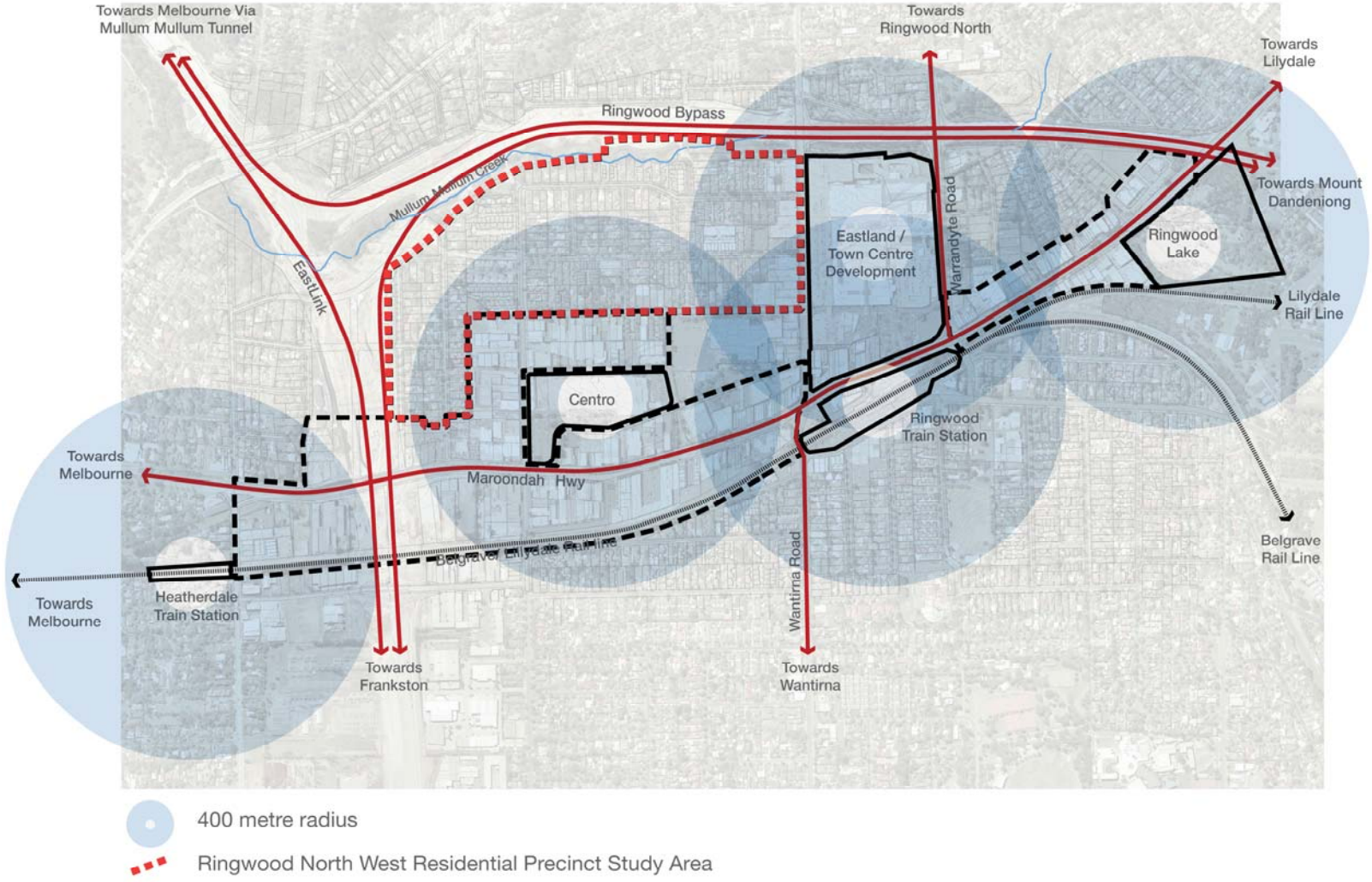
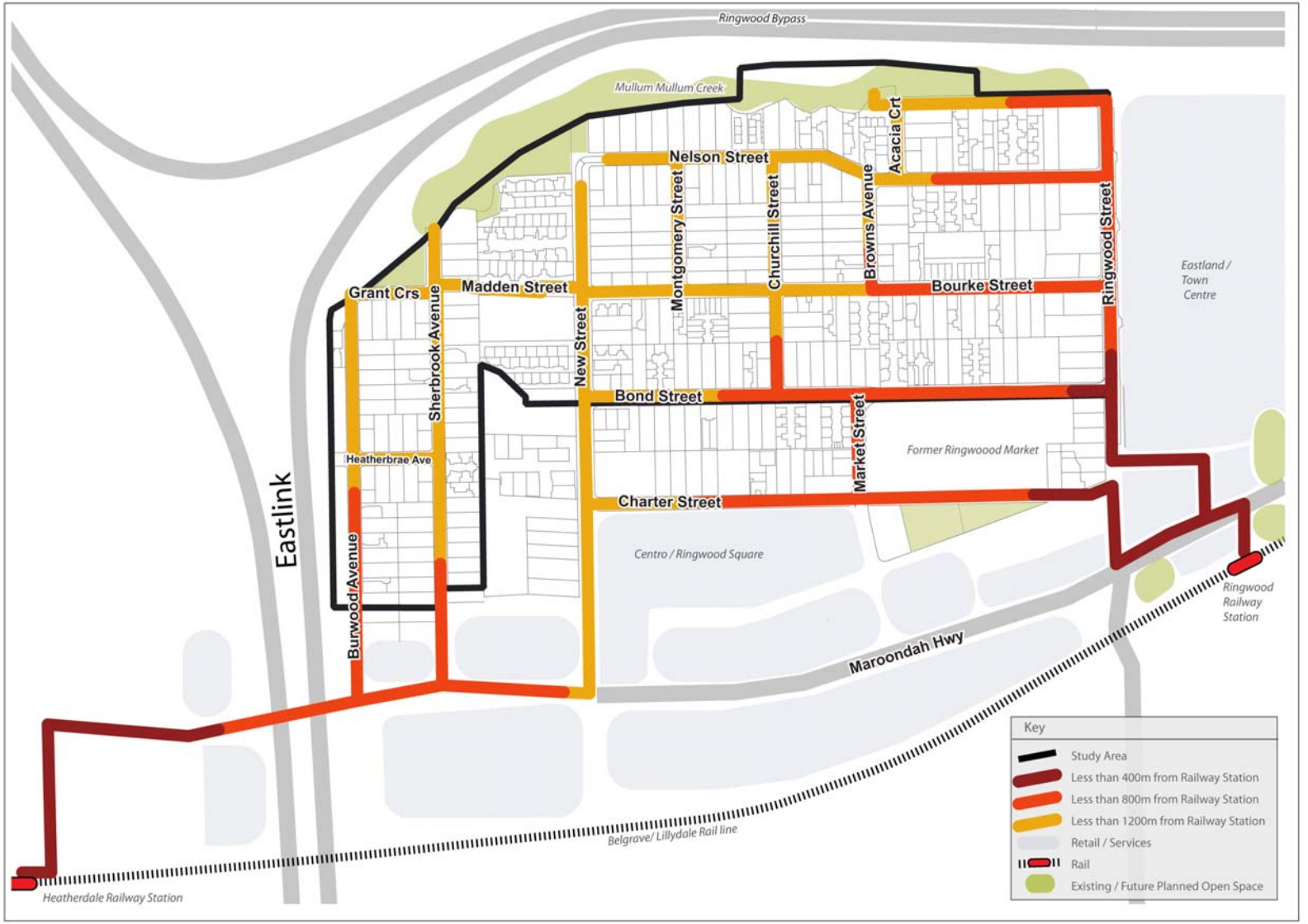
APPENDIX 2:

Existing Conditions Analysis

Local Context

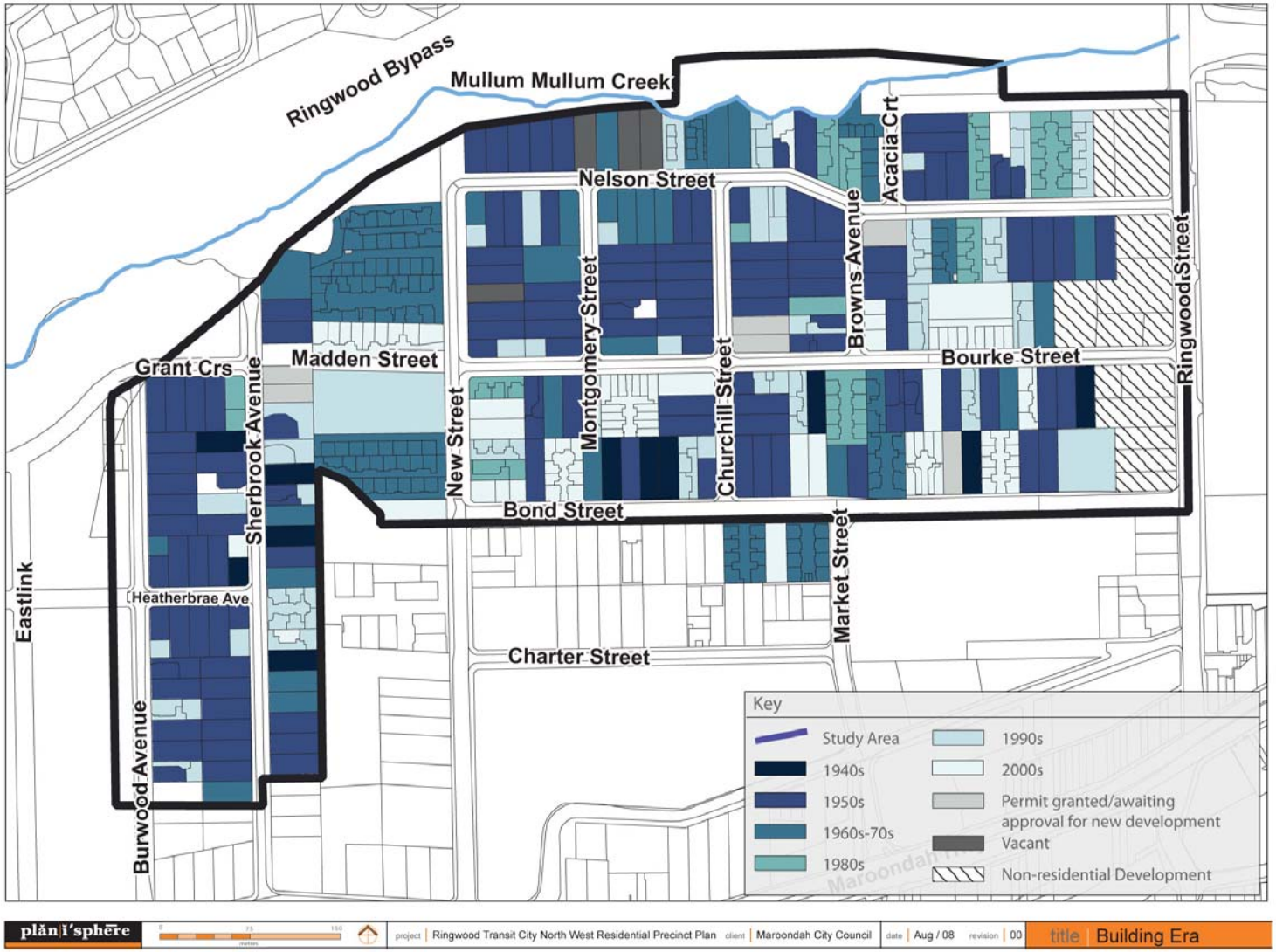


Pedestrian Shed



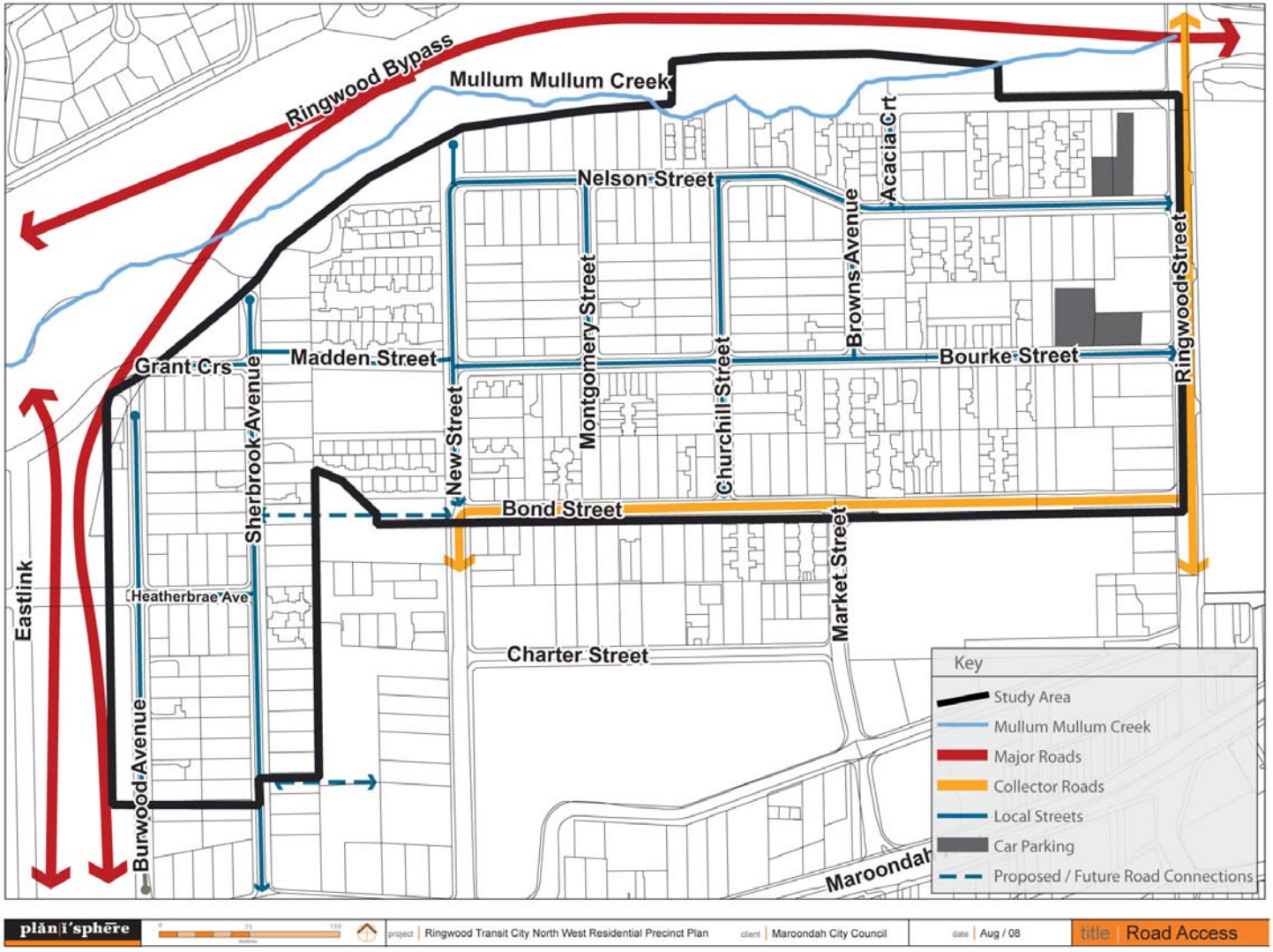
plan|i'sphere | project | Ringwood Transit City North West Residential Precinct Plan | client | Maroondah City Council | date | Aug / 08 | title | Pedestrian Shed

Existing Building Era

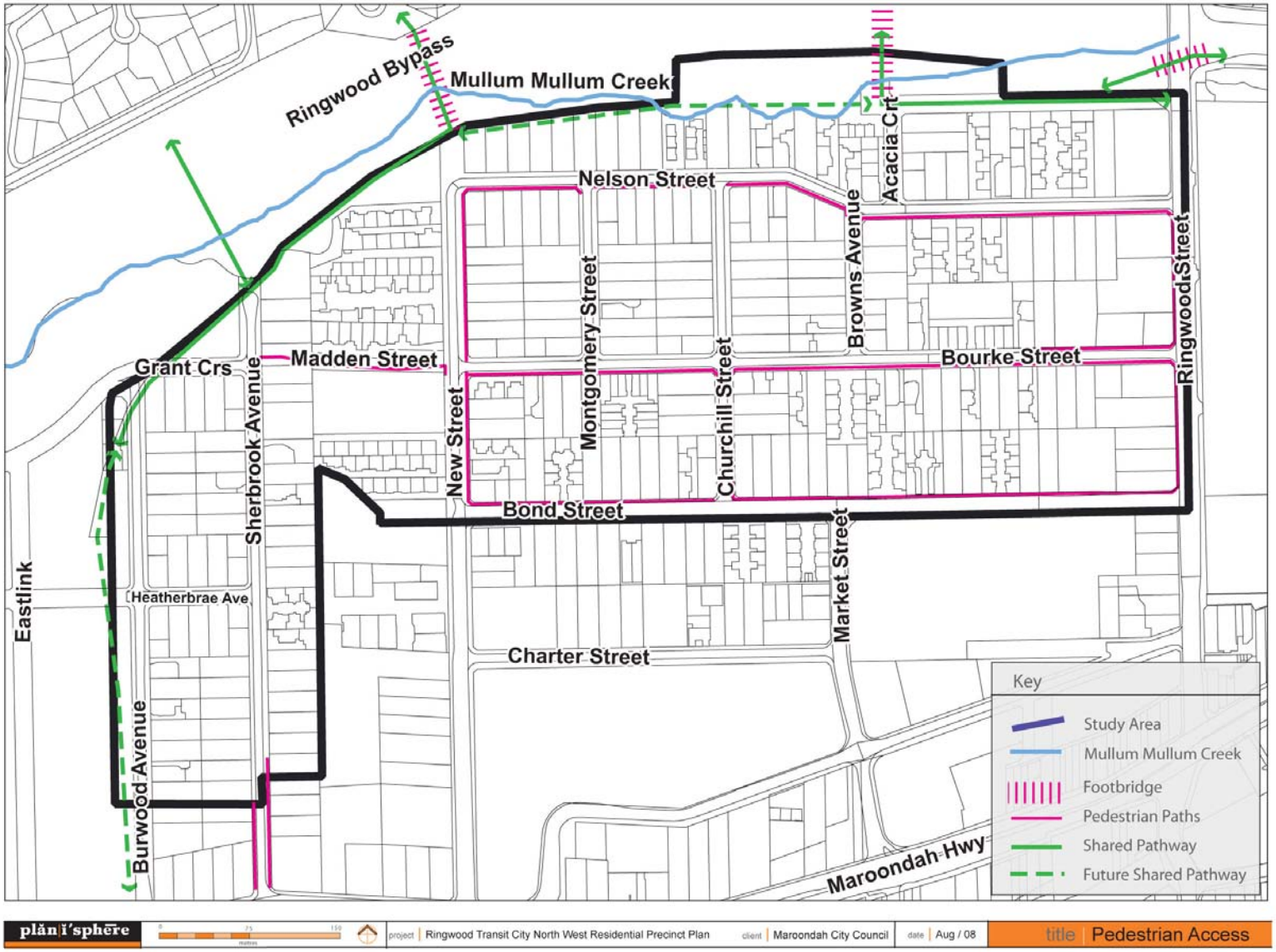


Landscape and Public Realm

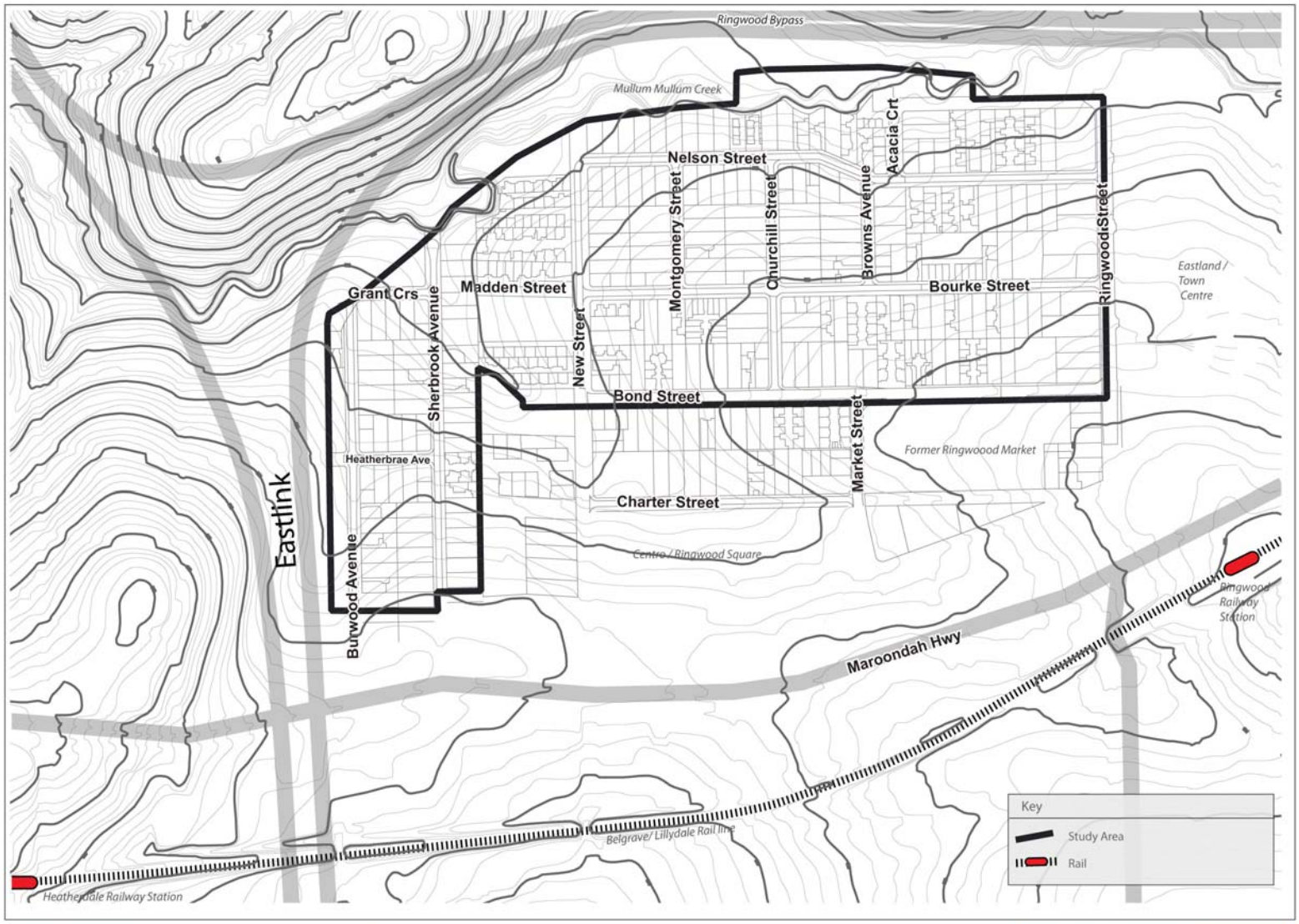
Road Access

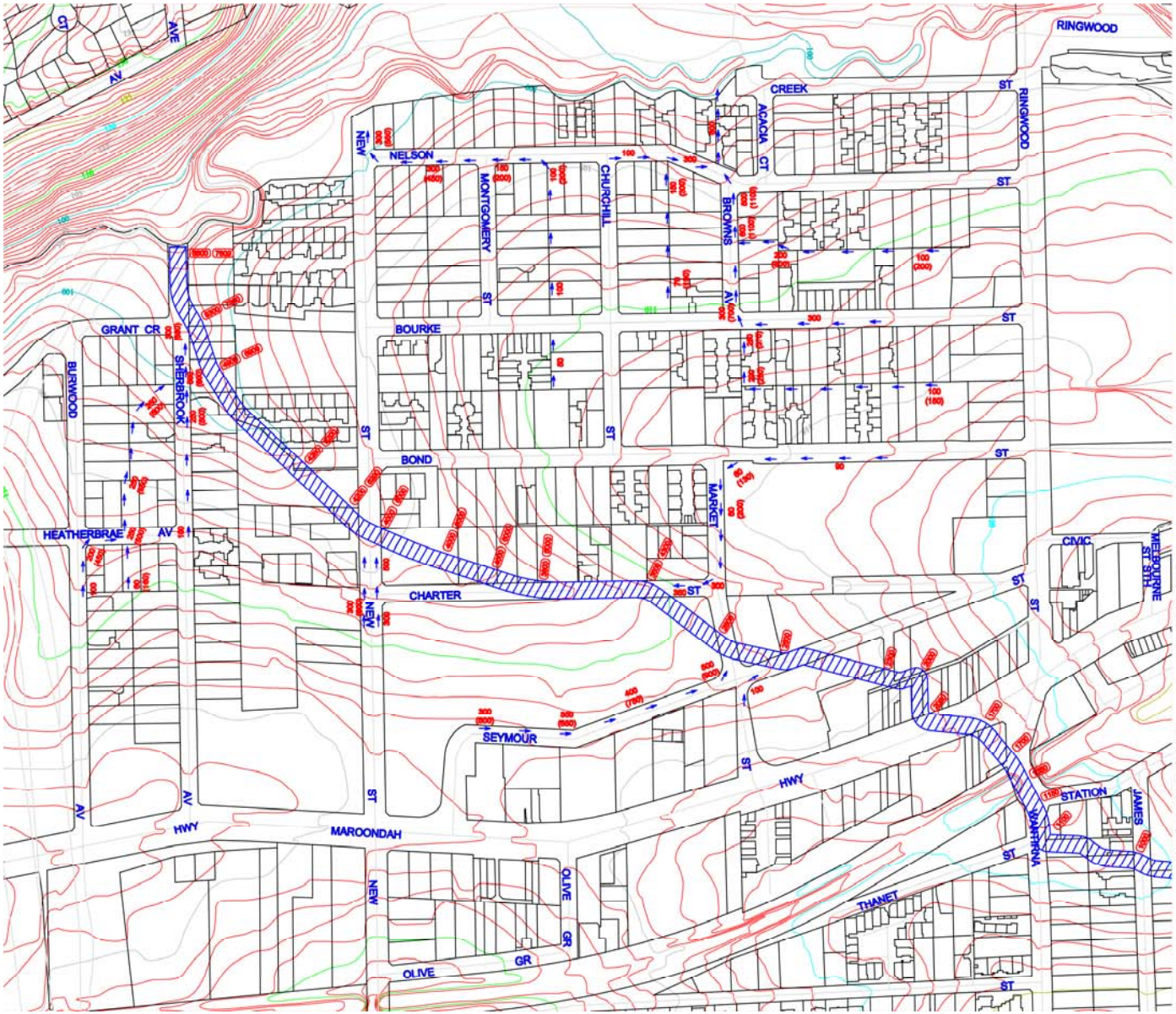


Pedestrian Access



Topography





RINGWOOD CENTRAL ACTIVITIES DISTRICT

NORTH WEST PRECINCT

100 YEAR ARI MAJOR OVERLAND STORMWATER DRAINAGE FEATURE PLAN

Legend

100 year ARI overland flow path along principal drainage line.

4200 6200 Estimated surcharge overland flow in litres/second for 100 year ARI.

Left hand figure based on drainage system being upgraded to 5 year capacity for ultimate development.

Right hand figure based on existing drainage system with no upgrade and ultimate development.

2500 Estimated surcharge overland flow in litres/second for 100 year ARI.

Where there is a single overland flow figure shown the existing drainage either already has 5 year capacity for ultimate development or the impact of the capacity issue upon the 100 year flows is insignificant.

200 (600) Probable overland flow paths on minor drainage network for 100 year ARI storm events.

The unbracketed figure represents the estimated 100 year ARI overland flow assuming the network has been upgraded for 5 year capacity with ultimate development conditions.

The bracketed figure is the 100 year ARI overland flow with ultimate development conditions and no upgrading to the existing drainage network.

Both values are in litres/second.

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