

22.06 CHIRNSIDE PARK ACTIVITY CENTRE

07/11/2013
C117

This local planning policy applies to all land within the designated major activity centre of Chirnside Park. The extent of this major activity centre is shown on the map that forms part of this policy.

22.06-1 Policy Basis

28/04/2011
C104

The Chirnside Park activity centre is the dominant retail centre in Yarra Ranges and includes a large shopping complex and cinema entertainment facilities. It also includes a number of vacant and underutilised sites.

The Yarra Ranges Housing Strategy recognises that the activity centre offers significant opportunities to provide additional and more diverse forms of housing.

The Chirnside Park Activity Centre Urban Design Master Plan September 2010 provides a framework for ensuring that the design of future development contributes to a distinctive, highly accessible and visually interesting activity centre.

The implementation of Council’s strategic objectives for the activity centre will be a long term process. It is important to ensure that these objectives are not compromised by inappropriate land use and development decisions.

22.06-2 Objectives

06/12/2012
C103(Part 1)

- To create a thriving centre, comprising a broad range of retail, entertainment, commercial and community facilities clustered around a vibrant town centre and supported by higher density residential neighbourhoods.
- To significantly contribute to the diversity of conveniently located housing that is available in Yarra Ranges.
- To create a distinctive activity centre that provides an attractive gateway to Yarra Ranges.
- To ensure that future development is supported by improvements to traffic circulation infrastructure and the public open space network.

22.06-3 Policy

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The following policies apply where a permit is required for use or development within the Chirnside Park activity centre. They should be considered in conjunction with any other relevant local planning policies. The precincts comprised within this activity centre are shown in the map that forms part of this policy.

General Land Use

It is policy that:

- The role of the Town Centre Precinct as the hub of the activity centre is strengthened by concentrating pedestrian oriented retail and related dining and entertainment facilities within it.
- Land uses that may result in the fragmentation of the Town Centre Precinct not be allowed in other Precincts.
- An urban park of approximately one hectare be established on land fronting the west side of Kimberley Drive opposite the Town Centre Precinct.
- Higher density housing which increases the availability and diversity of housing is encouraged on underutilised land with convenient access to the Town Centre Precinct.

- A diverse range of community facilities and businesses which will service the needs of people living within the activity centre are encouraged.
- Residential, commercial, entertainment and retail uses which adopt a multi-level mixed use format are encouraged in the Mixed Use Precincts.
- Industrial type land uses outside of the Industrial Precinct are discouraged.

Town Centre Precinct

It is policy that:

- Future land use and development:
 - Reinforces the role of the precinct as the primary retail area and main focus of pedestrian oriented activities within the activity centre.
 - Comprises a mix of high intensity retail, entertainment and other commercial activities.
- Retail and other commercial uses fronting Kimberley Drive adopt a form which promotes pedestrian activity in the street and linkages to the proposed Urban Park.

Town Centre Buffer Precinct

It is policy that:

- The interface between the town centre and established residential neighbourhoods is managed to protect the amenity of adjoining residential areas.
- Existing dwellings opposite the town centre may be converted to low intensity commercial uses that are compatible with adjoining residential uses.
- Any residential or commercial development which replaces existing dwellings is only undertaken on larger sites comprising consolidated lots.

Mixed Use Precincts

It is policy that:

- A multi-level mix of residential, office, entertainment, commercial and retail use is provided in a form that complements and reinforces the role of the Town Centre Precinct as the primary retail area, and which encourages multi-purpose trips to the Activity Centre.
- New mixed use development adopts a form which is compatible with adjoining residential neighbourhoods.

Residential Precincts

It is policy that:

- Future residential development:
 - Adopts multi level forms and higher densities which increase the diversity of housing and complement the other functions of the activity centre.
 - Is integrated with other development within the precinct and creates strong pedestrian and bicycle linkages to other precincts.
 - At the interface with adjoining residential areas beyond the activity centre, adopts a medium density form which is compatible with those adjoining areas.
- Mixed use development may be provided on the Kimberley Drive frontage south of Black Springs Road, if it promotes pedestrian activity, provides passive surveillance of the Urban Park, and is compatible with adjoining residential uses.
- Commercial or entertainment uses are discouraged in other residential precincts.

Bulky Goods Precinct

It is policy that:

- Highway oriented bulky goods retail outlets are to be clustered within this precinct to create strong pedestrian linkages and maximise the opportunity for multi purpose trips.

Industrial Precinct

It is policy that:

- This precinct continues to provide opportunities for industrial activities that contribute to the diversity of employment opportunities in the activity centre.
- Industrial activities are to provide effective buffers to the adjoining residential neighbourhoods and are not to have adverse off site effects.
- The Maroondah Highway frontages of sites may be redeveloped for commercial uses in a form that enhances the prominent gateway location and the interface with Brushy Creek.

Traffic and Access

It is policy that:

- Any major redevelopment which significantly increases the floor area of the centre must be supported by a traffic and pedestrian management plan approved by the responsible authority.
- The number of additional vehicle access points on to the Maroondah Highway created through new development proposals is to be minimised.
- Changes in land use and new development are not to prejudice the ongoing effective operation of the Maroondah Highway both for traffic accessing the activity centre and for through traffic.

Public Open Space

It is policy that:

- Proposals for residential development within Residential precincts are to include the provision of public open space in a form that responds to the needs of new residents.
- New public open space areas are to be on sites with sufficient size and appropriate slopes that facilitate recreational use by local residents and the wider community.
- Areas of new public open space are to be located so that they can be:
 - Effectively used for recreational purposes.
 - Linked to pedestrian and cycle paths and to the wider open space network.
 - Integrated with natural features and incorporate water sensitive urban design features.
 - Provided with passive surveillance from adjoining land uses.

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06/12/2012
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Policy reference

Chirnside Park Urban Design Master Plan (September 2010)

Precincts Map

