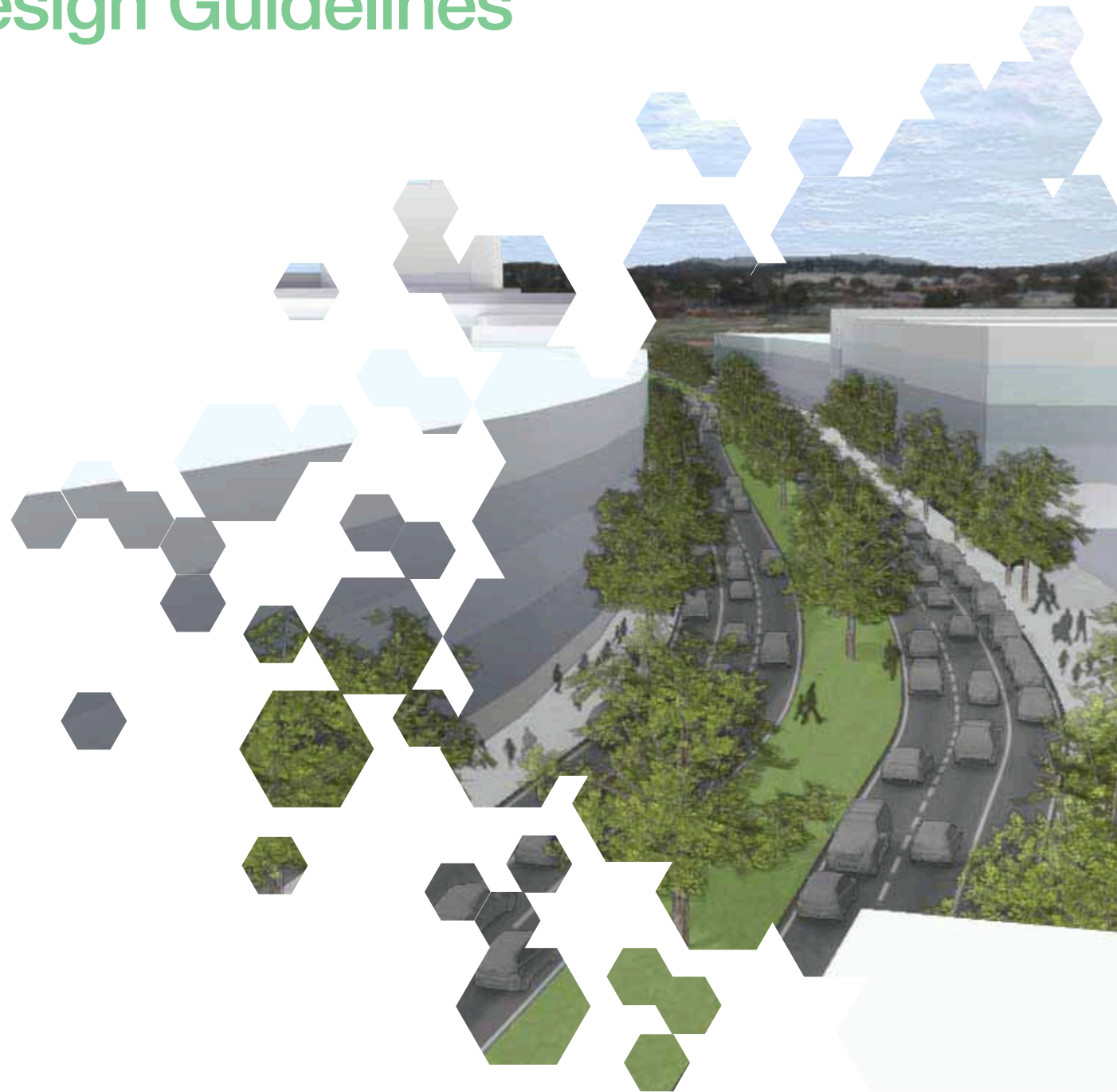


# Part B: Urban Design Guidelines



# 1.0 Introduction

## 1.1 How to Use this Document

### Step 1: Determine which Sub-Precinct your development site is in

The Ringwood Commercial Precinct has four distinct sub-precinct areas, which are defined by the land use mix and built form of the area. These areas are connected by the Maroondah Highway vision, but also exhibit unique characteristics and a potential focus for individual land use and built form objectives. For example, there are areas where consolidation and concentration of particular land uses and built form is encouraged. See Figure 1.

These are:

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

### Step 2: Review the general guidelines for the Sub-Precinct

For each of the 4 sub-precincts, general urban design and development guidelines are provided and apply to the whole sub-precinct. Area specific guidelines are also included for important areas within these precincts.

### Step 3: Determine if your site is a Landmark site with Site Specific Guidelines

Landmark sites within the sub-precincts have individual guidelines, in addition to the general guidelines for the relevant sub-precinct. These Site Specific Guidelines apply to thirteen landmark sites within the Ringwood Commercial Precinct. The aim of these guidelines is to ensure that the future development of each of the landmark sites is of a high quality built form that responds appropriately to the surrounding precinct and contributes to the 'boulevard' theme of creating a green and vibrant destination.

The Guidelines for each landmark site relate to site coverage, land use directions, building configuration, access and built form. They should be read in conjunction with the Design and Development Overlay Schedule relevant to the site, and the General Urban Design Guidelines

Site Specific Precinct Sites indicates the location of each of the 13 sites. For each site, two sections are provided to demonstrate the existing and proposed heights, setbacks and sight lines.

Development proposals will be required to have met the objectives of these guidelines, as well as any objectives outlined in the Ringwood Urban Design Framework, any relevant Design and Development Overlay and the Maroondah Urban Design Framework.

### Step 4: Use the General Urban Design Guidelines to inform your development application

These guidelines apply to all proposed development/ built form.

### Report Structure

This report has two parts:

#### Part A: Strategic Context & Precinct Plan

This part contains the strategic background to the Precinct Plan, the Precinct Plan and vision and key guidance across the precinct in land use activity, built form, access and public realm.

#### Part B: Urban Design & Development Guidelines (this report)

Part B provides detailed urban design and development guidelines for built form and the specific sites.

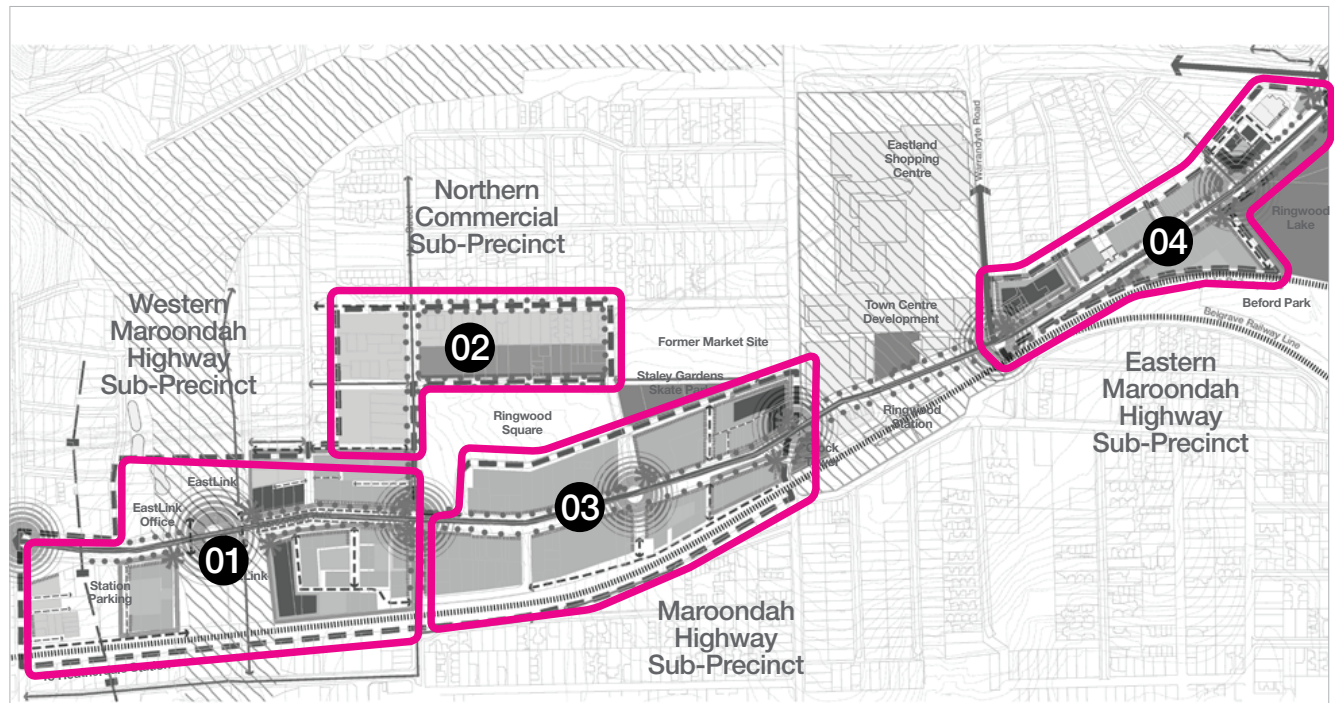


Figure 1. Sub-Precincts