

FOR CONSULTATION ONLY

Yarra
Ranges
Council

MONBULK TOWNSHIP

URBAN DESIGN FRAMEWORK - ADDENDUM //
VILLAGE GREEN OPTIONS FOR CONSULTATION
2023

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Acknowledgement of Country

We respectfully acknowledge the Traditional Owners, the Wurundjeri People as the custodians of this land. We also pay respect to all Aboriginal community elders, past and present, who have resided in the area and have been an integral part of the history of this region.



Prepared by Design & Place, Yarra Ranges Council.

Council recommends anyone having difficulties or interpreting elements of this document due to accessibility needs to contact us for assistance.

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PURPOSE

The purpose of this Addendum to the Monbulk Urban Design Framework is to outline the potential of 4 design options for the future Village Green site at 3-5 and 9 Moores Road, and 2, 4 and 6 Mount Pleasant Road.

Key Adjoining Sites

- 1 Monbulk Bowling Club
- 2 Monbulk Netball Club
- 3 Monbulk Tennis Club
- 4 Carriageway easement (Right of way)
- 5 Monbulk Skate Park
- 6 Monbulk Recreation Reserve
- 7 Main Road & Emerald-Monbulk Road Roundabout
- 8 Monbulk Supermarket Carpark
- 9 Monbulk Sanctuary



Subject Site and Surrounding Area

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OVERVIEW

Summary

The Urban Design Framework (UDF) addendum looks in detail the proposed future design of the Village Green.

This document analyses how to best use the space in terms of open space, housing provision and land for servicing. Table 1 sets out the current areas used for these land uses.

The 4 options provided in this document build upon the high level concepts in the Monbulk Structure Plan. They have been informed by the physical and design analysis that has been undertaken in the Monbulk UDF and industry best practice when it comes to Urban Design including:

- Safety;
- Activation;
- Facilities; and
- Access/movement.

The ultimate design for the Village Green will be born from an iterative design process, of which the UDF is the second level of refinement.

Further refinement of the Village Green design will be undertaken as part of a future masterplanning (capital works project), which will undertake a feature survey of the space as well as other detailed investigations such as drainage, traffic and vegetation.

Lastly, once the final layout of the Village Green has been developed, a Planning Scheme Amendment is required to rezone land to match the intended land use layout.

How to Use this Document

The Addendum provides a series of illustrations and plans to provide an indicative representation of the the design outcome.

The Addendum also provides commentary and analysis on each option discussing:

- Key outcomes of each option.
- Relevance to planning policy outcomes and industry best practice.
- Demonstrating how each option compares to the Monbulk Structure Plan options.
- Comparison of open space area for each option with existing provision.
- Indication of Council's most and least preferred options.

It is important to note that **concepts shown in this Addendum are indicative only**.

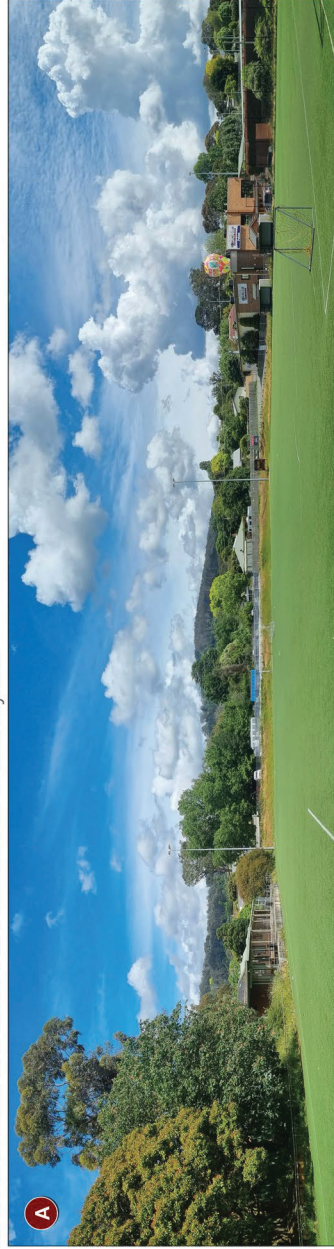
Further consultation and detailed design work will be required prior to any development of the Village Green site.



Current Land Use Areas

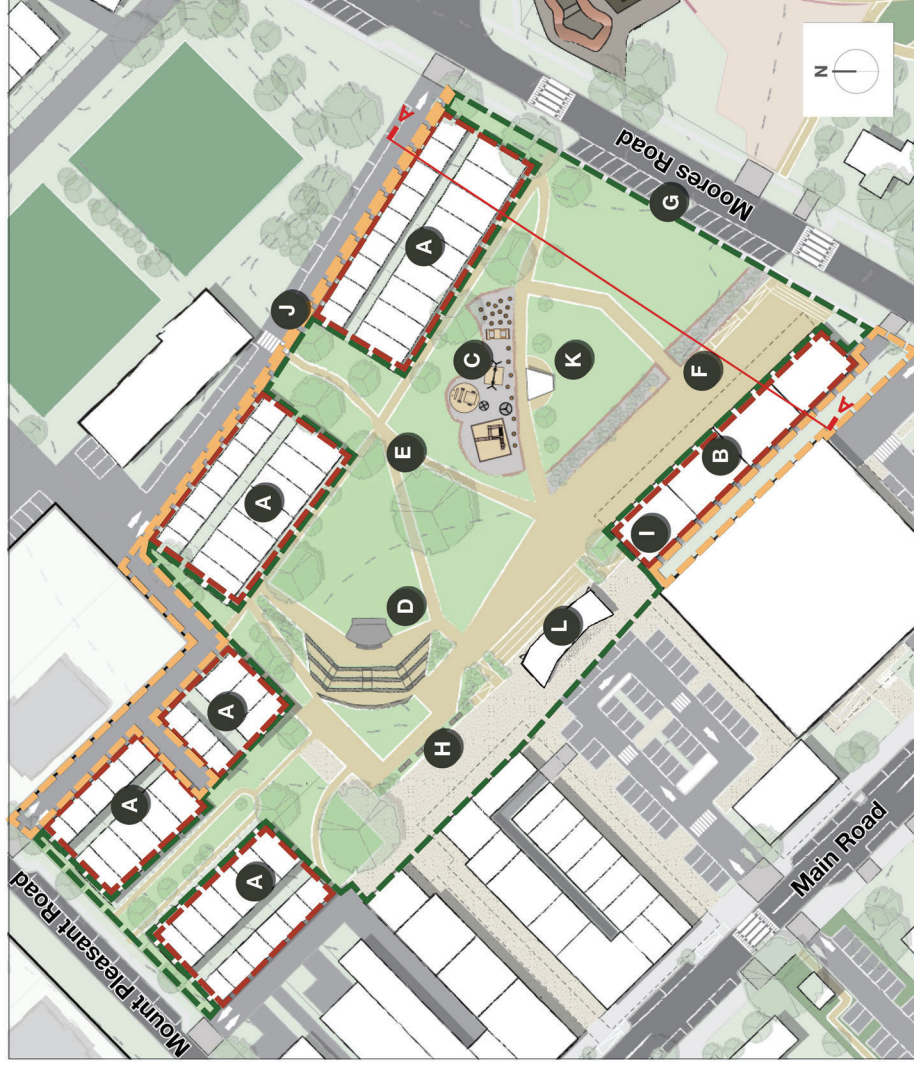
	Land Use	Total Area	% Area
[1]	Open Space	10132m ²	59%
[2]	Housing	2303m ²	13%
[3]	Other (e.g. laneways, car parking, medical centre)	4658m ²	27%
Whole Site		17093m ²	100%

Table 1 - Current Land Use Allocation



Current Day Subject Site - Looking North-West

OPTION A



Key Outcomes

A 30 residential lots created (net gain of 28 dwellings).

- B Provision of mixed use development.
- C All abilities district playground.
- D Outdoor amphitheatre and stage.
- E Universally accessible path network.
- F Hardstand plaza for markets and public events.
- G Provision of 16 on street car park spaces.
- H Community gardens space.
- I New public amenities.
- J Laneway widened to a minimum 8.5 metres (includes 13 parallel car park spaces).
- K Barbeque shelter.
- L Large awning over main entrance to Village Green.

Pros

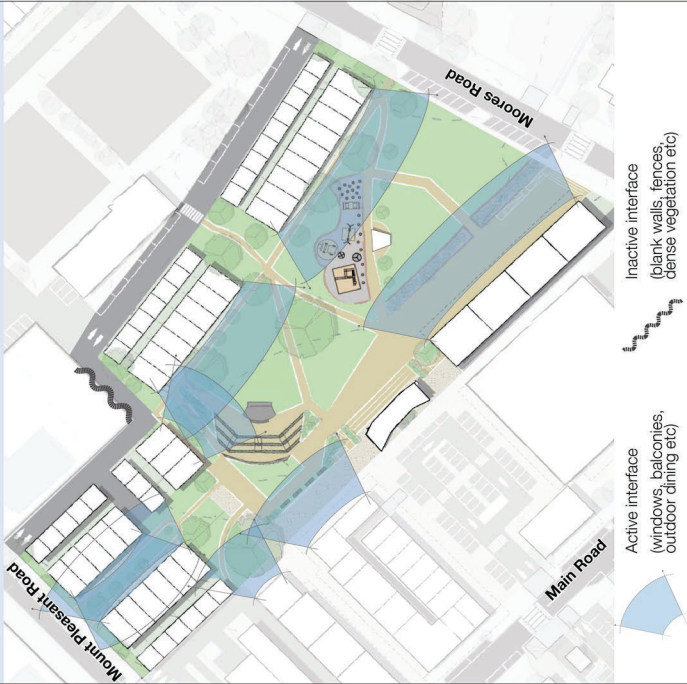
- Creates an attractive and active edge to all sides of the open space.
- Design best meets design industry standards and planning policy for developing new open spaces.
- Provides the most amount of surveillance of the open space to deter anti-social behavior due to the number of dwellings overlooking the space.
- Provides the largest increase in new medium density housing in the town centre.
- Creates a green link between Moores Road and Mount Pleasant Road.
- Provides opportunity for cafes and other retail to directly adjoin the open space.
- Variety of uses an programs promote signs of all day life and activity.

Cons

- Allows smallest increase in open space area from the current level of open space.
- Limits new onsite car parking to 16 spaces.

	Land Use	Current Area	% Area	New Area	% Area	Change
	Open Space	10,132m ²	59.3%	10,818m ²	63%	↑ 686m ²
	Residential land	2,303m ²	13.4%	4,979m ²	29%	↑ 2,676m ²
	Other	4,658m ²	27.3%	1,296m ²	8%	↓ 3,362m ²

Site Activation Analysis



Indicative Illustration of Village Green Concept A



Monbulk Structure Plan - Concept B



Cross-section AA



OPTION B (Council Preferred)



Key Outcomes

A 21 residential lots created (net gain of 19 dwellings).

- B** Provision of mixed use development.
- C** All abilities district playground.
- D** Outdoor amphitheatre and stage.
- E** Universally accessible path network.
- F** Hardstand plaza for markets and public events.
- G** Provision of 18 off street car parks.
- H** Provision of 16 on street car parks (within Moores Road road reserve).
- I** Community gardens space.
- J** New public amenities.
- K** Laneway widened to a minimum 8.5 metres (includes 13 parallel car park spaces).
- L** Barbeque shelter.
- M** Large awning over main entrance to Village Green.

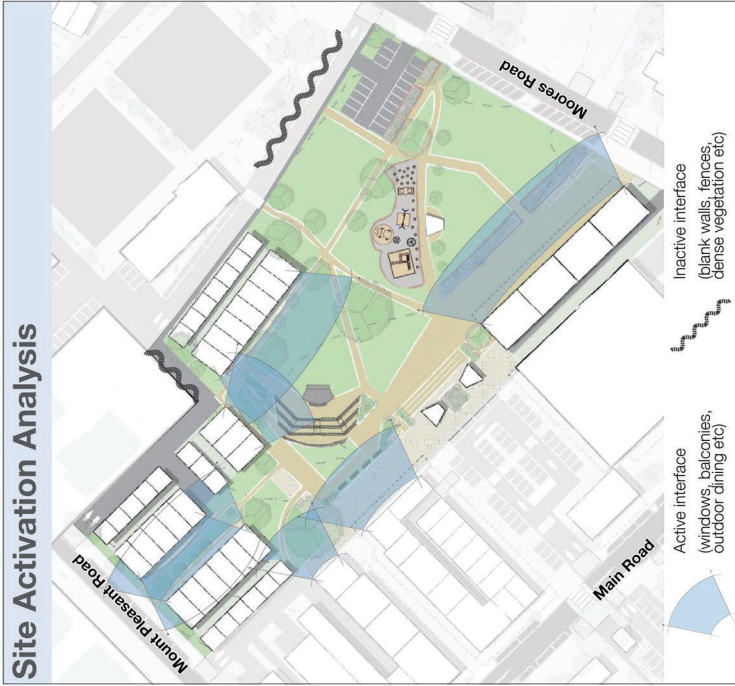
Pros

- Creates an attractive and active edge on most sides of the open space.
- Design meets design industry standards and planning policy for developing new open spaces.
- Provides adequate amount of surveillance of the open space to deter anti-social behavior due to the number of dwellings overlooking the space.
- Provides a large increase in new medium density housing in the town centre.
- Allows for cafes and other retail to directly adjoin the open space.
- Variety of uses an programs promote signs of all day life and activity.
- Creates a green link between Moores Road and Mount Pleasant Road.

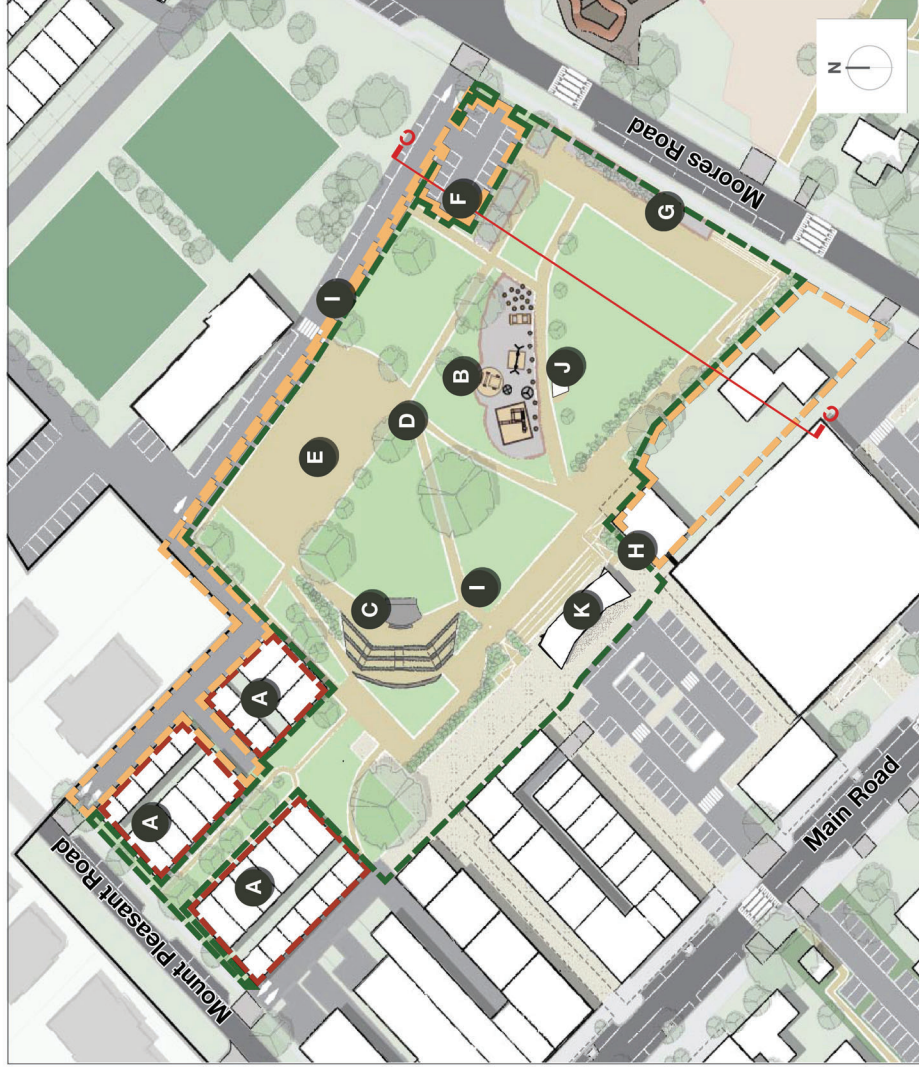
Cons

- Loss of open space for large bitumen car park.
- North-east corner is largely unactivated.
- Provides poor surveillance of north-east corner.

	Land Use	Current Area	% Area	New Area	% Area	Change
	Open Space	10,132m ²	59.3%	11,596m ²	68%	↑ 1,464m ²
	Residential land	2,303m ²	13.4%	3,714m ²	22%	↑ 1,411m ²
	Other	4,658m ²	27.3%	1,783m ²	10%	↓ 2,875m ²



OPTION C



Key Outcomes

A 14 residential lots created (net gain of 12 dwellings).

- B** All abilities district playground.
- C** Outdoor amphitheatre and stage.
- D** Universally accessible path network.
- E** Hardstand plaza for markets and public events.
- F** Provision of 18 off street car parks.
- G** Provision of 7 on street car parks (within Moores Road road reserve).
- H** New public amenities.
- I** Laneway widened to a minimum 8.5 metres (includes 13 parallel car park spaces).
- J** Barbeque shelter.
- K** Large awning over main entrance to Village Green.

Pros

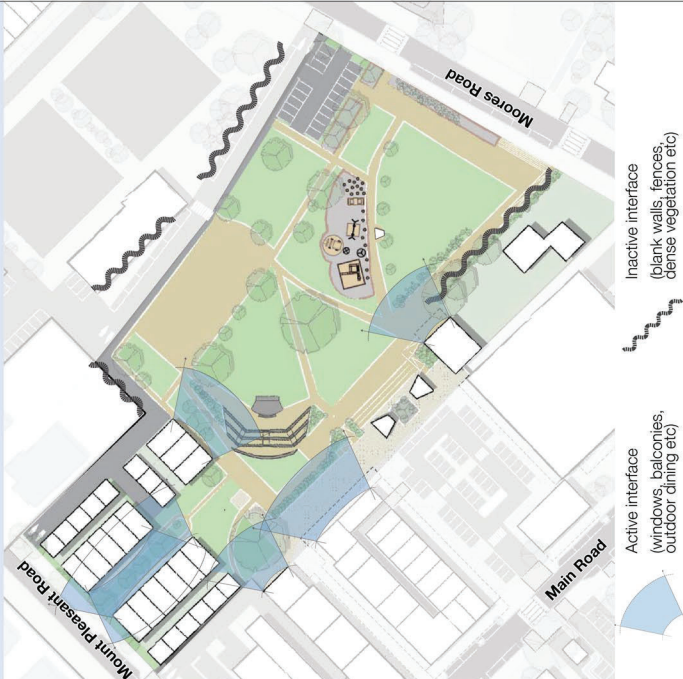
- Provides a large increase in open space area.
- Provides a modest increase in new medium density housing in the town centre.
- Provides a modest variety of uses and programs to promote life and activity.
- Creates a green link between Moores Road and Mount Pleasant Road.

Cons

- Loss of open space for large bitumen car park.
- Only the southwest corner edge is activated.
- Provides poor surveillance of northern edge and south-east corner.
- Entrance and promotion of a pokies venue prominent within the space.
- Design meets limited design industry standards and planning policy for developing new open spaces.
- More hidden spaces and pockets created.
- Overall net loss in residential land in proximity to Town Centre.
- Low opportunity for a diverse range of housing options.

Land Use	Current Area	% Area	New Area	% Area	Change
 Open Space	10,132m ²	59.3%	12,261m ²	72%	↑ 2,129m ²
 Residential land	2,303m ²	13.4%	1,848m ²	11%	↓ 455m ²
 Other	4,658m ²	27.3%	2,984m ²	17%	↓ 1674m ²

Site Activation Analysis



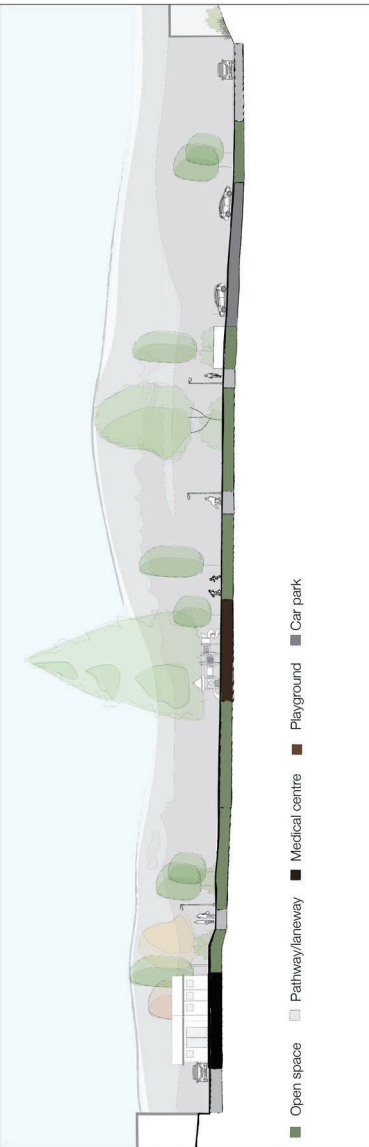
Indicative Illustration of Village Green Concept C



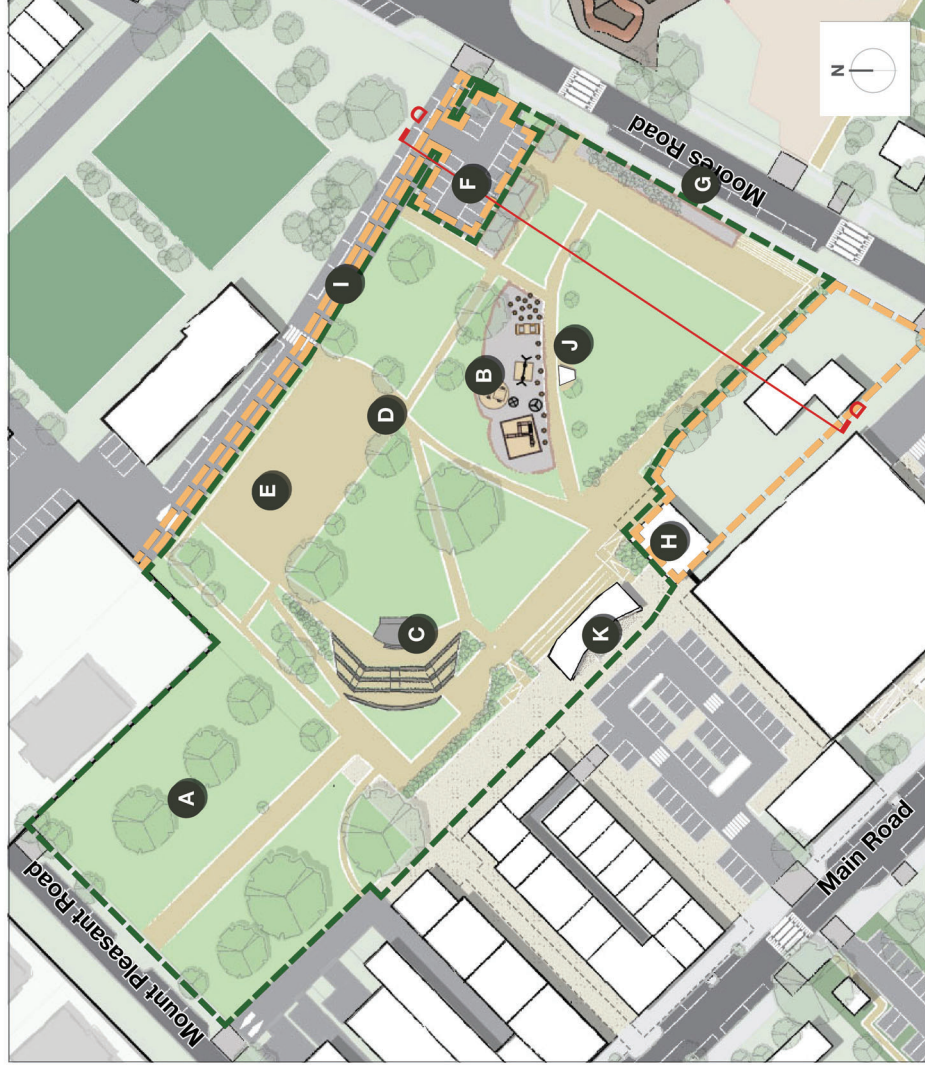
Monbulk Structure Plan - Concept C



Cross-section CC



OPTION D



Key Outcomes

A 0 residential lots created (net loss of 2 dwellings).

- B** All abilities district playground.
- C** Outdoor amphitheatre and stage.
- D** Universally accessible path network.
- E** Outdoor plaza for markets and public events.
- F** Provision of 18 off street car parks.
- G** Provision of 7 on street car parks (within Moores Road road reserve).
- H** New public amenities.
- I** Laneway widened to a minimum 8.5 metres (includes 13 parallel car park spaces).
- J** Barbeque shelter.
- K** Large awning over main entrance to Village Green.

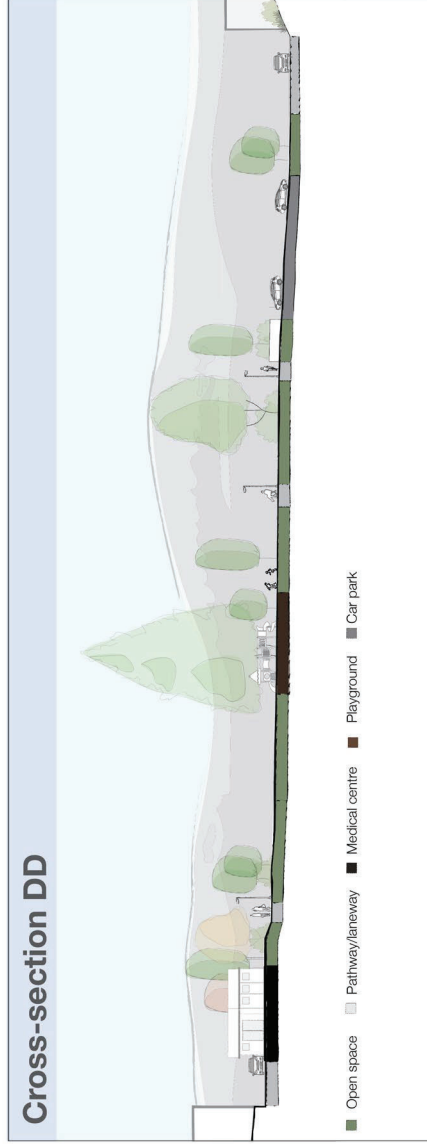
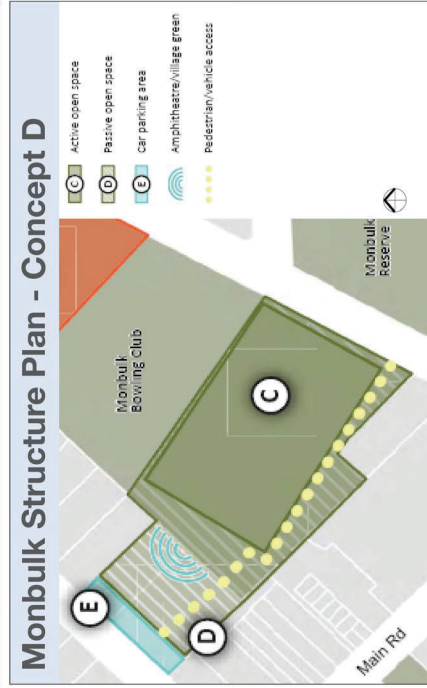
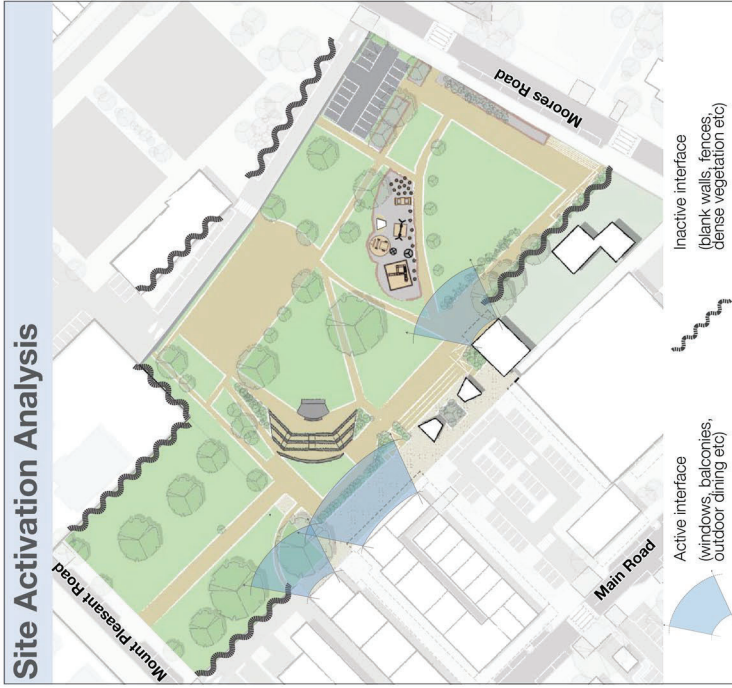
Pros

- Provides the largest increase in open space area.
- Creates a green link between Moores Road and Mount Pleasant Road.

Cons

- Two existing dwellings are lost requiring a rehoming of tenants.
- Loss of open space for large bitumen car park.
- Only the central south edge is activated.
- Provides poor surveillance of all edges.
- Provides poor surveillance of playground.
- Entrance and promotion of a pokies venue prominent within the space.
- Design meets limited design industry standards and planning policy for developing new open spaces.
- More large hidden spaces and pockets created.
- Overall net loss in residential land in proximity to Town Centre.

	Land Use	Current Area	% Area	New Area	% Area	Change
	Open Space	10,132m ²	59.3%	14855m ²	87%	↑ 4,723m ²
	Residential land	2,303m ²	13.4%	0m ²	0%	↓ 2,303m ²
	Other	4,658m ²	27.3%	2238m ²	10%	↓ 2,420m ²



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FUTURE WORK REQUIRED

The are 3 important steps to follow the consultation of the Village Green Concepts. The will be taken over the next few years.

- 1 **Masterplanning** - This stage is important to undertake necessary background work to ground truth the proposal. It will look at in detail the materials (e.g. paths) and landscaping (plants) to be used. It will set out exact areas for open space, the playground and potential residential land. All propositions detailed in the masterplan will be underpinned by key background studies such as drainage, traffic movements and vegetation retention.

- 2 **Planning Scheme Amendment** - Any residential development proposed on the Public Park & Recreation Zone will require rezoning. The same will be required of any public open space proposed within the Low Density Residential Zone. The exact areas required for rezoning will be determined by the amount of land set aside following the consultation of the Urban Design Framework and development of the site masterplan.

- 3 **Planning Permit Application** - The land set aside for residential development will be subject to a future planning permit to enable construction. This stage will see the detailed design of the built form for any proposed residential development. This includes whether they are townhouses, small 1 level dwellings, seniors accommodation or apartments.

All 3 stages will require community consultation and/ or notification

It is important to reiterate that **the Imagery and Graphics used in the Addendum are indicative only.**

