

2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Western Maroondah Boulevard (Heatherdale Road to New Street)

This area has been identified by the Western Gateway Urban Design Review and the Transit City Urban Design Framework as the favourable area for larger scale corporate and office redevelopment. The EastLink headquarters is situated to the north of this sub-precinct and provides a benchmark for quality built form and the type of redevelopment preferred.

Land Use Focus

Land use and activities will take advantage of the proximity to Heatherdale Station and generally include a focus on the following:

- Large scale commercial buildings and corporate employment, including corporate headquarters;
- Land uses and built form that contribute to creating an appropriate gateway to Ringwood; and
- A potential future investigation for the 'Hungry Jacks' site, due to its municipal junction location and prominent exposure.

Focus Area A – Industrial

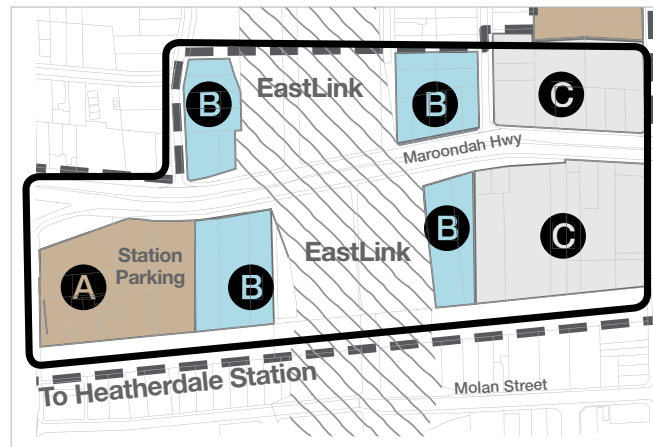
Retain this area for industrial uses, as per the recommendations of the Western Gateway Urban Design Review to ensure adequate space for industrial uses close to EastLink and appropriate to the location of the Central Activities District.

Focus Area B – Larger Scale Office / Headquarters

Encourage the location of larger scale offices and business headquarters in this area. Market the highway/freeway exposure and access to Heatherdale Railway Station. As per the recommendations of the Western Gateway Urban Design Review, rezone the land at 8-12 Maroondah Highway to the Business 2 Zone to encourage offices and associated commercial uses that provide an improved frontage to the Highway.

Focus Area C – Mixed Uses

Allow destination retail and showrooms such as bulky goods retailing at ground level and offices at upper levels. The northern side of the Highway may also be appropriate for residential uses at upper levels.



Area Specific Guidelines

Western Gateway

The following guidelines reflect and build upon those within the Western Gateway Study. For site specific detail, refer to the Site Specific Guidelines.

- Ensure built form provides a strong visual gateway to Ringwood and does not reduce the views of the Dandenong Ranges from Maroondah Highway at the Heatherdale Road intersection.
- The intersection of Maroondah Highway and EastLink should be recognised as a unique opportunity for high quality gateway architecture.
- Narrow pedestrian environments should be widened using built form setbacks along Maroondah Highway and potentially provide for shared pathways in the future.
- New built form along Maroondah Highway, west of the EastLink Freeway should respond to the sloping topography and level differences by providing recessive building elements.
- New development west of the EastLink Freeway should not project above the ridgeline of the Dandenong Ranges as viewed from the municipal entrance (Heatherdale Road and Maroondah Highway intersection).
- Incorporate building breaks on sites with deep lots to allow for views through to the Wicklow Hills and the Dandenong Ranges.
- New development to the west of the freeway should incorporate a 10m building setback from the street boundary.
- New development on large sites should break up the building's overall volume into a number of built forms.
- Future Town Centre gateway forms should foster human scaled environment at street level through incorporating a podium and setback format. Upper levels/ tower forms above 3 storeys should be well recessed from abutting streets and sensitive to residential interfaces.

Legend Sub-Precinct + Focus Areas

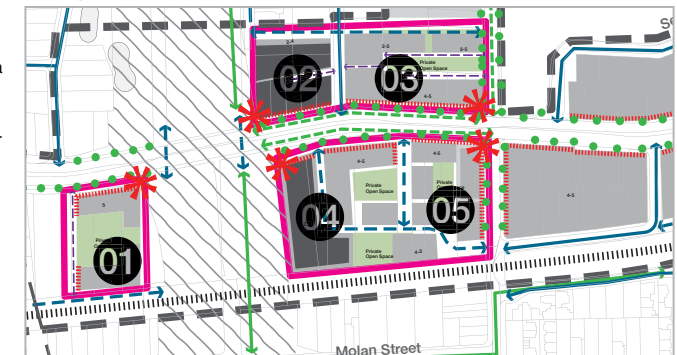
- Service & Industrial
- Large Scale Office / Headquarters
- Office / Retail / Service
- Motor Sales/ Auto Repairs Cluster
- Office / Highway Retail
- Office / Education / Retail

Site Specific Guidelines

Additional detailed guidelines are provided for 5 landmark sites within Sub-Precinct 1, shown in the plan below:



Existing



Recommended

2.0 Sub-Precinct Guidelines

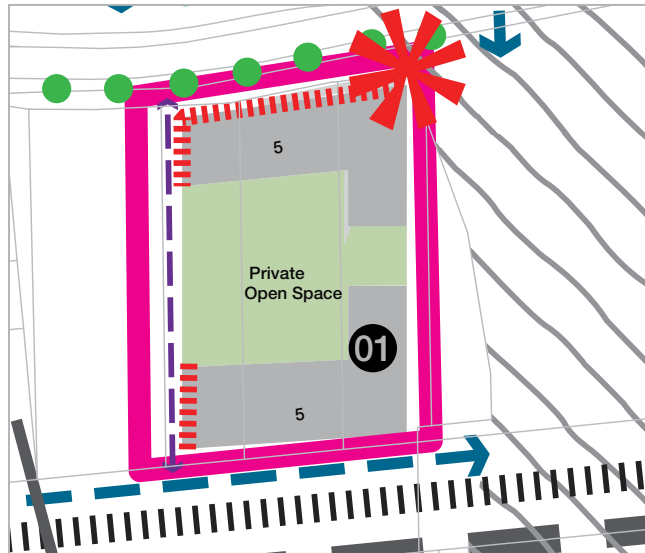
Sub-Precinct 1: Site Specific Guidelines

Site 1

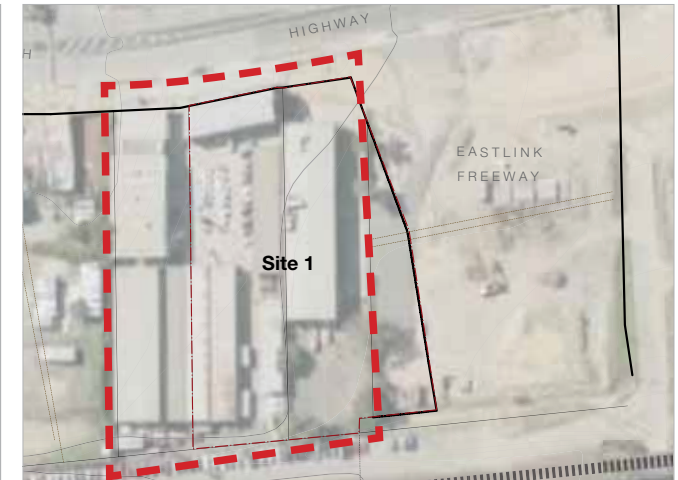
Site 1 is located on the south-west corner of Maroondah Highway and EastLink Freeway. A key element to consider when developing this site is its valuable double frontage within the Western Gateway Precinct. The site allows for 3-8 storeys adjacent to EastLink. The development of the site should provide high quality architecture to the Maroondah Highway and EastLink corner, a quality frontage (i.e. no blank walls) to the railway line and pedestrian/ vehicle links through the site from Maroondah Highway to the railway line. Proximity to the Heatherdale Station and EastLink is an important and valuable element for the site.

Refer also to the Western Gateway study and Urban Design Review for additional urban design guidance.

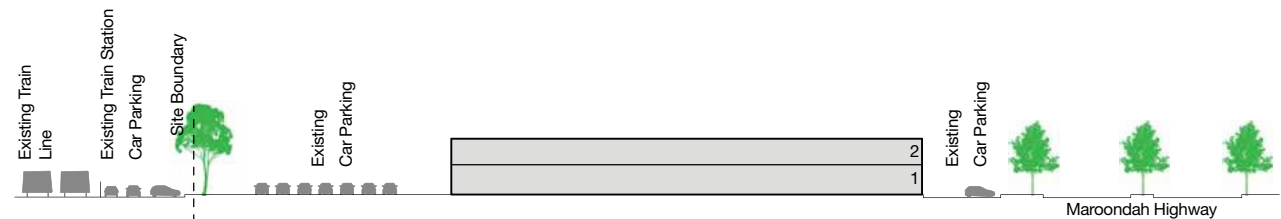
Considerations	
DD03 Built Height Requirement	A - 11m Min, 28.5m Max (3-8 Storeys)
Site Area	7,630sqm
Basic Site Dimensions	Width 53m, Length 110m
Frontages	Maroondah Highway (53m) EastLink Freeway (110m)
Proposed Land Use Direction	Ground Floor Commercial
Suggested Building Configuration	<ul style="list-style-type: none"> Perimeter block formation around central open space. Narrow building plates to allow for natural light access.
Recommended Building Height	3-8 storeys (11-28.5m)
Key Considerations	<ul style="list-style-type: none"> Gateway status at visually prominent corner of Maroondah Highway and EastLink Freeway. Retain views to Dandenongs.
Key Guidelines	
Land Use & Activity	<ul style="list-style-type: none"> Create active ground level frontages long Maroondah Highway (refer to the General Urban Design Guidelines).
Transport & Movement	<ul style="list-style-type: none"> On-site parking and service area access to be via Maroondah Highway, along the western side of site (or rear laneway if possible).
Built Form	<ul style="list-style-type: none"> Incorporate a 10m building setback from the street boundary on Maroondah Highway to allow for wider pedestrian footpath and tree planting. This should be consistent for all developments west of EastLink. Create upper level setbacks to Maroondah Highway Respond to the visual prominence of the locale by creating high quality architectural definition to the edges interfacing with the EastLink freeway and Maroondah Highway



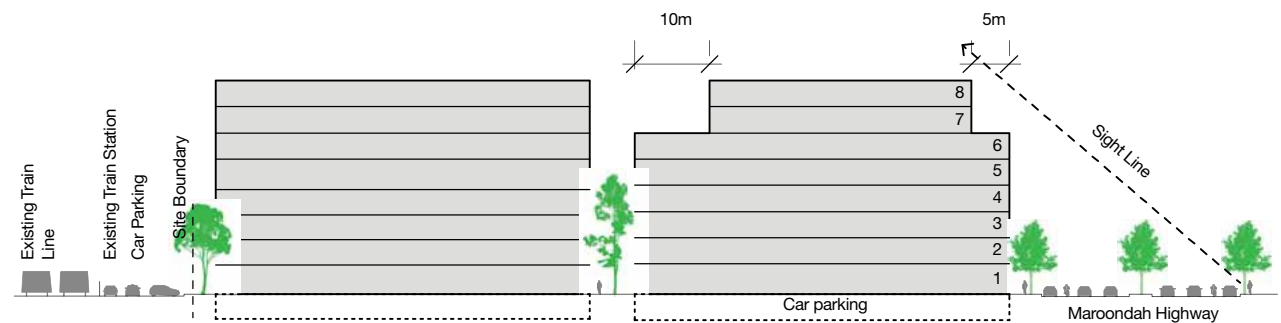
Illustrative Outcome when Urban Design Guidelines Applied



Existing Site Image



Site 1. Existing Section



Site 1. Proposed Section

2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Site Specific Guidelines

Site 2

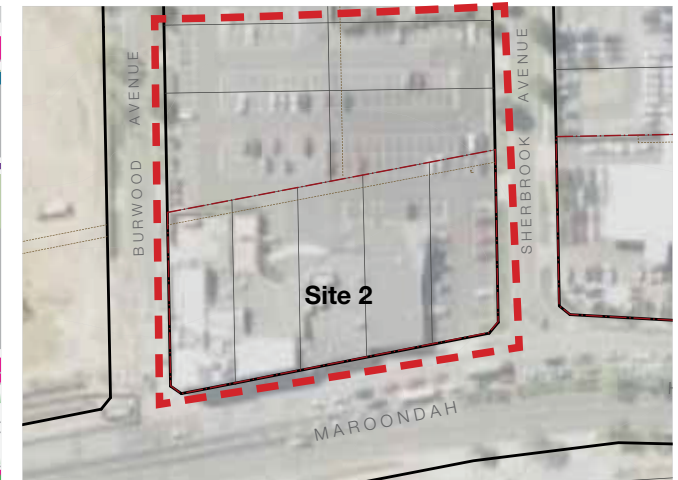
Site 2 is located on the northern side of Maroondah Highway between Burwood Avenue and Sherbrook Avenue. The site allows for 3-8 storeys. The development of the site should provide a high quality architecture to the Maroondah Highway and EastLink corner, and a quality frontage to the adjacent northern residential area. Proximity to the Heatherdale Station and EastLink is an important and valuable element for the site.

Refer also to the Western Gateway study and Urban Design Review for additional urban design guidance.

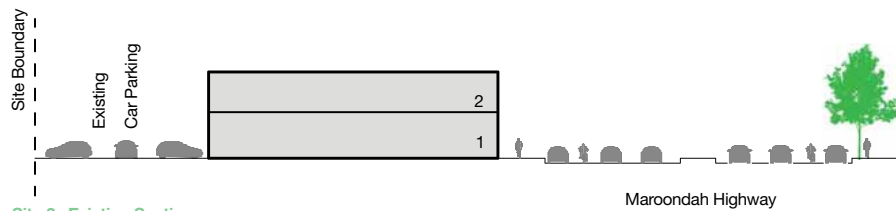
Considerations	
DD03 Built Height Requirement	A - 11m Min, 28.5m Max (3-8 Storeys)
Site Area	3,475sqm
Basic Site Dimensions	Width 41.5m, Length 83.5m
Frontages	Maroondah Highway (83.5m) Burwood Avenue (43m) Sherbrook Avenue (43m)
Proposed Land Use Direction	Ground Floor Commercial Upper Levels Mixed Use (commercial and residential) Residential land use along the northern side of the site is preferred, to interface with existing residential properties to the north.
Suggested Building Configuration	• Building covering the majority of consolidated site
Recommended Building Height	3-8 storeys (11-28.5m)
Key Considerations	• Sensitive upper level setbacks to northern residential area.
Key Guidelines	
Land Use & Activity	• Create active ground level frontages along Maroondah Highway (Refer to the General Urban Design Guidelines)
Transport & Movement	• On-site parking and service area access to be via Sherbrook or Burwood Avenues
Built Form	<ul style="list-style-type: none"> • Provide allowance for potential footpath widening and tree planting along Maroondah Highway. • Any setback along Maroondah Highway should be continuous for the entire site between Burwood and Sherbrook Avenue. • Create upper level setbacks to Maroondah Highway (level 7 and 8) • Buildings and works must not exceed a maximum height of 7.5 metres (comprising 2 storeys) for that part of the building within 4 metres of a Residential 1 Zone.



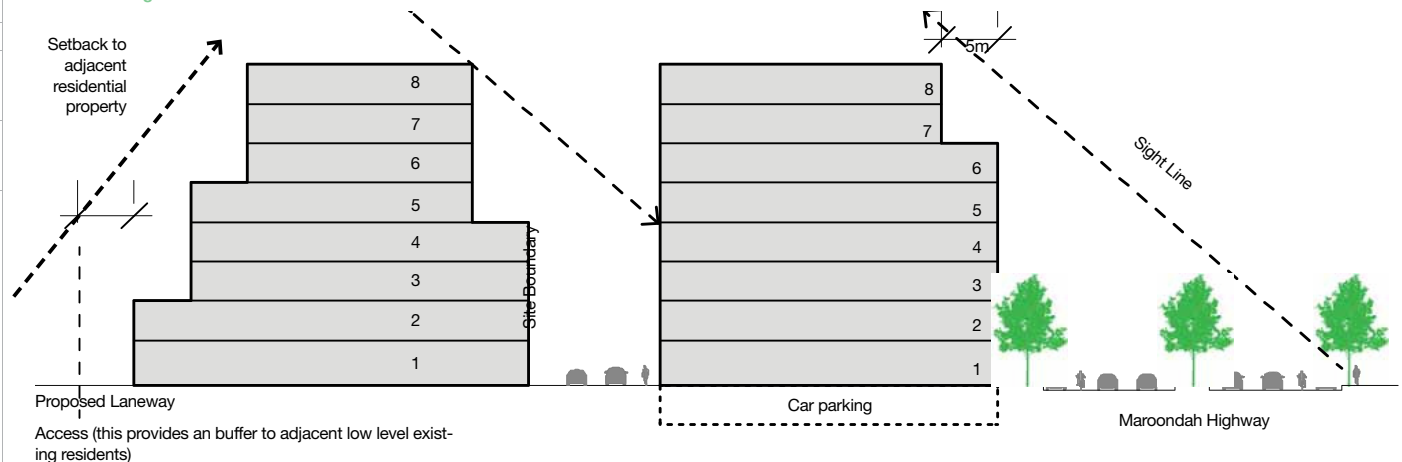
Illustrative Outcome when Urban Design Guidelines Applied



Existing Site Image



Site 2. Existing Section



Site 2. Proposed Section

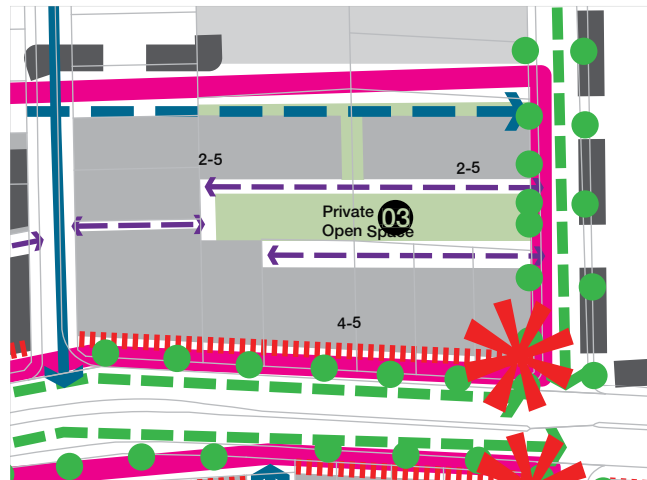
2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Site Specific Guidelines

Site 3

Site 3 is located on the northern side of the Maroondah Highway between Sherbrook Avenue and New Street. A key consideration for this site is its potential to be a mixed use development with residential uses above. This site allows for 2-5 storeys. Key elements are the provision of vehicle and pedestrian access east-west and in particular the development of a road access at its northern boundary between New Street and Sherbrook Avenue.

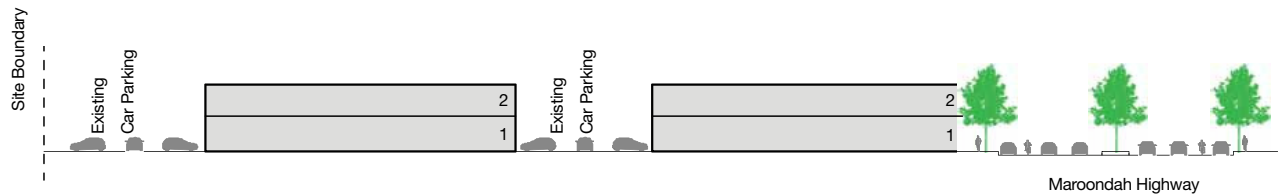
Considerations	
DD03 Built Height Requirement	C - 7.5m Min, 18m Max (2-5 Storeys)
Site Area	11,855sqm
Basic Site Dimensions	Width (93m), Length (150m)
Frontages	Maroondah Highway (150m) New Street (93m)
Proposed Land Use Direction	Ground Floor Commercial Upper Levels Mixed Use (commercial and residential)
Suggested Building Configuration	<ul style="list-style-type: none"> Consolidated built form to Maroondah Highway and potentially residential townhouses to the rear (northern boundary)
Recommended Building Height	2-5 storeys (7.5-18m)
Key Considerations	<ul style="list-style-type: none"> Issues of address and access in relation to the planned street to the north Relationship between contrasting uses across the site and the potential interface with residential development at adjoining northern properties along Sherbrook Avenue.
Key Guidelines	
Land Use & Activity	<ul style="list-style-type: none"> Create active ground level frontages along Maroondah Highway and New Street (refer to the General Urban Design Guidelines).
Transport & Movement	<ul style="list-style-type: none"> On-site parking and service area access to be via Sherbrook Avenue, New Street or proposed northern street. Provide allowance for potential footpath widening and tree planting along Maroondah Highway. Any setback should be continuous for the entire site.
Built Form	<ul style="list-style-type: none"> Create upper level setbacks to Maroondah Highway. Respond to the prominence of locale by creating high quality architectural definition to the edge interfacing with New Street and Maroondah Highway. Buildings and works must not exceed a maximum height of 7.5 metres (comprising 2 storeys) for that part of the building within 4 metres of a Residential 1 Zone.



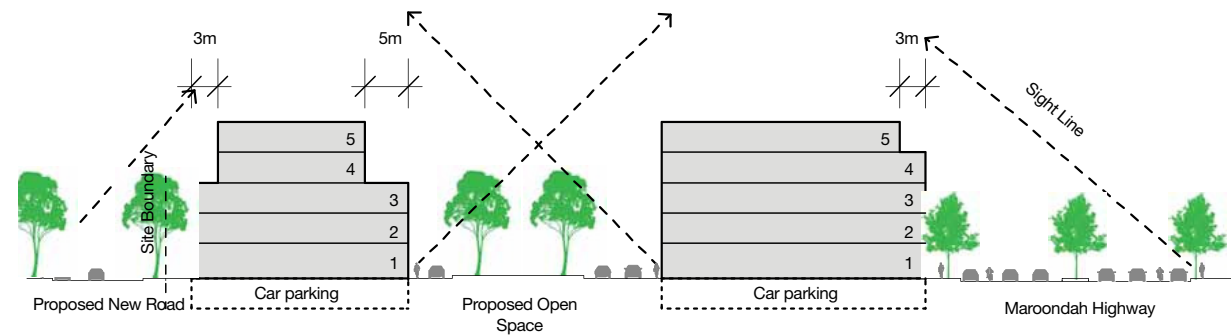
Illustrative Outcome when Urban Design Guidelines Applied



Existing Site Image



Site 3. Existing Section



Site 3. Proposed Section

2.0 Sub-Precinct Guidelines

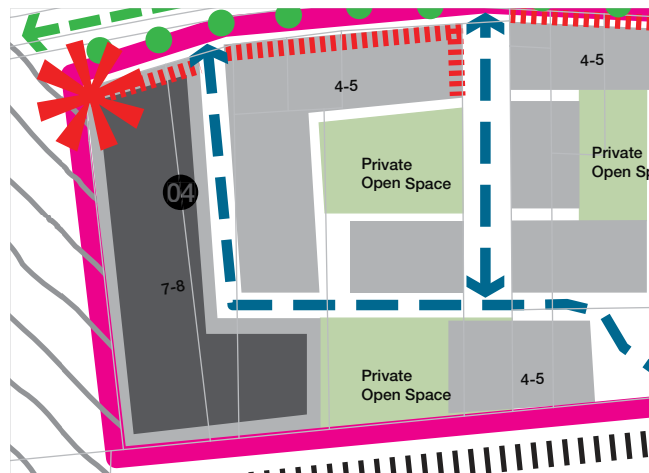
Sub-Precinct 1: Site Specific Guidelines

Site 4

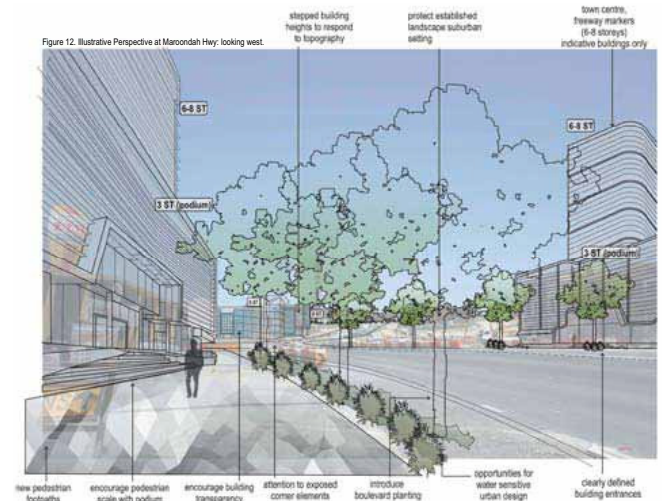
Site 4 is located on the south-east corner of Maroondah Highway and EastLink. Site 4 has the advantage of two key frontages and the potential to provide for commercial and mixed use development with residential uses above. The site allows for 2-8 storeys adjacent to EastLink and 2-5 storeys to the eastern portion. The development of the site should provide a high quality architecture to the Maroondah Highway and EastLink corner, a quality frontage (i.e. no blank walls) to the Railway line and pedestrian/ vehicle links through the site from Maroondah Highway to New Street. Proximity to the Heatherdale Station and EastLink is an important and valuable element for the site.

Refer also to the Western Gateway study and Urban Design Review for additional urban design guidance.

Considerations	
DD03 Built Height Requirement	A - 11m Min, 28.5 Max (3-8 Storeys) C - 7.5m Min, 18m Max (2-5 Storeys)
Site Area	17,980 sqm
Basic Site Dimensions	Width (146m), Length (122m)
Frontages	Maroondah Highway (146m)
Proposed Land Use Direction	Ground Floor Commercial Upper Levels Mixed Use (commercial and residential)
Suggested Building Configuration	<ul style="list-style-type: none"> Perimeter Block Formation around central Open Space. Narrow building plates to allow for natural light access.
Recommended Building Height	A - Site adjacent to EastLink - 6-8 Stories C - Site east - 3-5 stories
Key Considerations	<ul style="list-style-type: none"> Interface with railway line to the rear/south boundary. Allowance for additional vehicle and pedestrian access linkages as indicated.
Key Guidelines	
Land Use & Activity	<ul style="list-style-type: none"> Create active ground level frontages along Maroondah Highway (Refer to the General Urban Design Guidelines).
Transport & Movement	<ul style="list-style-type: none"> Provide allowance for potential footpath widening along Maroondah Highway On-site parking and service area access to be via vehicle access preferably entered off New Street. A new roundabout is proposed at the intersection of New Street, Olive Grove and the west vehicle link.
Built Form	<ul style="list-style-type: none"> Create upper level setbacks to Maroondah Highway. Respond to the visual prominence of the locale by creating high quality architectural definition to the edge interfacing with the EastLink freeway and Maroondah Highway.



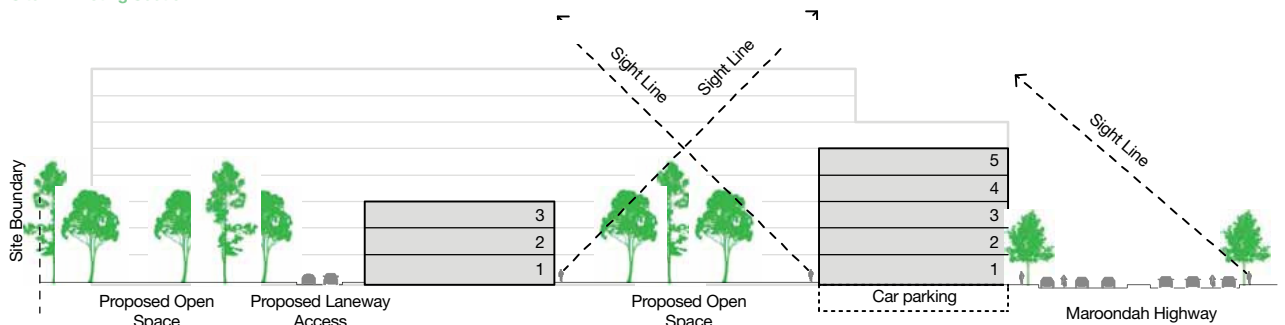
Illustrative Outcome when Urban Design Guidelines Applied



Illustrative perspective at Maroondah Highway looking east (Image: Hansen Partnership Pty Ltd - Ringwood Western Gateway Urban Design Review, 2007)



Site 4. Existing Section



Site 4. Proposed Section

2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Site Specific Guidelines

Site 5

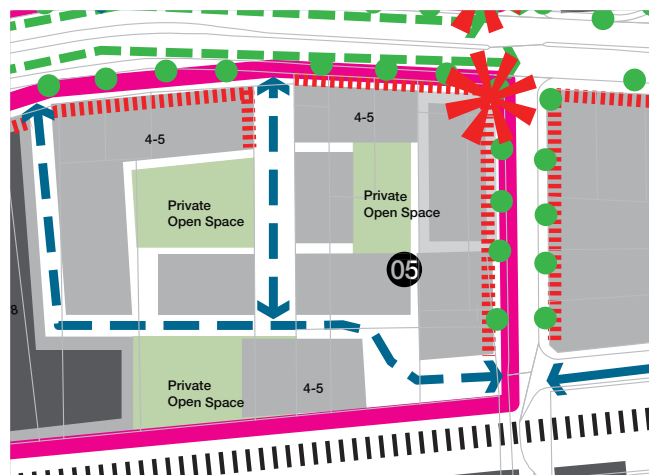
Site 5 is located adjacent to Site 4, on the south-west corner of Maroondah Highway and New Street.

A key consideration for this mixed use site is its visual prominence which should be responded to by creating high quality architectural definition. The site allows for 2-5 storeys, and should provide a high quality architecture to the Maroondah Highway and New Street corner, quality frontage (i.e. no blank walls) to the Railway line and pedestrian/vehicle links through the site from Maroondah Highway to New Street.

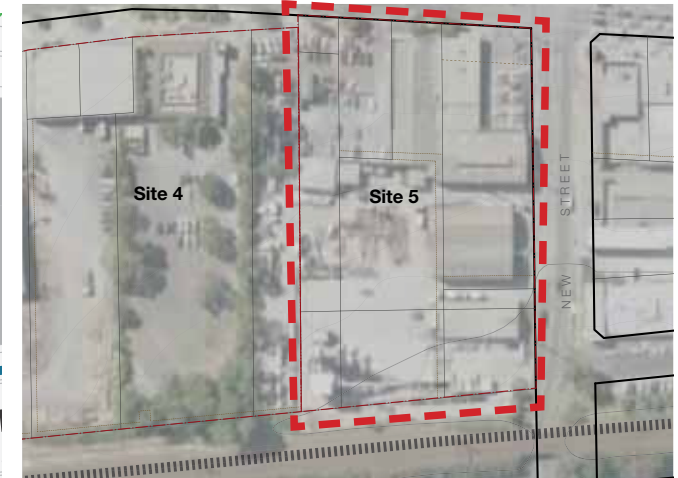
Refer also to the Western Gateway study and Urban Design Review for additional urban design guidance.

Considerations	
DD03 Built Height Requirement	C - 7.5m Min, 18m Max (2-5 Storeys)
Site Area	10,300 sqm
Basic Site Dimensions	Width 80m, Length 128m
Frontages	Maroondah Highway (80m) New Street (128m)
Proposed Land Use Direction	Ground Floor Commercial Upper Levels Mixed Use (commercial and residential)
Suggested Building Configuration	<ul style="list-style-type: none"> Perimeter Block Formation around central Open Space. Narrow building plates to allow for natural light access. Taller built form to the corner to emphasise the prominent locality.
Recommended Building Height	2-5 storeys (7.5-18m)
Key Considerations	<ul style="list-style-type: none"> Interface with Railway line at the rear / south boundary. Allowance for additional laneway linkages as indicated between Maroondah Highway and New Street.

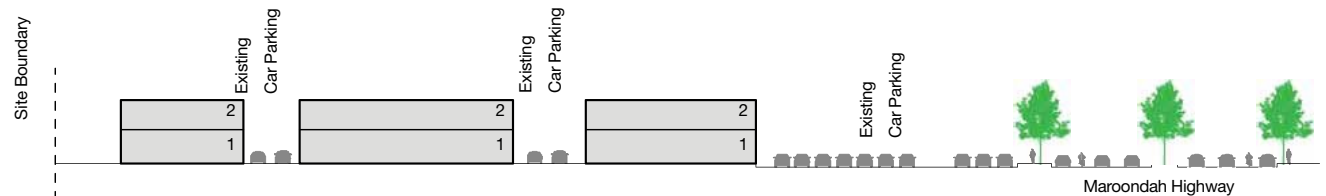
Key Guidelines	
Land Use & Activity	<ul style="list-style-type: none"> Create active ground level frontages along Maroondah Highway (Refer to the General Guidelines).
Transport & Movement	<ul style="list-style-type: none"> Provide allowance for potential footpath widening along Maroondah Highway. On-site parking and service area to be accessed via New Street along the proposed new vehicle access.
Built Form	<ul style="list-style-type: none"> Create upper level setbacks to Maroondah Highway. Respond to the visual prominence of locale by creating high quality architectural definition to the corner of Maroondah Highway and New Street.



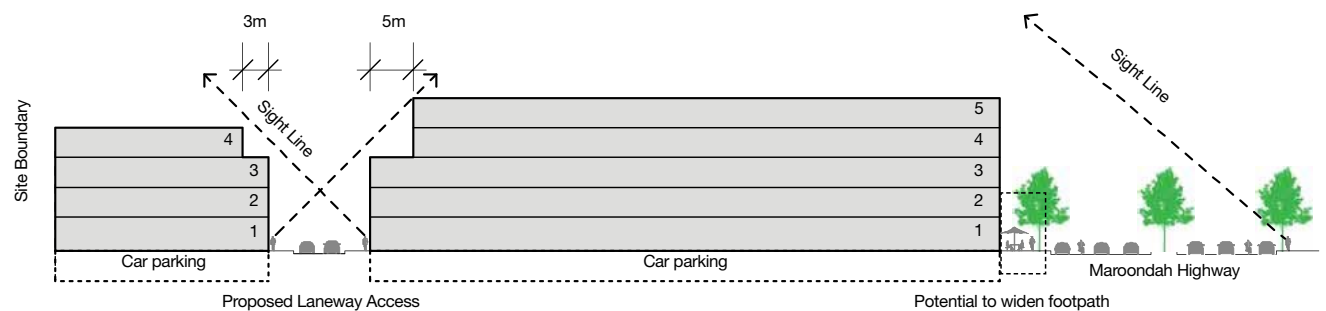
Proposed Illustrative Outcome when Urban Design Guidelines Applied



Existing Site Image



Site 5. Existing Section



Site 5. Proposed Section