can be consolidated with actions 9, 11, 24, and 25, which also relate to improving the public realm for pedestrians and kerb-side dining opportunities.</p>	<p><i>side of Main Road as per Section 4.3 of the Structure Plan, b) Improving the footpath treatments as per Section 4.3 of the Structure Plan, c) Implementing public realm improvements as per Section 4 of the Structure Plan, d) encouraging dining and retail displays on the footpath, e) maintaining safe access for people of all abilities”.</i></p> <p>Nominate Urban Design and Landscape Architecture as responsible Council department for creation of Urban Design Framework.</p> <p>Nominate Safer Communities as responsible Council department for a review of local laws policies for Monbulk.</p>
9	Support a pedestrian friendly environment that attracts people for activity, uses and atmosphere.	Similar to Action 8, this can be achieved by through an Urban Design Framework, and a review by Safer Communities.	<p>Consolidate action into Action 8.</p> <p>Nominate Urban Design and Landscape Architecture as responsible Council department for creation of Urban Design Framework.</p> <p>Nominate Safer Communities as responsible Council department for a review of local laws policies for Monbulk.</p>
10	Provide for commercial uses that interact with the street (e.g. glass frontages).	This will be addressed by an Urban Design Framework that is being prepared, and subsequently by a planning scheme amendment for planning scheme implementation.	Keep action.
11	Enhance the public realm (including footpath widening, as per guidelines in Chapter 4) to encourage greater use of the road reserve for kerb-side dining.	Similar to Action 8, this can be achieved by an Urban Design Framework, and a review by Safer Communities.	<p>Consolidate action into Action 8.</p> <p>Nominate Urban Design and Landscape Architecture as responsible Council department for creation of Urban Design Framework.</p> <p>Nominate Safer Communities as responsible Council department for a review of local laws policies for Monbulk.</p>
12	Discourage large format retail uses and any commercial uses that require setbacks.	This is included in the Urban Design Framework in development, and the planning scheme amendment that is being prepared.	Keep action.

13	Encourage 'shop-top' housing or small apartments to be located above commercial uses.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.
14	Require any new development in the commercial area between Emerald-Monbulk Road and Moxhams Road to be of a commercial or retail nature.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.
15	Discourage the establishment of any new service industrial uses within the commercially zoned areas.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.
16	Encourage varied shop sizes to improve function and flexibility of land uses.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.

Employment actions: Industrial areas

	Structure Plan Action	Status Notes	Recommended Update
17	Require all new industrial and service uses to be located on the industrial land north of Monbulk Road.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.
18	Encourage land uses that will service the town at a local level.	This is included as a policy in the planning scheme amendment being prepared.	Keep action.

Employment actions: Specific sites

	Structure Plan Action	Status Notes	Recommended Update
19	Investigate opportunities to utilise the vacant portion of the St Georges Anglican Church site at 73 Main Road.	Not completed. Strategic Planning to investigate potential rezoning. Given 'gateway' location, Urban Design could contribute design parameters	Keep action Nominate responsible Council department as Strategic Planning to investigate rezoning, Urban Design to contribute design parameters.

Industry actions

	Structure Plan Action	Status Notes	Recommended Update
20	Provide policy support for use of existing industrial areas for services that support the town.	There is an existing Industrial Zones policy for Monbulk-Silvan land (21.04-4), which encourages use of industrial land in Monbulk for operations supporting agricultural and rural activities in the area. As part of Planning Scheme Amendment C148 (now with Minister considering approval), a new policy on 'Industry in Urban Areas' seeks to balance the need for industrial land in rural townships to serve both the needs of surrounding	Keep action, pending approval of C148.

		agricultural areas, as well as the townships themselves.	
21	Encourage horticultural service industries and transport uses to located within the green wedge, outside the UGB, where permissible.	The structure plan addresses uses and outcomes within the town area, not in the surrounding rural area. Proposed policy will direct service industrial activity to industrial-zoned land in the north part of the town and commercial/retail to the town centre, effectively directing horticultural industry to the rural area.	Delete action.

Monbulk town centre actions

	Structure Plan Action	Status Notes	Recommended Update
22	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.	A planning scheme amendment is being prepared.	Keep action.
23	Prepare advertising sign guidelines to ensure that wayfinding and directional signage in the public realm is visually prominent, while business identification and promotion signage on commercial and industrial buildings is effective, high quality, and avoids contributing to visual clutter.	This requires preparation of signage guidelines.	<p>Amend action to consolidate in Actions 27 and 28:</p> <p><i>“Prepare signage guidelines for Monbulk to:</i></p> <ul style="list-style-type: none"> <i>• ensure that wayfinding and directional signage in the public realm is visually prominent</i> <i>• ensure business identification and promotion signage on commercial and industrial buildings is effective, high quality, and avoids contributing to visual clutter</i> <i>• 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</i> <i>• guides design and location of directional signage to and within the town centre that is consistent and informative, for future provision by Council.”</i> <p>Nominate responsible Council department as Urban Design and Landscape Architecture.</p>
24	Widen footpaths along the eastern side of Main Road and investigate in consultation with VicRoads.	Similar to Action 8, this can be achieved by through an Urban Design Framework, and a review by Safer Communities.	Consolidate into action 8.

25	Upgrade and enhance footpath treatments so they are consistent, present a high quality image of the town and are safer for pedestrians.	Similar to Action 8, this can be achieved by through an Urban Design Framework, and a review by Safer Communities.	Consolidate into action 8.
26	Finalise and adopt the Design Guidelines from Chapter 5 of this report to guide design and investment in public works within the town centre.	This refers to design concepts for development of the Moores Road Precinct, which is part of an Urban Design Framework now being developed.	Keep action
27	Provide signage on all main gateway roads into Monbulk to highlight the facilities, eateries and attractions of Monbulk to promote the town as a destination.	Not required as stand-alone action.	Consolidate into action 23
28	Provide directional signage to and within the town centre that is consistent and informative.	Not required as stand-alone action.	Consolidate into action 23