

2.0 Precinct Plan

2.2 Sub-Precincts

The Ringwood Commercial Precinct has four distinct land use / sub-precinct areas. These areas are connected by the Maroondah Highway vision, but also exhibit unique characteristics and a potential focus for individual land use objectives. For example there are areas where consolidation and concentration of particular land uses and built form is encouraged. (See Figure 10).

These are:

- Western Maroondah Highway Sub-Precinct (Heatherdale Road to New Street)
- Northern Commercial Sub-Precinct
- Maroondah Highway Sub-Precinct (New Street to Ringwood Street)
- Eastern Maroondah Highway Sub-Precinct (Warrandyte Road to Mt Dandenong Road).

The opportunity to create distinguishable sub-precinct areas along the length of Maroondah Highway will allow for a greater land use focus in appropriate locations. The sub-precincts will identify specific uses, functions and have clear identities.

Focusing on areas adjacent to the future redeveloped Town Centre will allow a provision of land uses that are complimentary to both the commercial precinct and the Town Centre.

Whilst the Maroondah Highway requires an identity that will complement surrounding sub-precincts and developments, it would also require a focus to distinguish as a destination itself through different land uses. An extension of the town centre energy could be drawn along sections of the boulevard.

Identity and a place brand/positioning is an opportunity for sub-precincts as well as the need to establish a key marketing identity for the entire Maroondah Highway. However, the boulevard must differentiate itself from the Town Centre.

An opportunity to be explored through the sub-precincts is the entertainment opportunities, not only for youth but for all ages, including a restaurant and dining 'hub'.

Urban Design & Development Guidelines

Detailed guidelines are provided for each of these sub-precincts in Part B: Urban Design & Development Guidelines, and are further broken down into guidelines for specific sites.

This volume of the report, Part A, provides the overall directions by theme in the following section 3.0 Themes, rather than providing any precinct-specific directions.

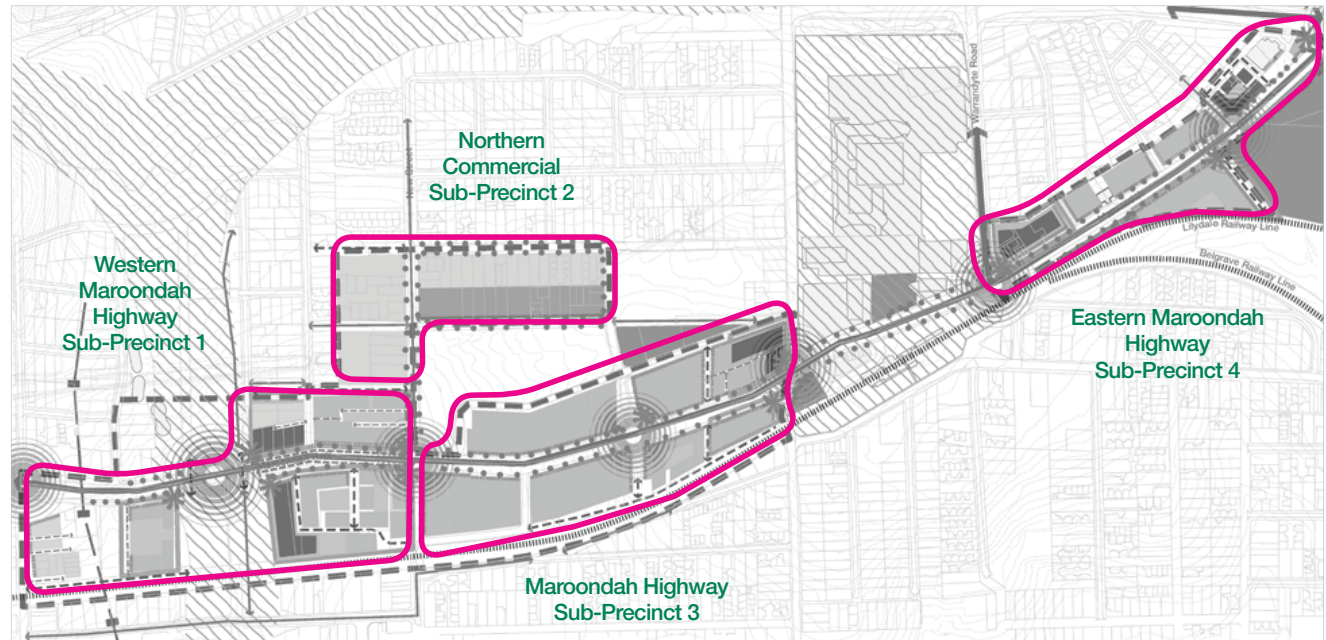


Figure 10. Sub-Precinct Plan