



# CHADSTONE ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

## PLANNING FOR A THRIVING CHADSTONE AREA

We've finalised the *Chadstone Activity Centre Plan* to guide what the area could look like over the next 10, 20 and 30 years.

The plan provides for more homes within the activity centre 'core', closest to Chadstone Shopping Centre, and well-connected to buses, shops and local jobs and services.

In the surrounding 'catchment', within 10 minutes' walk of the activity centre core, the plan mandates lower-rise apartments and townhouses.

As you move away from the commercial and community core of the activity centre, the building heights gradually decrease, creating a transition between the activity centre and the surrounding suburb.

A new streamlined planning process in the activity centre core will make sure more of the right types of homes can be built faster.

The Chadstone area will gradually change over the next few decades, growing into a more lively, inclusive and sustainable local community and providing some of the new homes we need between now and 2051.

## HOW YOUR FEEDBACK SHAPED OUR PLANS

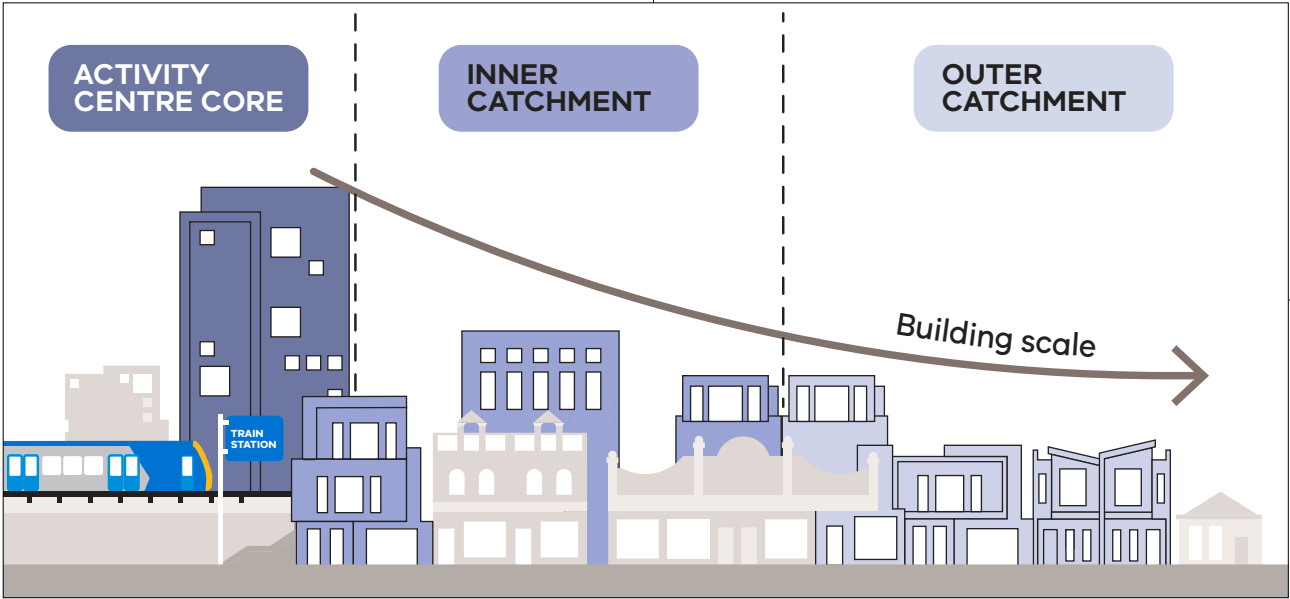
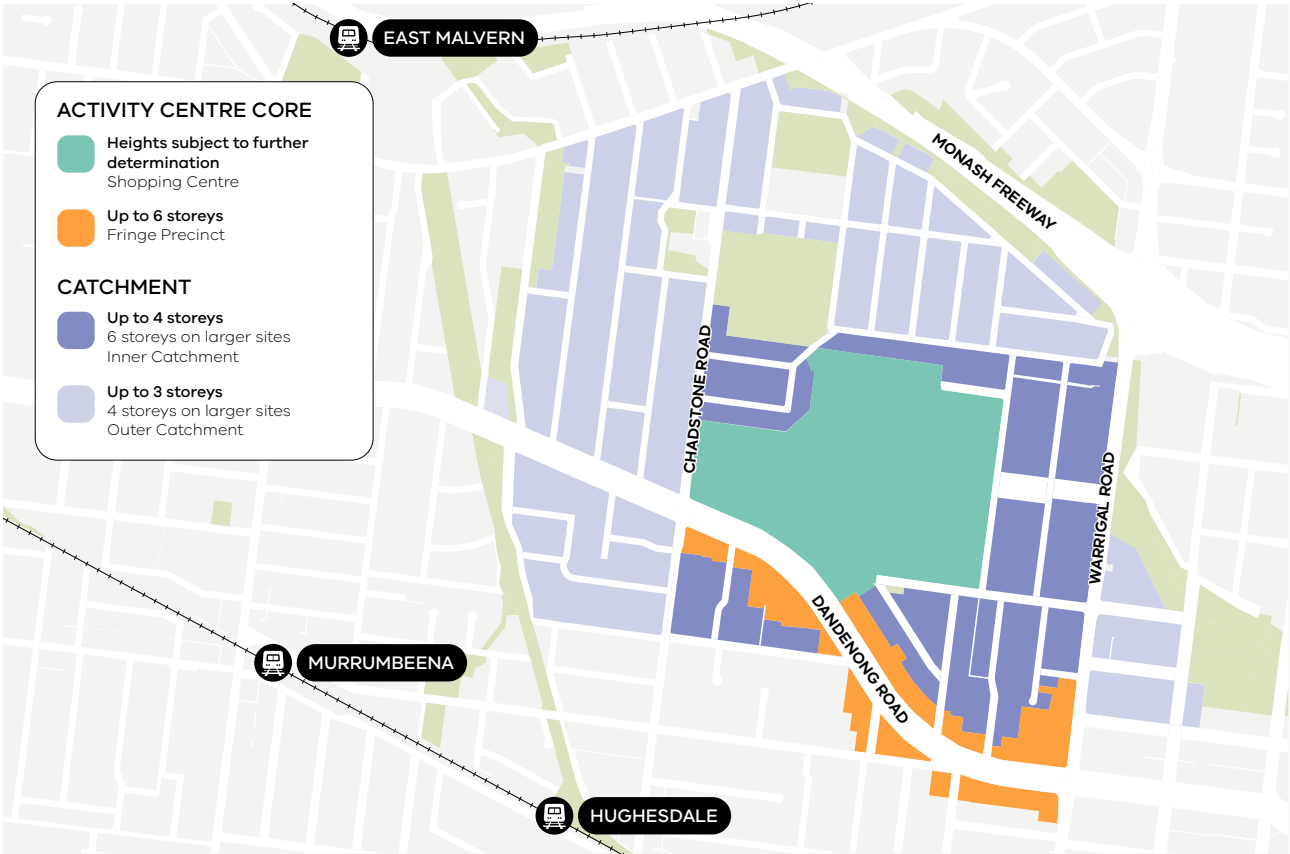
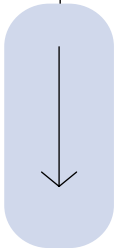
We heard from the local community through two rounds of consultation, and your feedback helped to shape our plans:

- We've used your feedback to update the walkable catchment by reducing the boundary and limiting where buildings over three storeys are permitted.
- We heard that upgrading local infrastructure is important for supporting more homes, so we have introduced a new funding mechanism to raise funds for new and upgraded local infrastructure.
- Your feedback about overshadowing helped us refine our plans to make sure important parks, streets and places remain sunny all year round.

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The Chadstone Activity Centre will provide a range of homes and building types for a mix of people through all stages of life across the surrounding area. The plan for Chadstone includes medium and low-rise buildings in the catchment, and taller buildings in the activity centre core.



# YOUR KEY TO THE CHADSTONE ACTIVITY CENTRE

The plans precincts and controls will make sure the right types of homes are built in the places they fit best. These are some of the kinds of homes you might see more of in the future.



## ACTIVITY CENTRE CORE

### Shopping Centre: Heights subject to further determination

One large shopping centre site that has the potential to develop into a new precinct of its own, with multiple buildings, new walkways and open spaces, while remaining a shopping destination.



Image credit: Vicinity Centres

### Fringe Precinct: Up to 6 storeys

Transition area between busy main streets and more quiet residential areas. Large setbacks make room for large new trees and wide footpaths, lined with new shops and businesses facing onto the street.



Image credit: Fieldwork and Assemble, photographed by Tom Ross

## INNER CATCHMENT

### Up to 4 storeys *6 storeys on larger sites*

Areas of the catchment closer to the core have building heights up to 4 storeys, and up to 6 storeys on lots over 1,000m<sup>2</sup> with 20m frontage.



Kerstin Thompson, photographed by Derek Swalwell and Leo Showell

## OUTER CATCHMENT

### Up to 3 storeys *4 storeys on larger sites*

Most of the catchment has building heights up to 3 storeys, and up to 4 storeys on larger lots.



Image credits: Future Homes Program, Department of Transport and Planning, Austin Maynard, Lucent, photographed by Tess Kelly



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## WHAT THIS MEANS FOR YOU

We want to make it easier for more homes to be built in the Chadstone area.

If you're looking for a home close to public transport that's well-connected to jobs, education and services, you'll have more opportunities to find one that's right for you. If you're a landowner, there will be more opportunities for you to choose to build more types of homes on your property.

## MAINTAINING HERITAGE

We want to maintain the heritage of the Chadstone area, while providing more homes for more Victorians.

Our planning controls for activity centres consider existing heritage controls.

There will be no changes to heritage overlays or amendments to local or state planning policies relating to heritage as part of the Activity Centres Program.

New buildings will still have to follow existing heritage controls, as well as relevant state and local policy.

## FUNDING FUTURE INFRASTRUCTURE

We have introduced a simplified infrastructure funding system to help fund the things the Chadstone area will need into the future. This system will help to provide direct contributions for councils and State Government to deliver the infrastructure your suburb needs to thrive.

## WHAT ARE THE STREAMLINED PLANNING APPLICATION PROCESS AND 'DEEMED TO COMPLY' STANDARDS?

We have introduced a new streamlined process for planning applications to make it faster and easier to build more quality homes in the activity centre core. This includes removing notice and review requirements for most planning applications.

We have designed new 'deemed to comply' standards for building heights, street wall heights and setbacks. If a planning application meets the 'deemed to comply' standards, it cannot be refused a permit on the basis of those standards. If someone proposes a building that does not meet those standards, the usual decision-making criteria will apply.

Normal planning processes including notice and appeal provisions still apply in the catchments.

## THE FUTURE OF THE ACTIVITY CENTRES PROGRAM

We are expanding the Activity Centres Program to activity centres near train stations or tram lines across Melbourne. Throughout 2025, we will be working with communities to better understand how we can improve access to housing while enhancing the things that make our centres great places to live.



Find out more at  
[planning.vic.gov.au/  
activitycentres/  
chadstone](https://planning.vic.gov.au/activitycentres/chadstone)



Department  
of Transport  
and Planning

