

# PRECINCT D: CHIRNSIDE PARK AND MOOROOLBARK

## Description

Chirnside Park is a major metropolitan residential community within Yarra Ranges. It has some commercial and industrial areas and substantial rural areas, located generally in the north. Major open space and recreation features of the area include Kimberley Reserve and the Heritage Golf and Country Club.

Mooroolbark is an established residential, industrial and commercial area, with industry generally located in the north-east. The suburb is located on a suburban train line and continues to be an attractive place for families to live. Major open space and recreation features include Greenslopes Reserve, Hookey Park and Esther Park.

## What population changes will affect the need for open space and recreation facilities?

The residential population of Chirnside Park is 9 526 people, based on the 2011 Census data. The population has increased by 5.5% since 2001, representing 6.7% of the total population of Yarra Ranges. Chirnside Park has a higher than average proportion of children than is typical across metropolitan Melbourne, and is home to many young families. The proportion of older people living in Chirnside Park also increased between 2001, 2006 and 2011. This is consistent with broader population trends.

The residential population of Mooroolbark is 20,614 people, based on the 2011 Census data. Mooroolbark comprises 13.8% of the total population of Yarra Ranges. There is relative advantage among residents of Mooroolbark, with fewer households in the lowest income bracket than is typical across Yarra Ranges. Mooroolbark has grown as a family area, with fewer than average people living alone and a higher proportion of households currently purchasing their own home.

The precinct supports families and is experiencing an ageing population. There is consolidation of development proposed that should sustain the population growth attracting young families to the area. Council expects a continuing demand for mainstream participation sports, a diversity of open spaces including social recreation parks, and accessible recreation opportunities.

## What future housing developments are planned?

There is continued demand for residential development within Yarra Ranges, catering both for people moving from Melbourne and for new households being formed from within the existing Yarra Ranges community.

Chirnside Park and Mooroolbark are the areas that offer the best capability for additional housing. Major development proposals are flagged for Chirnside Park along the Maroondah Highway to increase the housing and commercial activity in this precinct.

The current population of the precinct is 30 140 (Yarra Ranges Community Profile 2011). The projected population in 2031 is 36 992.

The following structure plans have been prepared for Chirnside Park and Mooroolbark. These plans identify broadly the objectives for development and provision of open space in the precinct. Key actions from these structure plans as they relate to open space and recreation are shown in the plans.

# Chirnside Park Urban Design Master Plan

## 5.2 Key Outcomes

The following outcomes have been identified as critical for the successful implementation of the Chirnside Park Masterplan.

Chapter 8 - Implementation provides details on how these outcomes will be achieved.

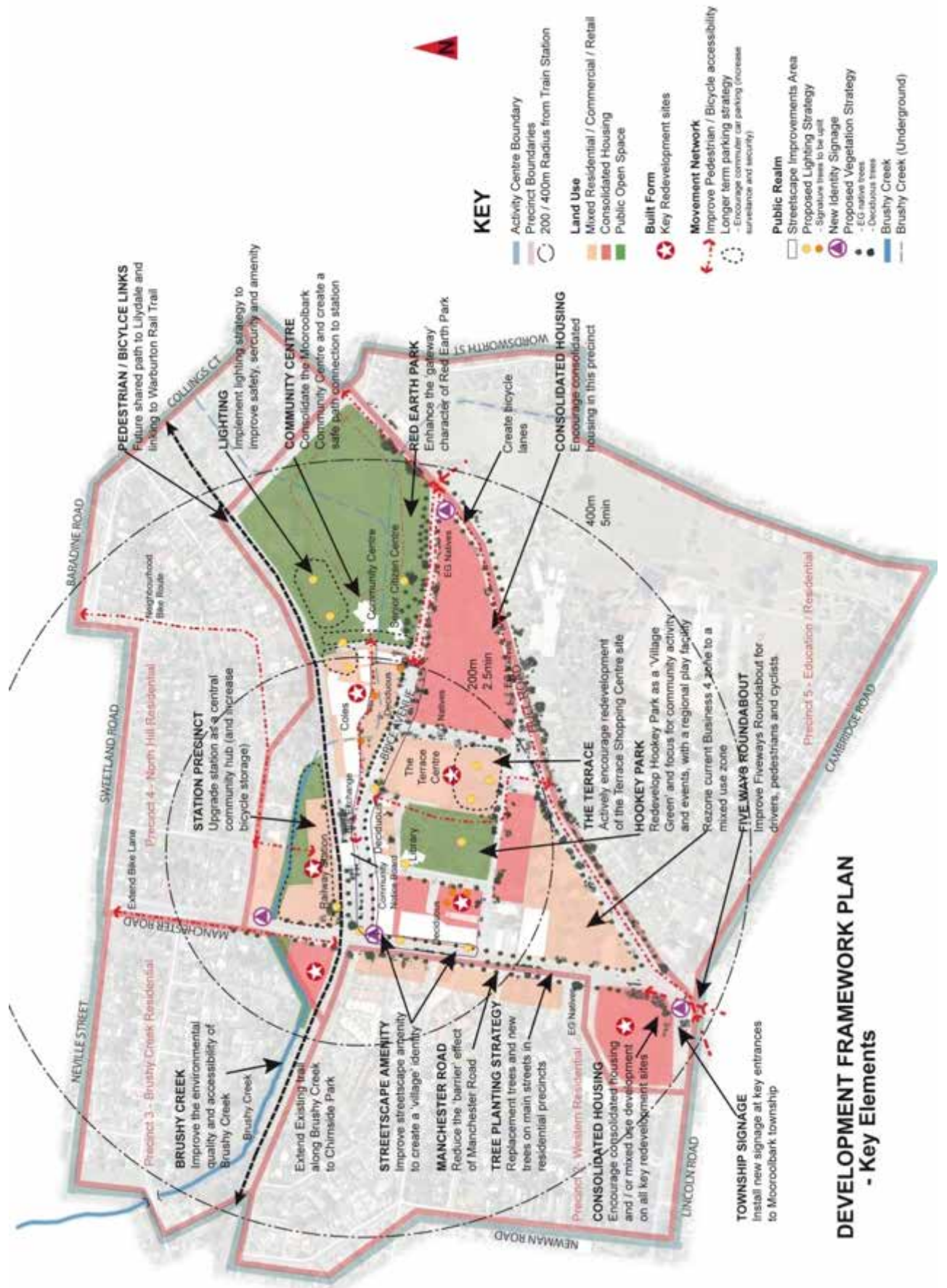
### Key Masterplan Outcomes

- ① 'Green Spine' with shared pathway
- ② 'Urban Park' with an area of 1 Ha (approx.)
- ③ Pedestrian/cycle connection between 'Green Spine' and 'Urban Park'
- ④ Quality built form edge to 'Green Spine'
- ⑤ Active convenience retail to Kimberley Drive
- ⑥ Pedestrian spine along Kimberley Drive and into Lacola site
- ⑦ Public transport hub
- ⑧ Mixed use frontage to Town Park
- ⑨ Exemplar development on key sites
- ⑩ Fletcher Road address
- ⑪ Network of open spaces
- ⑫ Public transport connection to Manchester Road
- ⑬ Vehicle connection across Maroondah Highway
- ⑭ Pedestrian/cycle connection between future residential areas
- ⑮ Coherent and sustainable road system
- ⑯ Signalisation of new intersection at Manchester Road



The road layout shown on this plan is indicative only to illustrate the principle of a coherent and linked road system to create greater permeability within the Chirnside Park Activity Centre.

# Mooroolbark Structure Plan



## What open space do we have?

There is more than 128ha of open space in the precinct. Council owns and manages all open space in the area.

## Key sports reserves and facilities

Esther Park, a district local sports facility, provides a number of soccer pitches and an open space.

Kiloran Park is a district-level sports facility that provides an indoor and outdoor pool (Kilsyth Centenary Pool), tennis courts, miniature railway, bowls facility and two sports ovals used for cricket and football.

McDermott Avenue Netball Court accommodates the largest netball association in the municipality. There are plans to relocate the netball association to Pinks Reserve, Kilsyth. This offers the chance to sell the land to offset the cost of new regional netball facility and provide a social recreation park and diversity of open space within the local community.

Mooroolbark Heights Reserve provides a local sport oval with social recreation and play space.

The Balcombe Ave Reserve is a retarding basin and local sports field.

Pembroke College and Mooroolbark College are major education institutions in the area, with sports ovals and facilities, and open parkland.

## Social recreation parks

Hookey Park is a social recreation park with a rotunda, exotic trees and a playground. A master plan is being prepared to improve the range of functions and quality of this open space.

Red Earth Community Park provides a local sport oval, community centre, tennis courts, social recreation and play space. The Community Park's primary purpose is a retarding basin.

The proposed Healesville Freeway Reserve provides in the short to medium term open parkland, up until a freeway is constructed. There will likely be an off-road trail alongside the freeway if constructed.

## Trails

The Brushy Creek off-road trail is located to the rear of the subject property. The trail connects open parkland reserves with Red Earth Community Park, the Community Centre and retail/commercial strip (town centre) of Mooroolbark.

## Flora and fauna conservation reserves

Greenslopes Reserve offers a lake and informal social recreation and trail functions to the local community.

Elizabeth Bridge Reserve is a district social recreation park with multiple lakes, barbecue and picnic facilities, play space and trail system.

## Is our existing open space sufficient?

There is an adequate level of open space in the Chirnside and Mooroolbark areas to cater for existing demand. Open space is presented as a range of sporting reserves, outdoor courts and community parks offering social recreation and relaxation opportunities and retarding basins.

Council will need to provide for planned development in Chirnside Park over the next 10 years. This will mean additional sports facilities, social recreation parks and trails to serve the expected population and meet future recreation demands.

There is an oversupply of local pocket parks in Mooroolbark. A review into the need for these park areas is required to ensure investment is targeted in valuable social recreation parks and that the future of surplus land is considered.

## Issues

There is a need to improve the distribution of open space in western Mooroolbark and Chirnside Park to ensure good walking access to quality local parks offering social/recreation and relaxation opportunities to the community.

The quality of open space in Mooroolbark also needs to be improved. Improvements to existing local parks, such as new playgrounds, furniture and landscaping, could also be considered to provide better opportunities in the urban areas.

The precinct has some open space linkages but more connections could be provided.

Chirnside Park Activity Centre has no open spaces and very poor pedestrian and cycling facilities. As Chirnside Park is a designated activity centre, the amount and distribution of open space will need to be considered if additional housing and commercial development is promoted.

## Opportunities

A number of master plans have been prepared for major sports reserves and facilities and social recreation parks in the precinct. There is an opportunity to realise these plans through allocation of open space contributions in priority projects and by seeking funding grants.

Major land holders and developers have proposals for Chirnside Park. Open space assessments should be prepared to identify the open space requirements of these proposals. Social recreation parks and trail connections are a priority in new residential areas.

A vacant council land parcel on Switchback Road may offer an opportunity to develop a sports reserve.

There are opportunities north of the residential area along Chirnside Park to purchase of a 10ha site to establish a district sports reserve or facility with multiple playing fields. The purchase of land should align with the population projections for Chirnside Park.

It is unclear whether the Healesville Freeway will proceed. A broader investigation into alternative uses beneficial to the community for the Healesville Freeway Reserve should be undertaken to inform any future discussions with VicRoads. The reserve could include a mix of residential, industrial and open space. The outcomes of the investigation may positively influence decisions about the future of the road reserve.

Partnerships with local sports clubs and schools may be available to manage the use of existing sports facilities and promote the connection of young people to local sport and recreation opportunities.

**“THE PRECINCT HAS SOME OPEN SPACE LINKAGES BUT MORE CONNECTIONS COULD BE PROVIDED”**

# PRECINCT D - ACTIONS

Council is acting to realise its planned development projects for the precinct in the following ways.

## ***Implementing the Aquatic Facilities Strategic Review***

- Yarra Ranges Leisure and Aquatic Centre Business Case: support for the Business Case for development of a new aquatic and leisure centre in Lilydale to service the urban district.

## ***Implementing the Hike and Bike Strategy***

- Lilydale Mooroolbark stations: linking off-road shared trail network.
- O'Shannassy Aqueduct Trail from Mooroolbark to Mt Evelyn: creation of shared path.
- Brushy Creek Trail connection with the Lilydale to Mooroolbark Trail: improvement by connecting with the trail from Mooroolbark to Mt Evelyn and extending west side of Maroondah Highway to link up downstream with the proposed Melbourne Water wetlands.
- Walking paths and bicycle lanes: development.
- Road shoulders: sealing.

## ***Implementing the Skate and BMX Strategy***

- Mooroolbark: Review the need for a local Skate and BMX facility as part of the Skate and BMX Strategy Review.

## ***Implementing the Esther Park Master Plan***

- Senior pitch: management of recently upgraded facility.
- Pavilion: upgrade, with priority given to improving access to female change facilities.

## ***Implementing the Hookey Park Master Plan***

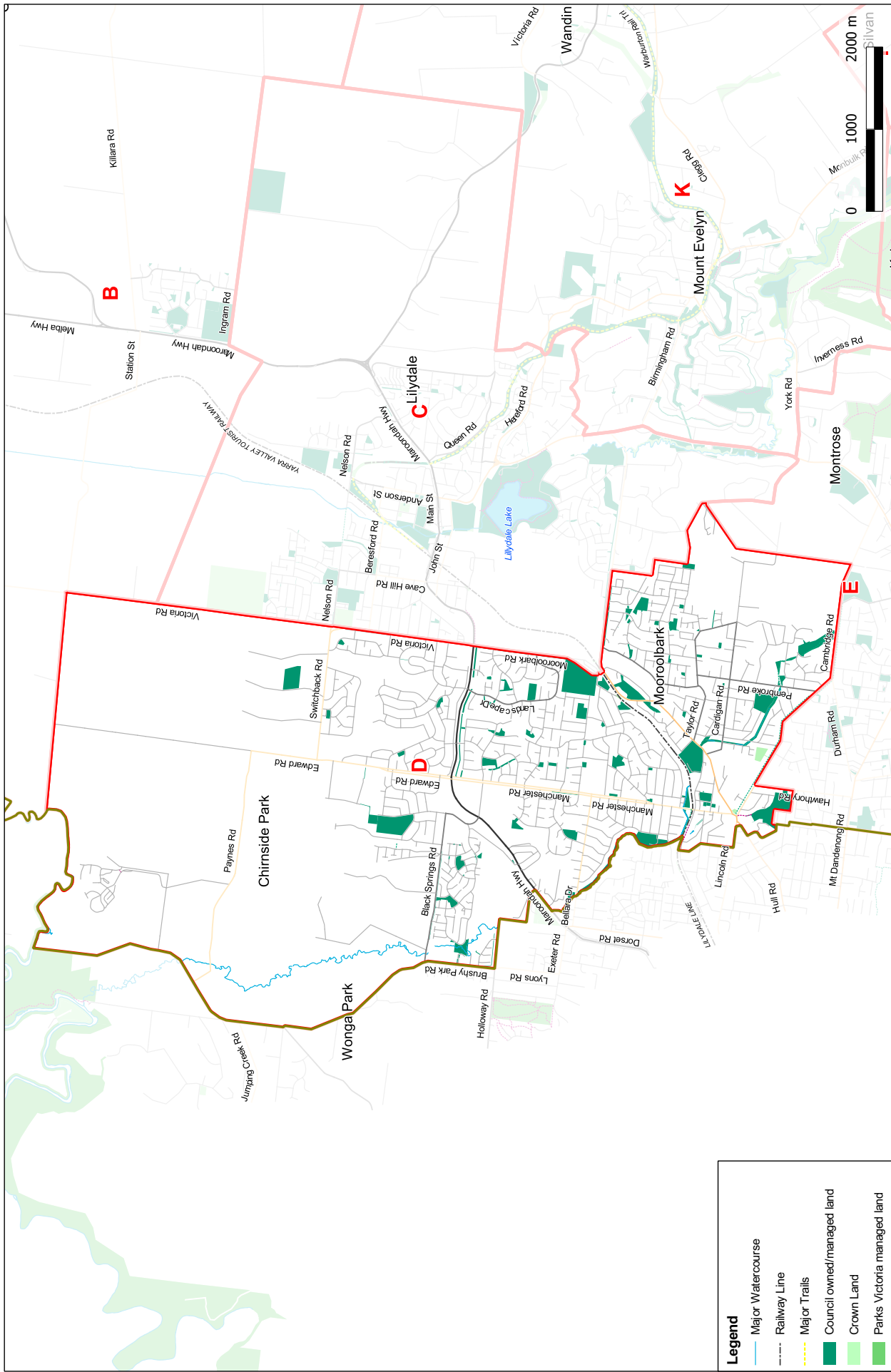
- Events space: creation.
- Landscaping and trail network through the park: improvement.

## ***Implementing the Green Spine Project***

- Maroondah Highway: improvement of landscaping and pedestrian use.
- Green Spine trail: construction.
- Red Earth Community Park: Investigation of potential role following the Mooroolbark Community Hub Feasibility Study.

## ***Other planned actions***

- District sports facility on Black Springs Road: investigation of land purchase north of Chirnside Park for a district sports facility to complement the sports activity at Kimberley Reserve.
- Open space assessment process: process to be conducted when Council is approached by developers for major land areas in Chirnside Park. The open space assessment should apply the open space planning framework outlined in this document. The assessment should particularly explore the opportunities for district and local social recreation parks, currently underserved in Chirnside Park. Also a trail network that connects open space sites, key commercial and community service areas with residential areas is integral to new development sites.
- District social recreation (urban) park: create a district social recreation park as part of the development on Kimberley Drive.
- McDermott Avenue Netball Facility: exploration of possible sale following the relocation of the Lilydale Yarra Valley Netball Association to Pinks Reserve, Kilsyth. A local social recreation park should be considered as part of any future development proposal for the site.
- Local social recreation parks: improvement of the quality and diversity of recreation opportunities.
- Local social recreation parks: possible acquisition of land in areas underserved and investigation of options for surplus open space in areas oversupplied.
- School sports reserves and facilities, including Oxley College and Mooroolbark College: exploration of partnerships with schools for joint use.
- Brushy Creek: exploration with Yarra Valley Water of water sensitive urban design (WSUD) opportunities for water sports ovals.



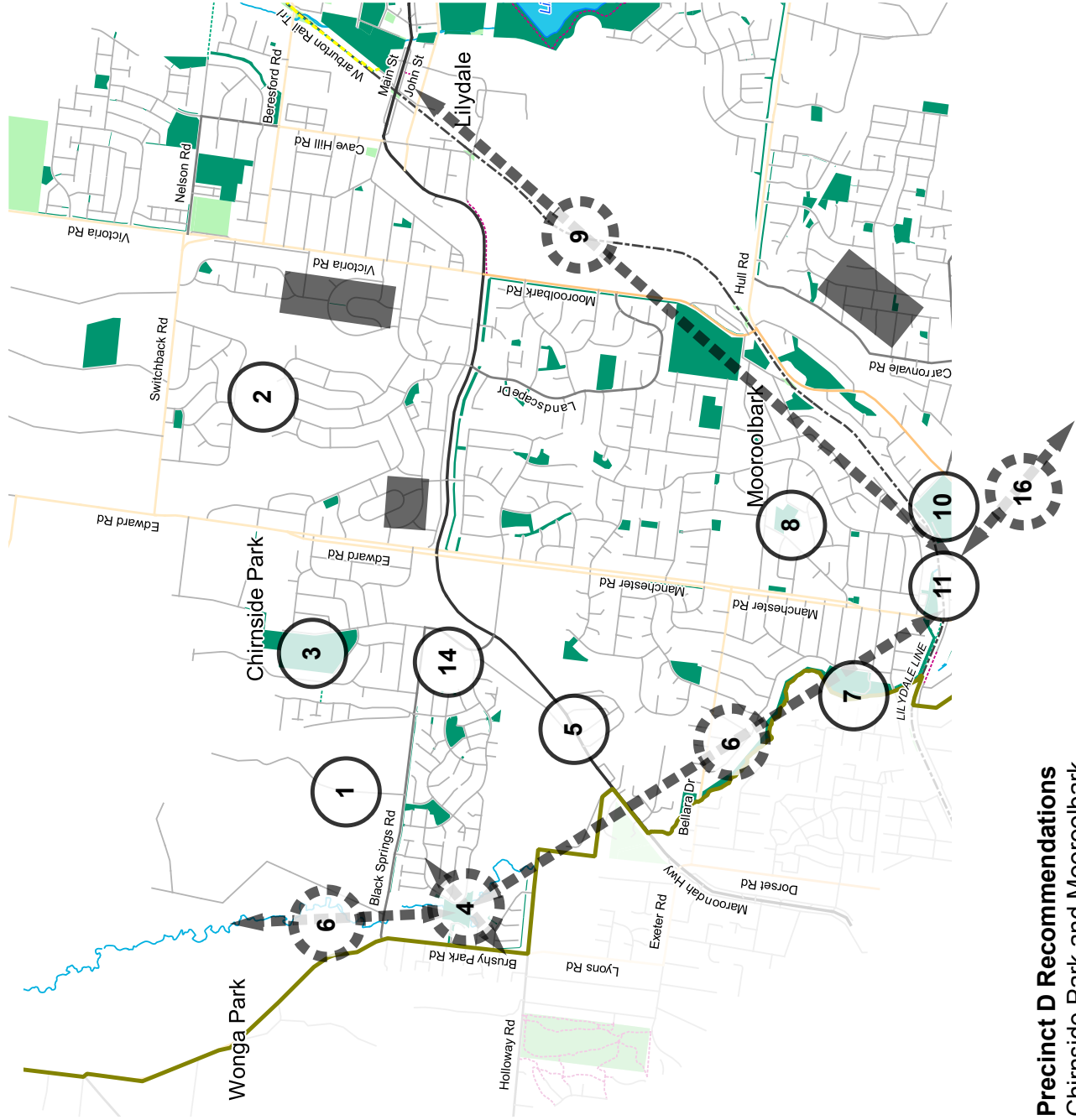
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## RECREATION OPEN SPACE STRATEGY PRECINCT D

| Legend |                             |
|--------|-----------------------------|
|        | Major Watercourse           |
|        | Railway Line                |
|        | Major Trails                |
|        | Council owned/managed land  |
|        | Crown Land                  |
|        | Parks Victoria managed land |
|        | Lake/Reservoir              |
|        | Precinct Boundary           |
|        | Yarra Ranges LGA Boundary   |

# RECREATION OPEN SPACE STRATEGY



### Key



### Recommendations

1. Explore the purchase of land for a district sport facility - consider against recreation and open space provision at Lilydale Quarry site.
2. Conduct an open space assessment of development proposals for Chirside Park Country Club golf course - explore social/recreational park and trail network as a priority.
3. Produce a master plan for Kimberley Reserve.
4. Improve pedestrian linkage across Brushy Creek.
5. Continue implementation of Green Spine project.
6. Improve Brushy Creek trail connection with Mooroolbark Station and link up with proposed Uplands Road wetlands.
7. Implement Esther Park master plan. Explore opportunities to use WSUD to water sports reserves.
8. Explore sale and future use of land and relocate netball to Pinks Reserve.
9. Link Lilydale and Mooroolbark stations via off-road trail.
10. Investigate role of Red Earth Park.
11. Implement Hookey Park master plan.
12. Improve the quality and diversity of recreation opportunities at neighbourhood parks.
13. Explore relationships with schools to use school sports reserves and facilities, including Oxley College and Mooroolbark College.
14. Investigate district social recreation park in conjunction with development proposal for site adjacent to Black Springs Road.
15. Explore acquisition of land for local social recreation parks in areas under-served and investigate options for surplus open space in areas over-supplied.
16. Create shared use trail on O'Shannassy Aqueduct from Mooroolbark to Mt Evelyn.
17. Review the need for a local skate and BMX facility.

## Precinct D Recommendations Chirside Park and Mooroolbark