



Yarra Ranges Council

Planning for the future of the Chirnside Park Activity Centre

We want to hear your feedback on what a new Structure Plan for Chirnside Park might consider

Chirnside Park is a Major Activity Centre that provides access to a range of shops and services, transport options, housing and recreation opportunities. It plays an important economic role in Yarra Ranges and is home to around 12,000 people.

What is a new Structure Plan and why do we need one?

A Structure Plan is a guide for how a local area might grow and change in the future. It shows what land will be used for, what kinds of activities and services might be included, and how things like roads, buildings, parks, and public spaces could be planned and improved. A structure plan follows State planning policy that guides growth and development in activity centres, and is shaped by the community's vision, ideas and feedback.

Development of a new Structure Plan

The process to develop the structure plan is shown in the diagram below.



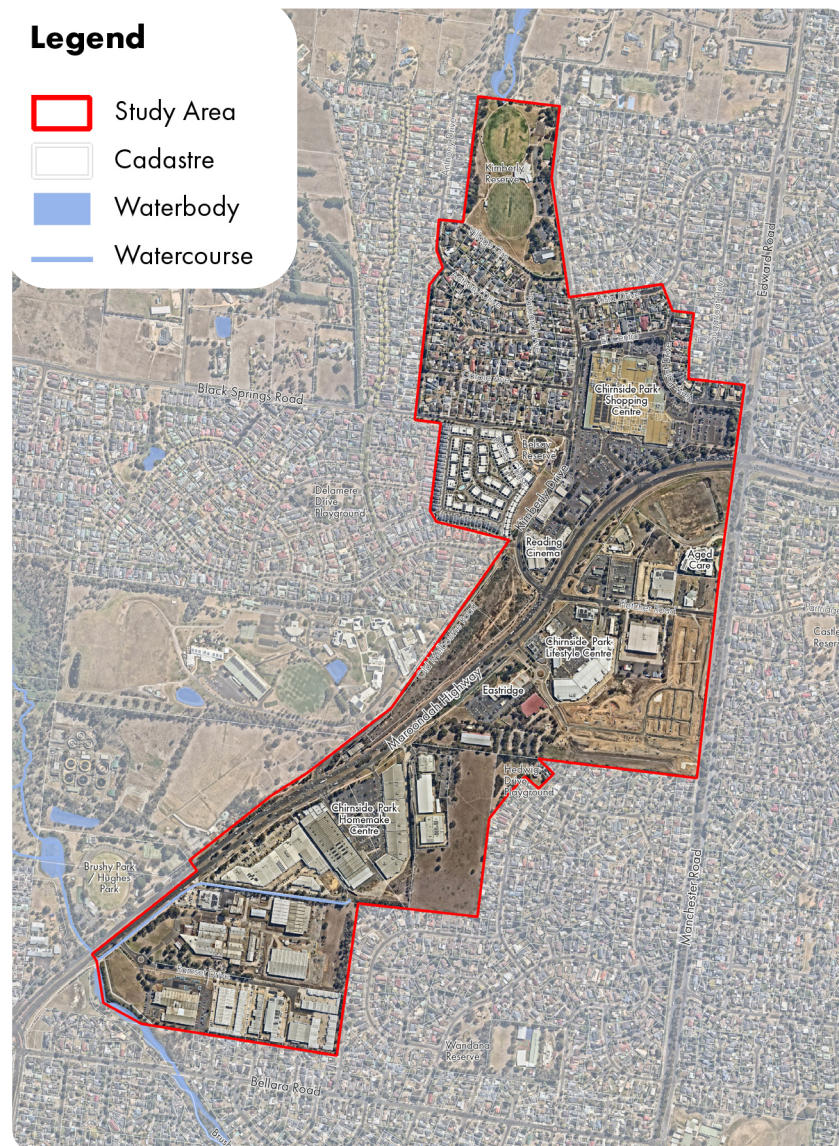
Issues and Opportunities Paper

Council has prepared an **Issues and Opportunities Paper** to help guide the conversation on the development of a new structure plan for the Chirnside Park Major Activity Centre.

The **Paper** looks at the challenges the activity centre is facing and suggests ways to consider them. A summary of the challenges and possible solutions is shown on the next page.

Chirnside Park is located approximately 30 kilometres east of Melbourne's CBD, on the fringe of metropolitan Melbourne. The Activity Centre is both a regional hub and a gateway to the Yarra Valley. The Structure Plan area is focused on the Maroondah Highway corridor and surrounding land, between Manchester Road and Brushy Creek. It includes a mix of land uses such as shops, bulky goods stores, offices and industrial activity, as well as housing and parks to the north.

Structure Plan Boundary Map



Issues & Opportunities for Chirnside Park

Challenges identified for the Activity Centre include:

- Maroondah Hwy as a major road that divides the area
- Walking routes that are disconnected
- Lack of development on major sites along the highway
- Limited choice in housing types
- Housing affordability pressures
- Vulnerability to urban heat due to low tree canopy
- A car-dominated layout



Some ways to solve these challenges and help Chirnside Park grow into a more connected, vibrant, and sustainable community include:



Housing and residential development

- Increase housing choice to reflect a changing community
- Support housing affordability and delivery of social and affordable housing
- Unlock strategic redevelopment sites* for increased housing

* **Strategic Redevelopment Sites** are the four large sites along Maroondah Highway that are vacant or underutilised. Read the Issues and Opportunities Paper online for more information.



Urban design, placemaking and built form

- Promote high-quality, sustainable and adaptable buildings
- Create connected and inviting public spaces
- Integrating new development with surrounding residential development
- Enhancing placemaking* and local identity

* **Placemaking** is about creating places that people feel connected to - safe, welcoming, enjoyable and where people want to spend time.



Business and economic development

- Strengthen the retail core as a vibrant mixed-use centre
- Support small and local businesses
- Maintain and strengthen employment areas
- Allow interim and short-term uses where long-term redevelopment is not yet viable



Transport and movement

- Transform Maroondah Highway into a connected 'green-corridor'
- Create a safe and integrated transport network
- Support sustainable and public transport access
- Improve safety and function of the road network
- Improve connections through future development



Environment, sustainability and climate change

- Improve urban greening and canopy coverage
- Increase climate resilience through integrated stormwater management
- Investigate ways to strengthen existing planning tools to address sustainability



Community infrastructure

- Consider more local multi-purpose community spaces
- Plan for increased capacity of early childhood services, ie. kindergartens
- Expand and connect local open spaces

To learn more about these opportunities, please refer to the Issues and Opportunities Paper - see next page for details.



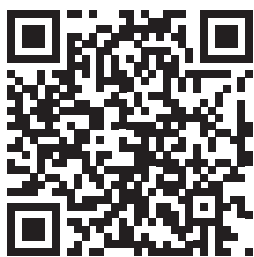
In developing a new Structure Plan for the area we want to know your thoughts on:

- The vision and future directions for the Chirnside Park Major Activity Centre
- The type of housing on key sites and how buildings look, including building heights
- How we respond to environmental, landscape, transport, climate change and water challenges for the centre
- Ideas for works such as landscaping or upgrades to streets and other public areas
- What sort of land uses we want for the centre and where these should go, eg. residential, commercial or, industrial uses.

What we can't change

- The need for Chirnside Park to accommodate population growth – this has been set by the State Government in a *Plan for Victoria*
- Population projections, demographic changes and other factual information.

Have Your Say



The Chirnside Park Structure Plan **Issues and Opportunities Paper** is open for comment from 9 September to 19 October 2025.

Your feedback will help shape the draft Structure Plan for Chirnside Park

You can find the Issues and Opportunities Paper, and Frequently Asked Questions here:

shaping.yarraranges.vic.gov.au/chirnside-park-structure-plan

You can provide your feedback by completing the survey.

If you have questions, want to know more, contact us below:

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