

# DRAFT FOR CONSULTATION

## MONBULK TOWNSHIP

URBAN DESIGN FRAMEWORK //  
DRAFT FOR CONSULTATION 2023

# 1.0 INTRODUCTION

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## 1.1 Overview

### **Purpose**

The Urban Design Framework (UDF) builds upon the strategic work of the Monbulk Structure Plan in 2017. Its purpose is to provide clear design guidance regarding the development and structuring of land within the Monbulk Activity Centre along Main Road (Central Monbulk).

The preferred character, guidelines and illustrations contained in this document provide directions to landowners, designers, Yarra Ranges Council and the wider Monbulk Community regarding the expected place based outcomes to be achieved by the development of land in Central Monbulk.

A series of character statements and guidelines are provided to achieve integrated urban design outcomes throughout Central Monbulk to ensure that consistent and preferred built form and public realm outcomes are achieved.

This UDF considers Monbulk's Regional Context; Land Form; Environment; Land Use; Open Space; Transport; and Architecture and Heritage. With a detailed analysis of key precincts exploring Character; Structure; Public Realm; Movement and Access; and Built Form.

The UDF provides a clear direction for future development of key strategic, and public realm sites within Central Monbulk. By utilising the most appropriate mechanisms for implementing key recommendations from this framework, this UDF can inform draft planning scheme policies and controls, as well as future capital works programs.

No capital funding (Council funding) is committed to projects proposed within the UDF at this time. Any future funding streams required to establish new buildings, public realm projects, streetscape projects, or undertake upgrades of an existing building/place/infrastructure including: design, architectural, surveyor and permit costs; site preparation costs; project management costs; construction costs; and other associated costs will rely on future funding streams including, but not limited to, capital works, and available grants.

### **What is an Urban Design Framework?**

Urban Design Framework's (UDF) are strategic planning and placemaking tools that set out an integrated design vision for desired future public and private development of urban places. UDFs provide direction for interventions that shape open space, buildings, landscape, and the public realm.

Unlike a master plan, which only gives a final detailed vision for how an area will develop, an UDF provides flexibility by identifying key principles and concepts rather than finite solutions. It includes a design vision for how a place might develop and provides sufficient detail at key locations so that the vision can be tested for economic and functional viability.

Also a UDF allows room for continuous review of detailed actions within the strategic framework, and assists council to assess development proposals with industry best guidance on design outcomes.

### **How to Use this Document**

All development applications and public realm design projects for land within Central Monbulk (the defined study area) should refer to the Monbulk Urban Design Framework (UDF).

The UDF contains a design framework that introduces a series of requirements and illustrations to help achieve the design vision. Each section within the design framework includes the following as relevant:

- Preferred character statements describing the desired outcome to be achieved by development and the public realm.
- Design guidelines that should be considered within future development proposals, and public realm masterplanning.
- Illustrations and plans that provide indicative guidance on the built form and public realm outcomes that are to be achieved.

The design framework of the UDF will be transferable into the Yarra Ranges Planning Scheme. Any planning scheme provisions will be introduced through a Planning Scheme Amendment as further outlined in the implementation section of this document.

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## 1.2 Vision for Monbulk Town Centre

*The Monbulk Town Centre is a vibrant retail and mixed use centre in the heart of the Dandenong Ranges. Focussed along Main Road, the town centre exemplifies the community's pride of the township by promoting a healthy, inclusive, sustainable safe environment where all community members can access services and interact. Built form along Main Road enhances the appearances of the towncentre by complementing existing buildings and the town's landscape character. Quality public spaces that are accessible and have a strong presence frame the town centre as the focal point for activity within the Monbulk Township.*





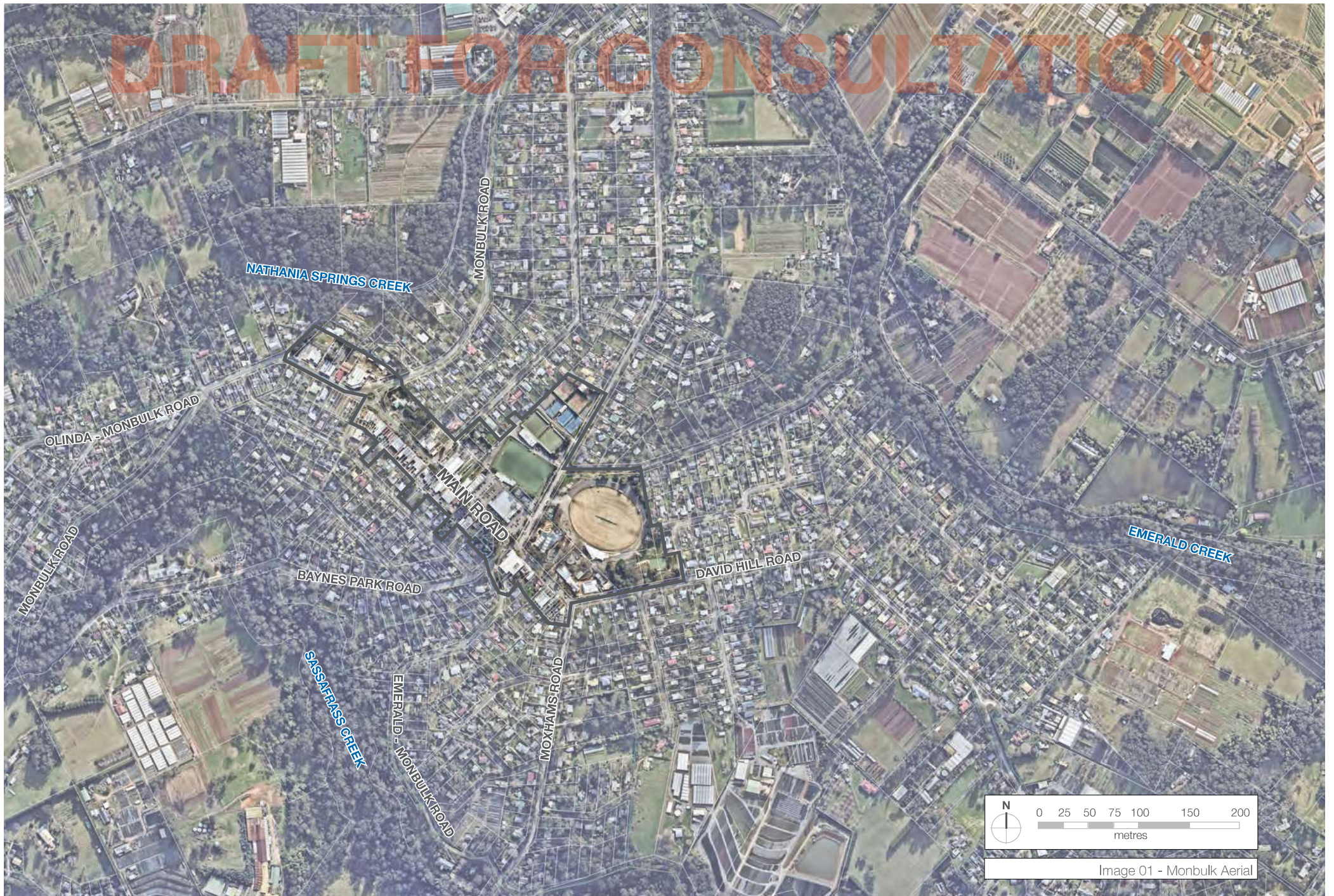


Image 01 - Monbulk Aerial



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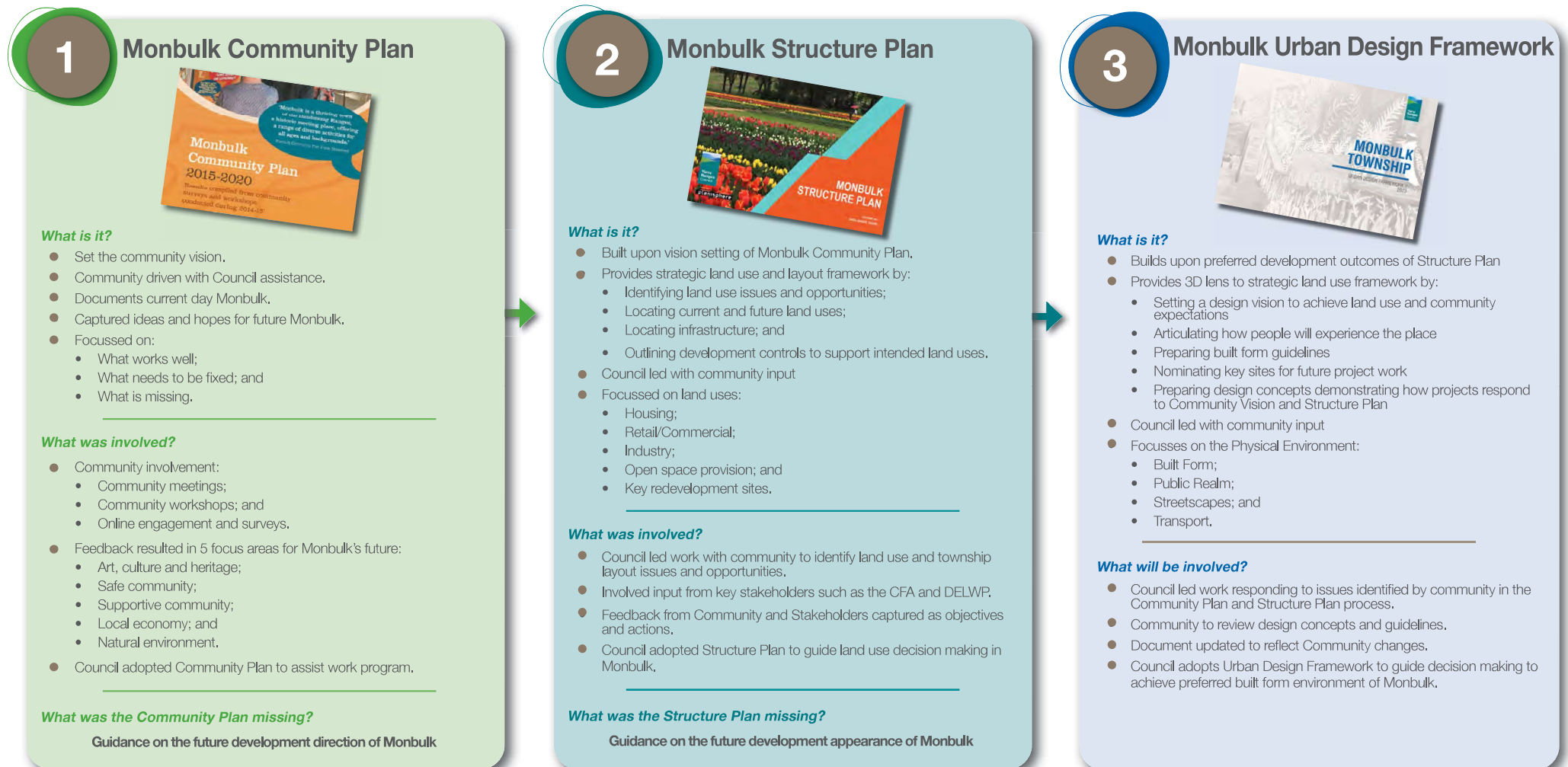
## 1.3 Background

Since 2015, two key documents have been completed which together set out the future vision for Monbulk and the Strategic Framework to deliver this vision.

The Urban Design Framework build's upon the vision setting and strategic direction of both plans by providing practical design solutions demonstrating both.

The below summarises the relationship of the Community Plan, Structure Plan and Urban Design Framework.

Diagram 01 - Relationship between Monbulk Community Plan, Monbulk Structure Plan and Monbulk Urban Design Framework



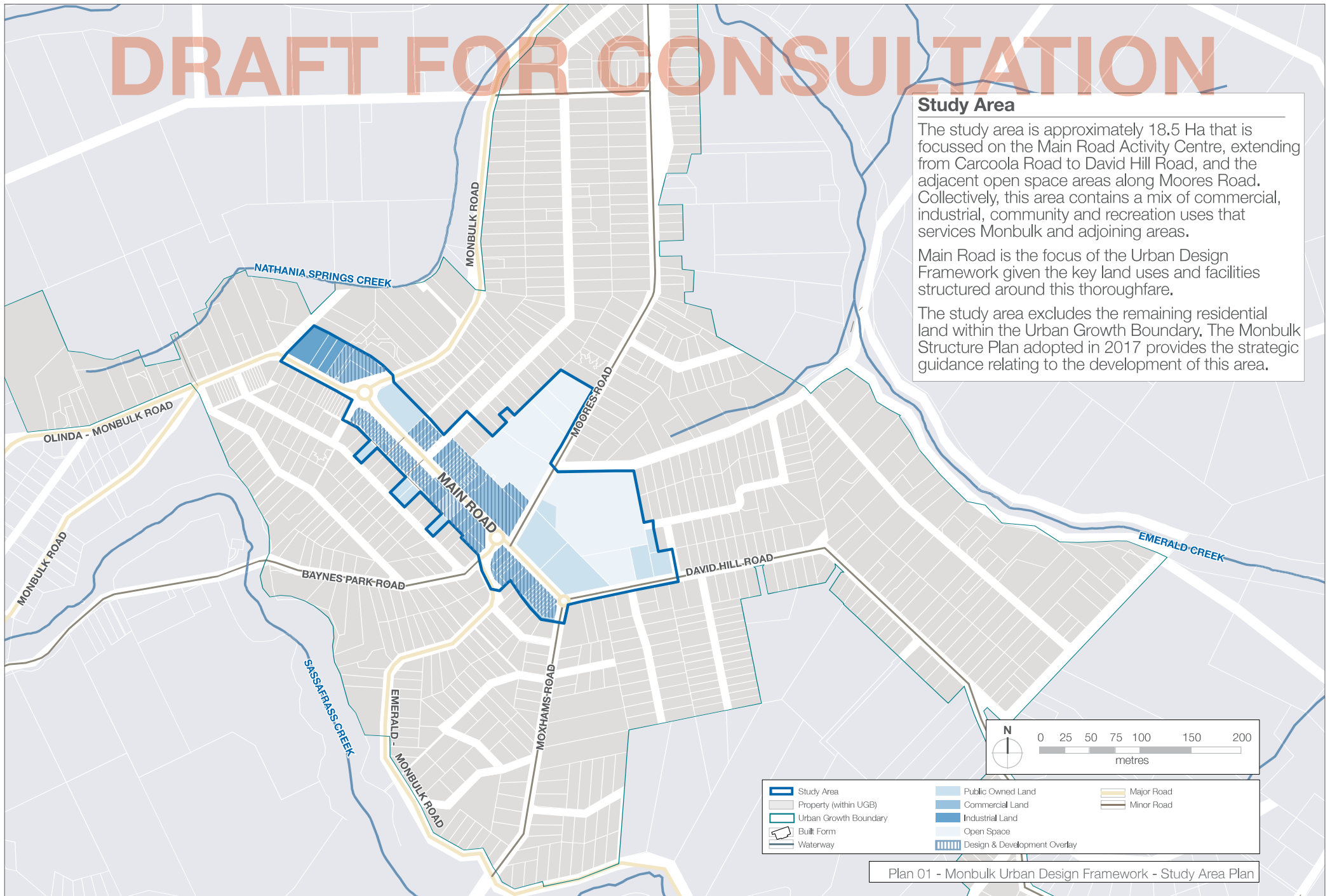
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## Study Area

The study area is approximately 18.5 Ha that is focussed on the Main Road Activity Centre, extending from Carcoola Road to David Hill Road, and the adjacent open space areas along Moores Road. Collectively, this area contains a mix of commercial, industrial, community and recreation uses that services Monbulk and adjoining areas.

Main Road is the focus of the Urban Design Framework given the key land uses and facilities structured around this thoroughfare.

The study area excludes the remaining residential land within the Urban Growth Boundary. The Monbulk Structure Plan adopted in 2017 provides the strategic guidance relating to the development of this area.



Plan 01 - Monbulk Urban Design Framework - Study Area Plan