DHAMIFORESSMILTATION

MONBULK TOWNSHIP

URBAN DESIGN FRAMEWORK // DRAFT FOR CONSULTATION 2023

1.0 INTRODUCTION

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1.1 DRAFT FOR CONSULTATION

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 coincepts 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:

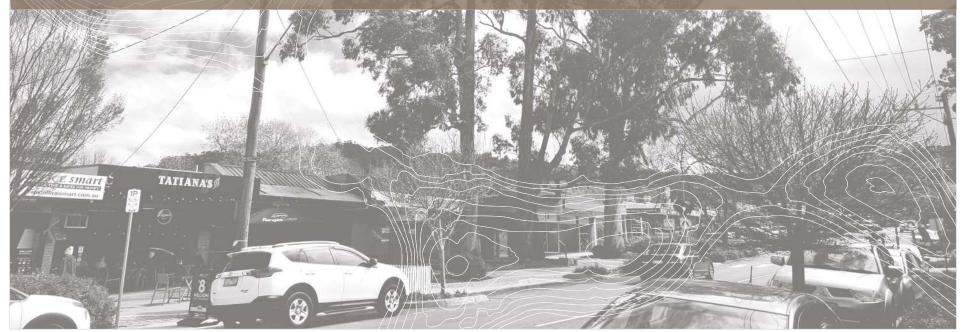
- Preferred character statements describing the desired outcome to be achieved by development and the public realm.
- Design guidelines that should be considered within future development proposals, and public realm masterplanning.
- Illustrations and plans that provide indicative guidance on the built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

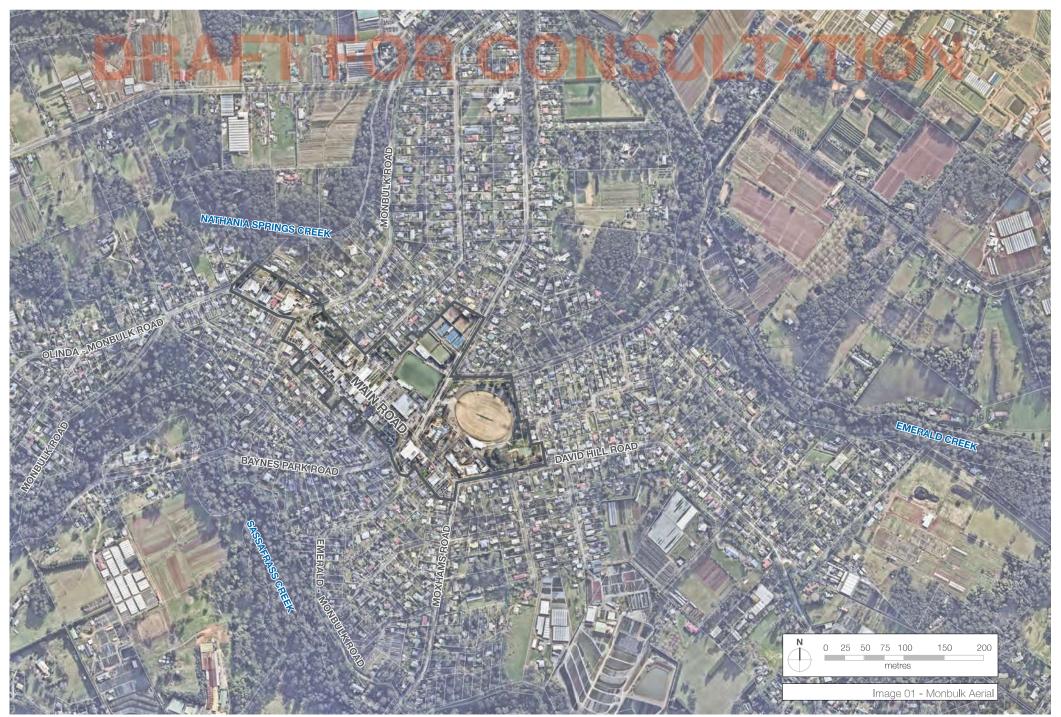
The design framework of the UDF will be transferable into the Yarra Ranges Planning Scheme. Any planning scheme provisions will be introduced through a Planning Scheme Amendment as further outlined in the implementation section of this document.

1.2 Vision for Monbulk Town Centre ONSULTATION



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.





1.3 Background FOR CONSULTATION

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

Monbulk Community Plan



What is it?

- Set the community vision.
- Community driven with Council assistance.
- Documents current day Monbulk,
- Captured ideas and hopes for future Monbulk.
- Focussed on:
 - What works well;
 - · What needs to be fixed; and
 - · What is missing.

What was involved?

- Community involvement:
 - · Community meetings;
 - Community workshops; and
 - Online engagement and surveys.
- Feedback resulted in 5 focus areas for Monbulk's future:
 - Art, culture and heritage;
 - Safe community;
 - Supportive community;
 - Local economy; and
 - Natural environment.
- Council adopted Community Plan to assist work program.

What was the Community Plan missing?

Guidance on the future development direction of Monbulk

Monbulk Structure Plan



What is it?

- Built upon vision setting of Monbulk Community Plan,
- Provides strategic land use and layout framework by:
 - · Identifying land use issues and opportunities;
 - · Locating current and future land uses;
 - Locating infrastructure; and
 - Outlining development controls to support intended land uses.
- Council led with community input
- Focussed on land uses:
 - Housing:
 - Retail/Commercial;
 - Industry;
 - Open space provision: and
 - Key redevelopment sites.

What was involved?

- Council led work with community to identify land use and township layout issues and opportunities.
- Involved input from key stakeholders such as the CFA and DELWP.
- Feedback from Community and Stakeholders captured as objectives and actions.
- Council adopted Structure Plan to guide land use decision making in Monbulk,

What was the Structure Plan missing?

Guidance on the future development appearance of Monbulk

Monbulk Urban Design Framework



What is it?

- Builds upon preferred development outcomes of Structure Plan
- Provides 3D lens to strategic land use framework by:
 - Setting a design vision to achieve land use and community expectations
 - Articulating how people will experience the place
 - Preparing built form guidelines
 - Nominating key sites for future project work
 - Preparing design concepts demonstrating how projects respond to Community Vision and Structure Plan
- Council led with community input
- Focusses on the Physical Environment:
 - Built Form;
 - Public Realm:
 - Streetscapes; and
 - Transport.

What will be involved?

- Council led work responding to issues identified by community in the Community Plan and Structure Plan process.
- Community to review design concepts and guidelines.
- Document updated to reflect Community changes.
- Council adopts Urban Design Framework to guide decision making to achieve preferred built form environment of Monbulk,

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