



ringwood east activity centre structure plan

prepared by hansen partnership pty ltd for maroondah city council | december 2013



hansen



Maroondah
City Council

acknowledgments

steering committee

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Tim Nott	Economic analyst
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technical refernce group

The support and technical input of the following organisations and departments was of great assistance to the project team: Department of Sustainability and Environment, VicRoads, Department of Planning and Community Development, Victoria Police.

maroondah city council officers

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ringwood east community

A thank you is extended to the community members and business owners who attended the consultation events and stakeholders who gave their time generously to provide input to the generation of the Structure Plan. Their valuable feedback and ideas have informed and shaped the development of the Structure Plan.

version	title	date	issuer	changes
A	Ringwood East NAC Structure Plan	27.08.12	JK	n/a
B	Ringwood East NAC Structure Plan	08.10.12	JK	Internal changes only
C	Ringwood East NAC Structure Plan	25.02.13	JK	Following Steering Committee and Council comments
D	Ringwood East NAC Structure Plan	20.12.13	JK	Final version

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1 introduction

Maroondah City Council engaged Hansen Partnership, a planning and design consultancy, to work with key stakeholders in preparing a Structure Plan for the Neighbourhood Activity Centre in Ringwood East. Hansen Partnership was assisted in this project through the expert input on transportation matters by O'Brien traffic and by Tim Nott, an economic analyst.

Ringwood East is a strong and well used Neighbourhood Activity Centre within the City of Maroondah. The centre is based around the parallel features of the railway line (and more particularly, the Ringwood East Railway Station) and the north facing commercial strip which runs along Railway Avenue. These are supported by a range of community uses and parkland to the north and south. The centre retains a strong 'local' feel, positioned away from higher order transport corridors, offering exciting opportunities for development of this centre.

Key considerations and drivers for this structure planning project can be identified through both the opportunities, but also potential threats, that exist due to the centre's designation as an 'activity centre' (and the associated pressures for higher density development), its excellent access to public transport and the highly valued and attractive 'green' character.

This project is being undertaken in a three stage process. Stage 1 of the project involved the collation of range of background materials and consultation with the Ringwood East community, Stage 2 is the Structure Plan itself and, following on from this is Stage 3, which will implement the plan.

1.1 what is a structure plan?

A Structure Plan is a strategic planning document which has the aim of giving effect to the policies and objectives set out for use and development of land in the State Planning Policy Framework to provide effectively for community needs. Structure Plans should provide the framework for the long term development of a place by defining the preferred nature of future growth and articulating how this change will be managed. Structure Plans will guide the major change to land use, built form and public spaces that together can achieve economic, social and environmental objectives for the place.



A coordinated plan allows a wide range of stakeholders, service authorities, State Government departments and internal Maroondah Council departments to all 'read from the same page' to produce a coherent outcome and certainty for both residents and the Council, as the Responsible Authority.

A Structure Plan also provides the framework for statutory planning controls which will be implemented through the Maroondah Planning Scheme. Structure Plans are informed by extensive public consultation and discussion. While everyone may not agree on every aspect of the plan, it should reflect broad community consensus.

1.2 how will the structure plan be used?

The aim of the Structure Plan for Ringwood East is to guide future land use and development in a coordinated manner and provide greater certainty for all stakeholders in terms of delivering a preferred future. In establishing an agreed vision for the centre for a period of 15 - 20 years, the Structure Plan seeks to outline key policy directions, and important physical outcomes as relate to Ringwood East's built form and activity, landscape and environment and access and movement. The Structure Plan will be used by:

Maroondah City Council:

- as a basis for introducing new planning policies, zones and overlay controls into its planning scheme (as appropriate);
- in assessing planning permit applications;
- in assessing requests to rezone land;
- in guiding non-statutory initiatives, arrangements or partnerships to assist in realising potential future opportunities within the centre;
- in preparing capital works budgets to implement public works; and
- in delivering community services.



The Community:

- to understand how the area, and specific precincts within the activity centre, are likely to change in the future;
- to assist community groups in prioritising future work and in seeking funding for projects; and
- to provide a framework for community groups to assist in making long term plans.

Existing Business Owners:

- to create greater certainty and appreciation regarding the future direction of the centre.

Developers:

- to understand the development opportunities that exist and the matters that will be taken into account in assessing development proposals.

Other government agencies:

- in coordinating infrastructure improvements with work undertaken by Maroondah City Council and other agencies including public transport, roads and water.

The Structure Plan must be regularly reviewed to ensure its directions and ambitions continue to be relevant to the centre as it changes over time.



ringwood east structure plan

figure 01:
context aerial

legend

study area



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