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MONBULK TOWNSHIP

URBAN DESIGN FRAMEWORK //
DRAFT FOR CONSULTATION 2023

3.0 ANALYSIS

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3.1 Precincts Analysis Overview

Central Monbulk can be defined by three precincts.

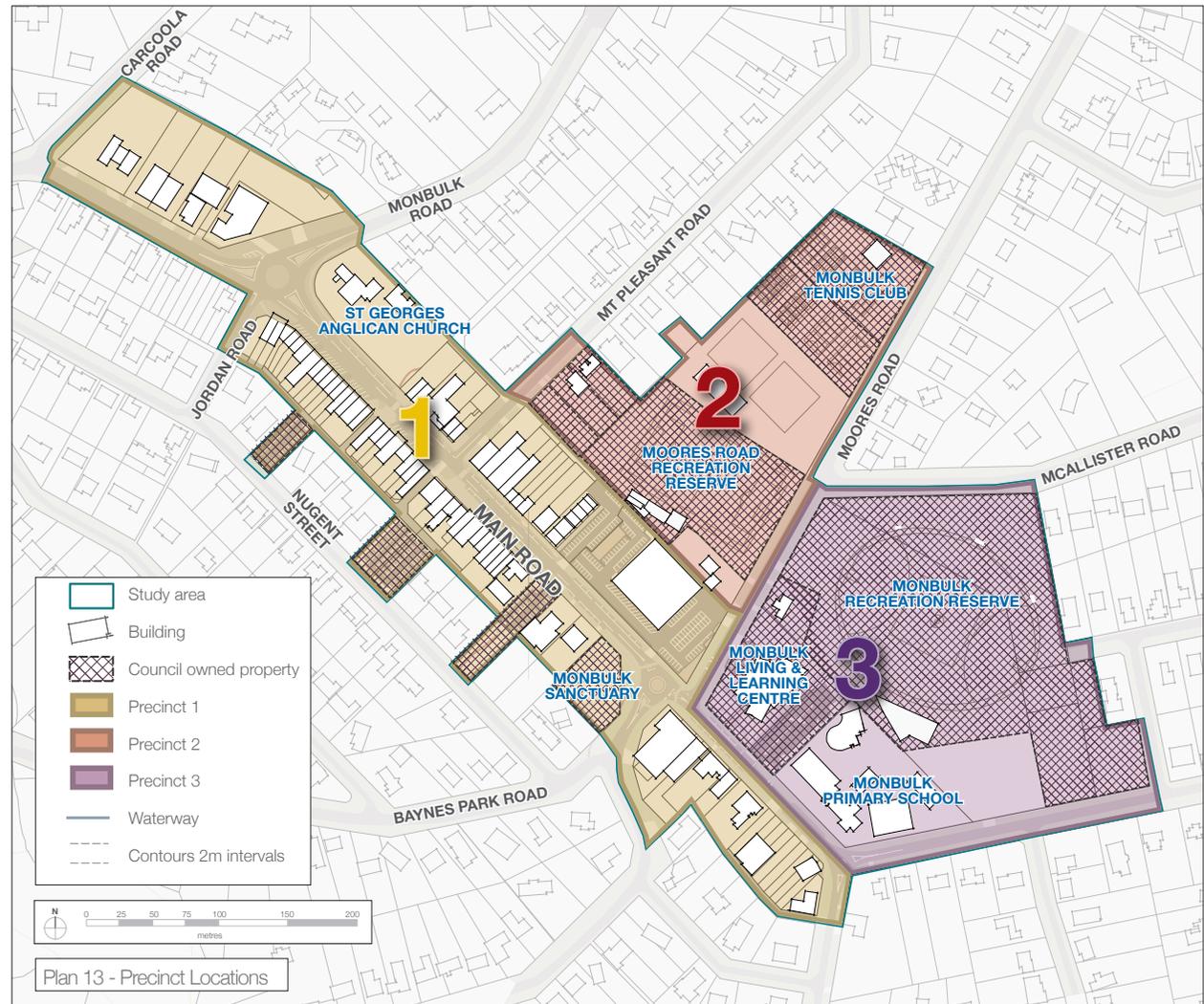
The detailed role and function of the precincts is set out in Table 02.

These precincts are structured by their relationship and proximity to Main Road and their complementary land uses.

The three precincts play specific roles within Monbulk which serves to cater for the existing and future local needs of the township.

Precinct Name	Role and Function
1 Main Road	The main activity spine of Central Monbulk that is bookended by gateways into the Township. Main Road encompasses key commercial, retail and office uses, and serves as the townships primary public transport corridor. Public realm in Precinct 1 is primarily defined by the streetscape of Main Road. The precinct also contains the Helen Chandler Alley which connects Main Road to major car park sites.
2 Moores Road	The precinct is defined by several active recreation areas and Council owned land adjoining these areas. The Moores Road Recreation Reserve is the anchor of the precinct and the closest open space area to the Main Road Activity Centre.
3 Monbulk Civic	The cluster of community and recreation uses at the south-eastern end of Main Road. The Monbulk Recreation Reserve dominates this precinct despite being situated behind the Monbulk Living and Learning Centre and Monbulk Primary School. The recent upgrades to the Pavilion, skate park and playground are beginning to inform the public realm.

Table 02 - list of Precincts and their current roles



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3.2 Main Road - Precinct 1

Precinct Character

Precinct 1 serves as the commercial hub of Monbulk. The Monbulk and Main Road roundabout serves as the primary gateway to the precinct. Emerald-Monbulk and David Hill Roads act as secondary gateways from the south and west respectively.

The precinct entails all commercially zoned land with direct frontage to Main Road, and (with the exception of the Monbulk Living & Learning Centre) car park areas adjoining this land.

Main Road is the primary thoroughfare that anchors activity within this precinct. Rear laneways accessible from side streets provide access to loading and servicing areas behind the Main Road interface.

Structure

Main Road forms the primary linear corridor that defines the precinct. This corridor is emphasised by Main Road being constructed atop a ridge line with streets to the north and south falling away. To the south of Main Road the grade falls more steeply than to the north. With Main Road being located along a ridgeline it provides views to the surrounding hills over the buildings with Mount Dandenong providing a landmark view to the north-west.

Public Realm

The streetscape of Main Road is the focus of public realm in Precinct 1. Sections of the south-west side of Main Road have an extended outstand punctuated with a mix of parallel and 45° angle parking. Most of the outstand is treated with coloured concrete, street furniture and trees. Solar access to the south-west side of Main Road provides for year round dining. Laneways connecting to Helen Chandler Alley are beginning to extend the public realm area from Main Road.

The treatment of the streetscape on the north-eastern side is ad-hoc and for the most part inaccessible from on-street car parking, due to a mix of tight level changes, material changes and vegetation. This side of the street is much narrower than the south-west.

Monbulk Sanctuary is the only formal open space area within Precinct 1. Its purpose however is to protect the existing vegetation on site rather than be used for recreation. A bushland revegetation site on Nugent Street also serves a similar purpose. A courtyard space to the east of the St Georges Anglican Church is informally used by the public as an open space area.

Movement and Access

Monbulk Road is the primary thoroughfare in and out of Precinct 1, with Emerald-Monbulk and David Hill Roads providing secondary entry points. Moores and Mount Pleasant Roads provide connections to the northern residential area of Monbulk whilst Baynes Park and Moxhams Roads provide links to the south.

Pedestrian access to the town centre is varied due to the incomplete path network and exacerbated by the steep topography.

Two bus routes provide the only serviceable public transport options for Precinct 1. The sole bus stop serving both directions of the bus routes creates inefficient movements through the Precinct 1.

Cycling infrastructure within Precinct 1 is limited to three scattered bicycle racks

Built Form

One storey narrow fronted fine grain built form dominates, with a small number of double storey and larger format development spread intermittently throughout the town centre. The primary interface for the built form is Main Road and this is mostly activated. Secondary interfaces to lower order streets, laneways and open space are predominantly inactive.

The primary built form frontage is the building line on the south-west side of Main Road complemented by the extended outstands. Several buildings at either end of the Main Road thoroughfare disrupt this frontage by being setback further from Main Road. These setbacks are either landscaped or contain car parks. The sites on which many of these buildings are located are key strategic sites adjacent to the main gateways into the town centre.

Key Sites

- 1 Monbulk Road Gateway
- 2 St Georges Anglican Church
- 3 Main Road Road Reserve (south-west)
- 4 Main Road Road Reserve (north-east)
- 5 Helen Chandler Alley
- 6 RSL Club
- 7 Monbulk Sanctuary
- 8 Emerald-Monbulk Road Gateway
- 9 David Hill Road Gateway

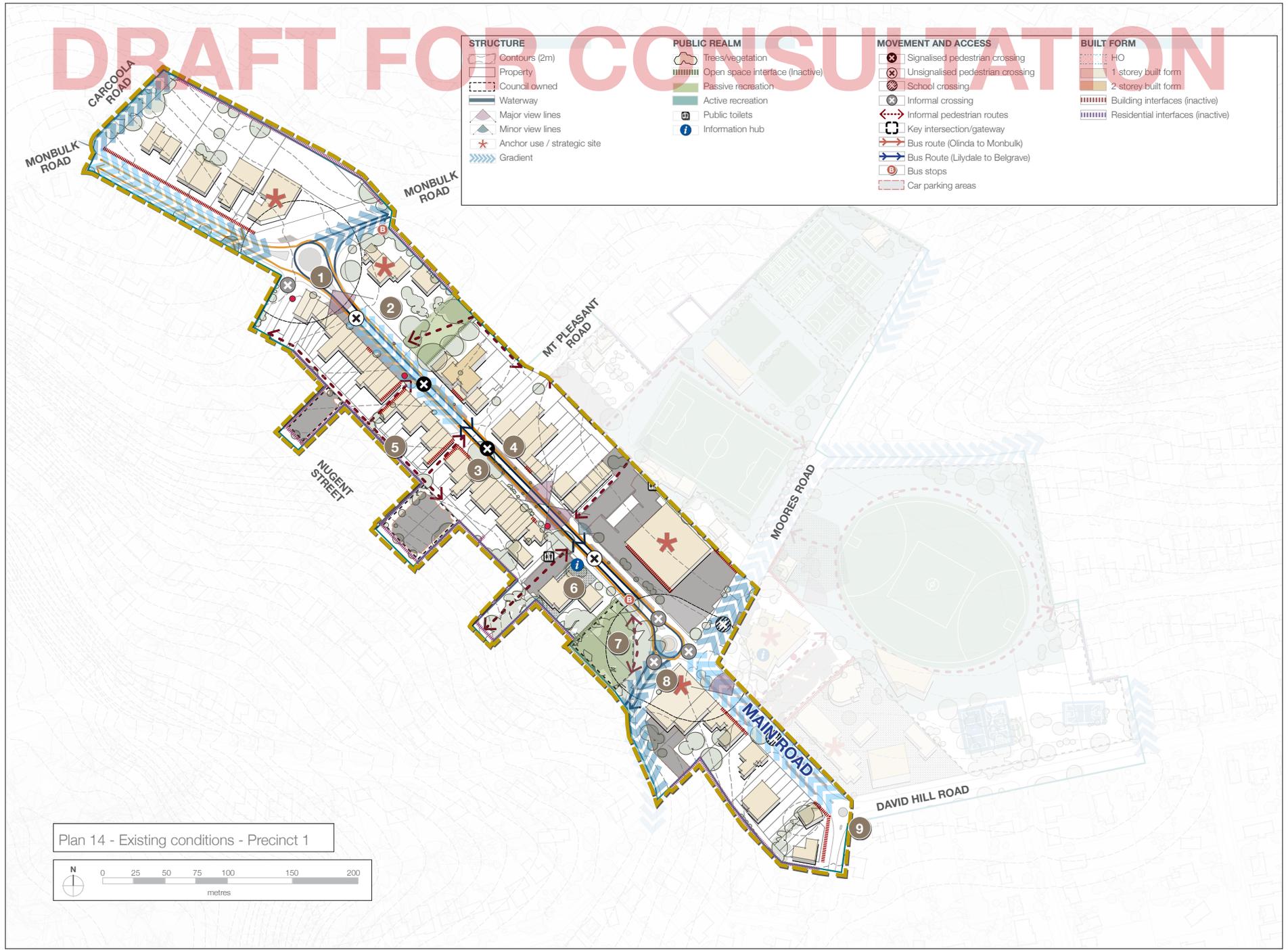


Image 27 - Main Road Streetscape - looking northwest



Image 28 - Main Road Streetscape - northeast side

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STRUCTURE

- Contours (2m)
- Property
- Council owned
- Waterway
- Major view lines
- Minor view lines
- Anchor use / strategic site
- Gradient

PUBLIC REALM

- Trees/vegetation
- Open space interface (inactive)
- Passive recreation
- Active recreation
- Public toilets
- Information hub

MOVEMENT AND ACCESS

- Signalised pedestrian crossing
- Unsignalised pedestrian crossing
- School crossing
- Informal crossing
- Informal pedestrian routes
- Key intersection/gateway
- Bus route (Olinda to Monbulk)
- Bus Route (Lilydale to Belgrave)
- Bus stops
- Car parking areas

BUILT FORM

- HO
- 1 storey built form
- 2 storey built form
- Building interfaces (inactive)
- Residential interfaces (inactive)

Plan 14 - Existing conditions - Precinct 1

0 25 50 75 100 150 200 metres

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3.3 Moores Road - Precinct 2

Precinct Character

Precinct 2 is the cluster of recreational and Council owned land between Moores Road and Mount Pleasant Road immediately north-east of Precinct 1. There is limited built form present in this precinct and the large allotments are dominated by hardcourt surfaces and perimeter plantings. The northern end of Precinct 2 slopes significantly upwards. Views from the northern end of the precinct east towards the Main Road Activity Centre.

As Precinct 1 is the commercial heart and Precinct 3 is the recreation hub of Monbulk, the role and purpose of Precinct 2 is more undefined yet it also provides the most significant opportunities for transformation.

Structure

The four large allotments along Moores Road define the overall shape of Precinct 2. These lots are slightly irregular and are anchored by hardcourt surfaces. The hardcourts have resulted in a terraced landform that slopes upwards when traversing north.

The three smaller allotments along Mount Pleasant Road are atypical rectilinear residential lots (approximately 1000m² in size). For these lots, land falls north-west to south-east, and is much more subtle when compared to other parts of Monbulk.

Public Realm

The hardcourt surfaces strongly influence the current public realm for Precinct 2. Whilst highly visible from the street, these spaces are inaccessible due to chain mesh perimeter fencing and dense landscaping.

Spaces between the hardcourts and lot boundaries are also very adhoc as they consist of a mix of laneways, pathways, informal carparking and further landscaping.

The landscaping present in Precinct 2 is a mixture of exotic and indigenous. Some vegetation provides significant canopy coverage, as well as landmarks for the precinct. The Oak Tree located at the western end of the soccer pitch exemplifies this.

Movement and Access

Car use is the preferred method of access to/from Precinct 2. Moores Road provides direct access to all open space areas within Precinct 2. A shared driveway adjacent to the Monbulk Bowling Club facilitates secondary access from Mount Pleasant Road.

Despite limited visibility from the Main Road Activity Centre, concrete pathways along Moores Road and Mount Pleasant Road provide pedestrian connections along the periphery of the sites.

As per Precinct 1, cycling infrastructure is almost non-existent. However, generous road reserves along Moore Road and Mount Pleasant Road are capable of facilitating bicycles.

Built Form

Clubhouses associated with the open space uses dominate the built form of Precinct 2. These buildings are generally modest, low scale and well setback from the street. The buildings typically have one active edge, being the edge that fronts to the surfaces of their respective sports. Due to their higher altitude, views from the tennis and netball clubhouses extend more broadly across Precinct 2 to Main Road.

The rear of built form from Precinct 1 acts as the, boundary between the precincts. This built form is also typically inactive.

The inactive treatments of the built form, together with fencing and dense landscaping detracts from the overall amenity of Precinct 2.

Key Sites

- 1 2 Mount Pleasant Road (informal carpark)
- 2 Oak Tree
- 3 Former Monbulk Soccer Reserve
- 4 Monbulk Bowling Club
- 5 Monbulk Bowling Club laneway
- 6 Monbulk Netball Club
- 7 Monbulk Tennis Club

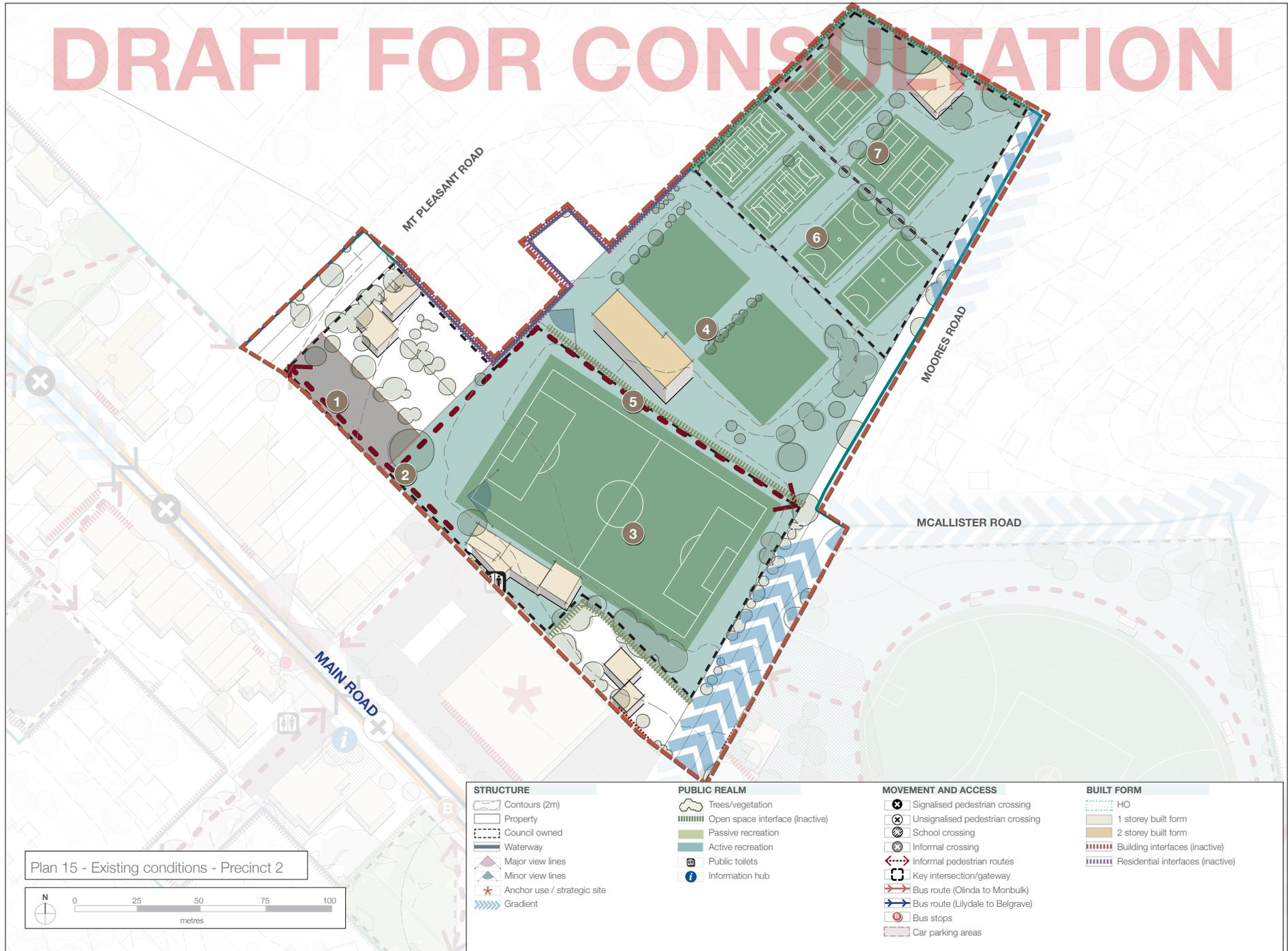


Image 29 - Former Monbulk Soccer Reserve



Image 30 - Monbulk Tennis Club

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3.4 Monbulk Civic - Precinct 3

Precinct Character

Precinct 3 is defined by the higher order community and recreation uses of the Monbulk Recreation Reserve, Monbulk Primary School and the Monbulk Living & Learning Centre (MLLC). Main Road to the south-west, Moores Road to west, Macallister Road to the north and David Hill Road to the south-east define the precinct area. Precinct 3 is primarily accessed by Main Road, with the commercial town centre area bordering to the immediate west.

Structure

The land within Precinct 3 naturally falls from south to north. The large area of open space for the Monbulk Recreation Reserve oval creates a large flat area that disrupts this grade. Where the flat area ends has created a steep artificial grade along the south edge of Macallister Road.

The grade closest to Main Road and David Hill Road is more gradual, and built form and public realm treatments in these area are more complementary to the topography.

Views from the southern part of the Precinct are strong towards the hills to northeast and northwest which help to visually frame Precinct 3.

Public Realm

The oval of the Monbulk Recreation Reserve dominates the public realm of Precinct 3. All edge conditions and spaces between buildings draw sightlines towards the oval. Fencing along the boundary of the Monbulk Primary School and Wellington Cottage restricts movements towards the oval. For the area around the MLLC path networks embellished with with a mix of low level landscaping and high canopy trees help to create inviting spaces to move through.

Land to the south-east of Precinct 3 is disjointed and poorly presented. The overgrown vegetation serves to detract from entering the space. A masterplan bringing together all of the public realm in Precinct 3 is required to bring consistency.

Movement and Access

Car use dominates access to/from Precinct 3. Main Road provides access to the MLLC, and Monbulk Primary School. Access to the Monbulk Recreation Reserve is via Moores Road to the west or David Hill Road to the south, with a secondary entry from Haig Avenue to the east.

Limited car park areas in Precinct 3 together with a adhoc access network, fosters traffic congestion at peak times such as school drop-off/pick-up, and football match days.

Pedestrian access to/from Precinct 3 is facilitated by a path network which encircles the Precinct. Pedestrian movements through the Precinct are less defined, the poor dirt paths at the eastern end of Precinct 3 restrict access from the east, whereas the gravel road around the edge of the oval provides an informal path for pedestrians despite being primarily for vehicles.

Cycling infrastructure is again almost non-existent. A lone bicycle stand is provided at the entrance to the MLLC.

Built Form

Precinct 3 contains both the most contemporary and historic buildings within the Monbulk Town Centre. The original building of the Monbulk Primary School dates from the late 19th Century. Its appearance is typical of Victorian era buildings with high gabled roofs, generous verandahs, and large single hung windows adorned with fenestrations. Despite being well setback from Main Road the original school buildings provides a level of activation to the streetscape.

The MLLC and the Monbulk Recreation Reserve Pavilion have been constructed within the past 10 years. Whilst visibly different in their appearance, both buildings have been designed with more of a sustainability focus including large windows, high ceilings and light colours. Unfortunately neither building provides strong active edges. The main entrance to the MLLC is shielded by dense vegetation and a childcare centre, and the Pavilion is activated solely towards the oval only.

Key Sites

- 1 Monbulk Recreation Reserve oval
- 2 Wellington Cottage
- 3 Monbulk Living & Learning Centre
- 4 MLLC Car Park
- 5 Monbulk Recreation Reserve pavilion
- 6 Monbulk Primary School
- 7 Monbulk Recreation Reserve (south-east area)
- 8 Monbulk Skate Park



Image 31 - Monbulk Recreation Reserve (south-east corner)



Image 32 - Monbulk Recreation Reserve (view from pavilion)

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