

2.0 Precinct Plan

2.1 Vision Statement & Precinct Plan

This section of the report contains the overarching Vision, Precinct Plan and theme plans for the Commercial Precinct over the next 10 years, based on the directions contained in existing strategic work, particularly the Ringwood Transit City Urban Design Masterplan (Hansen, 2004). This Precinct Plan provides the framework for Part B: Urban Design Guidelines, which includes detailed, site specific guidelines for the sub-precincts, as well as general guidelines, to guide new development in the study area.

Precinct Plan Vision Statement

Using this existing Vision as a base, with input by the participants of the Business Visioning Workshop held in May 2008, a Vision Statement has been prepared for the Commercial Precinct and in particular Maroondah Highway.

The Ringwood Transit City Commercial Precinct is 'a living city'. It will no longer be the place to pass through, but entice visitors to explore, enjoy and relax on the Maroondah Highway Boulevard.

Buildings will be integrated with the streetscape to develop a sense of pride along both the street and rail corridors. These enhancements apply to both the public and private domain and seek to redefine the Maroondah Highway corridor as the city's boulevard, creating an improved and safe pedestrian setting as well as recognising the railway line as an alternate 'gateway' to the city.

Maroondah Highway will become a mecca of activity that will attract high quality commercial enterprises while also offering affordable business opportunities.

This mixed use precinct will truly be a place to live, work and play, with destination retail and a walkable environment that will provide a 'town centre feel' to residents and visitors. This visually attractive corridor and surrounding natural environment will bring the Boulevard a breath of fresh air.

Precinct Plan

The Precinct Plan at Figure 9 shows how this Vision Statement will be achieved on the ground. This plan draws together the key elements of the Land Use and Activity, Built Form, Access and Movement, and Public Realm theme plans, which follow in section 3.0 of this report.

The indicative sketches below also depict the anticipated progressive changes to the built form of Ringwood through the implementation of both this Vision and the existing Design and Development Overlay over the next 5 to 10 years.



Commercial Precinct in 5 years

Indicative sketch of Maroondah Highway looking east from the western part of the Commercial Precinct in 5 years, illustrating the expected interim development scenario.



Commercial Precinct in 10 years

Indicative sketch of Maroondah Highway looking east from the western part of the Commercial Precinct in 10 years, illustrating increased maximum heights of buildings as in accordance with the Vision for the Commercial Precinct.

2.0 Precinct Plan

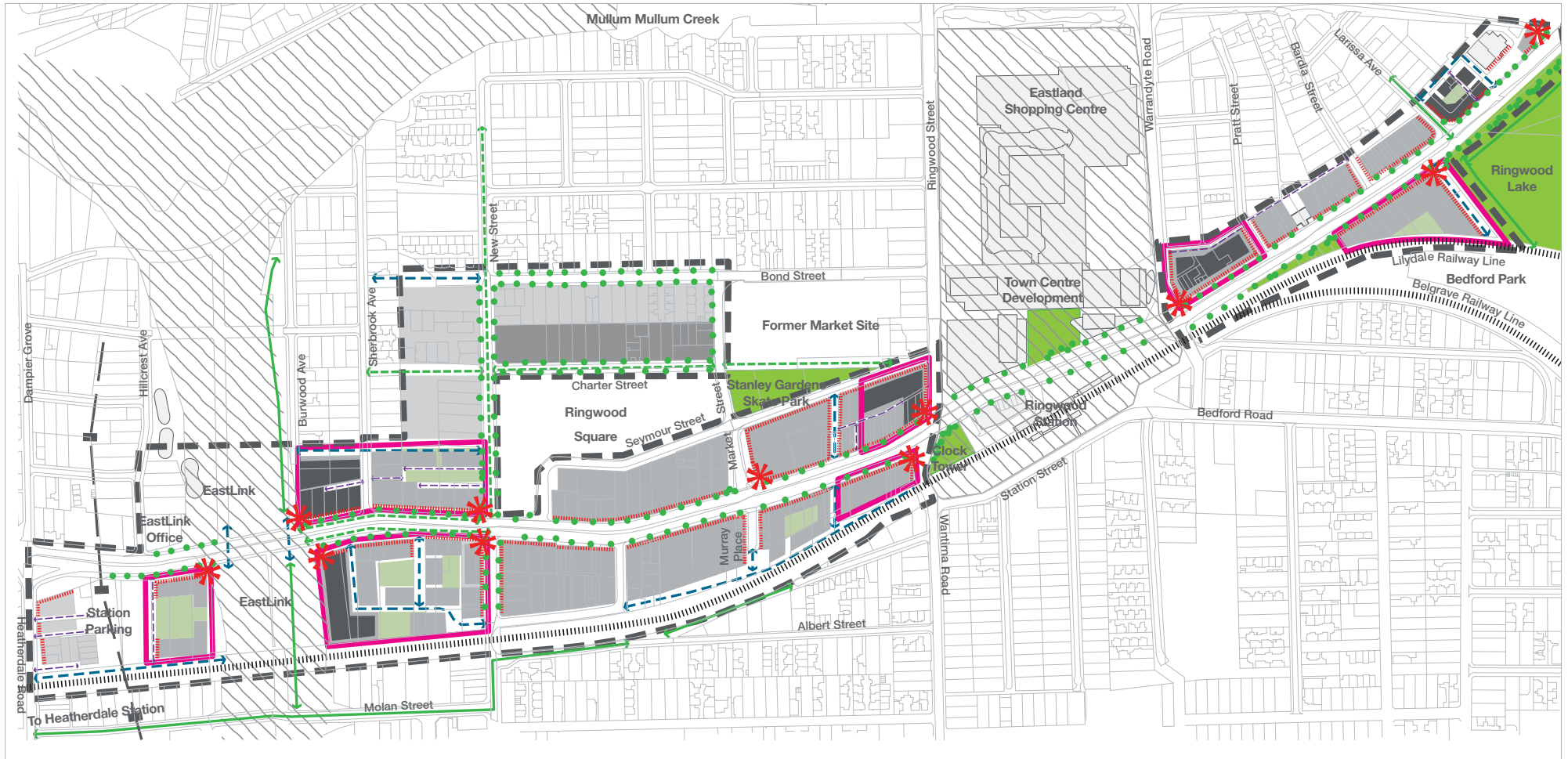


Figure 9. Precinct Plan

