

11/07/2014  
C91**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

**RINGWOOD TOWN CENTRE****1.0**26/06/2008  
C80**Granting of permits before development plan is prepared**

A permit may be granted before a development plan has been prepared provided the responsible authority is satisfied that:

- The use or development is for public transit purposes only, such as enhanced pedestrian and cycling access, minor improvements to public areas, traffic works, car parking and public transport access.
- The grant of a permit will not prejudice the achievement of the desired outcomes for the land and the surrounding land envisaged by the Ringwood Transit City Urban Design Masterplan 2004.
- The grant of a permit will not prejudice the preparation of a development plan for the land and the surrounding land in accordance with the requirements of this schedule.

In determining whether or not to grant a permit, the responsible authority must consider the outcomes that are sought to be achieved by the use of this Overlay.

**2.0**11/07/2014  
C91**Requirements for development plan**

The development plan must comprise an overall development plan for the Ringwood Town Centre and individual precinct plans for the precincts identified on the Ringwood Town Centre Precinct Plan attached to this Clause.

**2.1**26/06/2008  
C80**Overall Development Plan - Ringwood Town Centre**

The overall development plan must include the following key policy directions:

**Railway Station, library and retail link**

- Development and built form must provide for a broad physical and visually active link between the Railway Station, the Station Square (railway station forecourt), the Ringwood Library, the Eastland South entry and the heart of the Town Centre.

**Maroondah Highway pedestrian crossing**

- Development must provide for the installation of a broad, attractive and safe at-grade pedestrian crossing of the Maroondah Highway adjacent to the Railway Station.

**Ringwood Station focus**

- Development and built form must provide for the redevelopment of the Ringwood Railway Station into an integrated Transport Interchange. The development of the precinct must include provision for:
  - A transit hall.
  - Commuter parking.
  - Commuter shelter.
  - Commuter drop off zones.
  - Practical, safe and convenient access between the different levels and components of the transport Interchange for people of all mobility levels.

### **Core Retail Extension**

- Development and built form must provide for extension of existing retail malls in Eastland south across Plaza Centre Way to form a visible retail presence closer to Maroondah Highway, together with the small grain retail, active frontage and mixed use areas facing Maroondah Highway.

### **Maroondah Highway median effect**

- Provision for the management of vehicular access along Maroondah Highway, the extension of the street tree planting theme into the heart of the Town Centre and the long term reduction of the through traffic function of Maroondah Highway.

### **Retail Frontage to Maroondah Highway**

- Provision for the reinstatement of retail activity, creating active and open street frontages to the areas on the north and south sides of the Maroondah Highway and strengthening of the role of the Town Centre spine.

### **Corner Gateway Building**

- Definition and identification of the primary eastern and western corners of the Town Centre with landmark buildings that positively contribute to the Ringwood Town Centre and provide for occupation by prominent destination uses.

### **Town Centre Vista Extension**

- Provision of view lines along an east-west vista to the east of Ringwood Street into the central area of the Ringwood Town Centre, providing a physical and visual link to the areas west of Ringwood Street.

### **Ringwood Street Civic Uses**

- The re-location of the existing library to be within the Town Centre area and expansion of educational and civic facilities, with good pedestrian links from the Town Park area.

### **Public Domain Hub**

- The creation of a spacious green Town Park in the central Town Centre area. The park and the buildings around it must provide direct visual and physical links to the Station Square, Maroondah Highway and the areas to the west of Ringwood Street. The design and form of the public space should allow for the area to function both formally and informally as a meeting place for events, activities or passive recreation.
- The creation of a surrounding built form that frames the functions of the Town Park, whilst providing for multi level interaction and the retention of human scale throughout the Town Park area.

### **Expand Existing Bus Terminal**

- Provision for the development of major bus facilities that are integrated with the public transport hub and the Ringwood Town Centre.

### **Built Edge to Highway**

- The consolidation of the Maroondah Highway corners through the provision of continuous active built edges to all linking streets.

### **Frontage to the Clocktower Park**

- The definition of an increased and meaningfully dynamic role for the Clocktower and Memorial Park on the Wantirna Road/Maroondah Highway corner as a key gateway to the Centre.

### **Station Street Widening**

- Provision for the widening of Station Street, between Wantirna and Bedford Roads, providing for a functional by-pass of the Town Centre spine linking Wantirna Road to Warrandyte Road.

## **2.2**

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### **Individual Precinct Plans**

Individual precinct plans must be prepared for each precinct in accordance with the following requirements:

#### **General**

Each precinct plan must be accompanied by a written explanation of how the precinct plan responds to:

- The requirements of Local Planning Policy Framework Clause 22.06 Ringwood Activity Centre.
- The requirements of the Design and Development Overlay - Schedule 3.
- The approved overall development plan for the Ringwood Town Centre.

Individual precinct plans must incorporate the key policy directions of the approved overall development plan and must provide a detailed development plan of the precinct including the following development and design components:

- An overall scheme of development for the precinct.
- A building form that provides for the development of landmark feature buildings in locations as provided for in the Design and Development Overlay Schedule 3.
- The location of public areas, building access points and the relationship to other sites within the precinct and adjoining public areas and precincts.
- A traffic movement plan demonstrating how the proposed precinct plan meets the following sub-clauses of the Ringwood Activity Centre at Clause 22.06:
  - The access and movement objectives and policy statements (Clause 22.06-2); and,
  - The Town Centre objectives and policy statements (Clause 22.06-3).
- A site context plan explaining the context of the precinct, the key elements of the precinct and the way in which the proposed development responds to those key elements.
- For sites requiring staging of development and/or consolidation, a plan of staging and/or consolidation that demonstrates that the ultimate form of development is achievable.

#### **Specific**

In addition to the general requirements for precinct plans the following specific requirements must be included in the specified precinct plan.

#### **Precinct 1 (North-west Precinct)**

- The opportunity for the development of an active relationship to Ringwood Street.
- A clearly defined, landmark entry point to the western section of the precinct.
- The southern boundary of the precinct buildings must provide for pedestrian activity, visual surveillance, open active frontages and promote interaction with the public realm, Town Park and Precinct 2.

#### **Precinct 2 (Midway Precinct)**

- A physical and visual link from the Town Park area to the areas west of Ringwood Street.
- Active frontages to Maroondah Highway, Ringwood Street, the town park and the public areas of Precinct 3.

- A mid-precinct north-south pedestrian link connecting to Maroondah Highway.

#### **Precinct 3 (North-east Precinct)**

- Provision for the creation of the Town Park and substantial public areas linking with Precincts 1 and 2.
- The creation of a multi-level landmark building on the south-eastern corner of the precinct.
- Active frontage to Maroondah Highway and public connection between Maroondah Highway and the Town Park.

#### **Precinct 4 (Station superblock Precinct)**

- Improvements to public transport through the provision of major integrated rail and bus interchange facilities, and strengthening the role of the precinct as the primary modal interchange for the region.
- A broad mix of land uses that strengthens the mixed use role of the station superblock as a primary node within the Transit City with clear activity links and pedestrian connections to the Town Centre north of Maroondah Highway.
- The traffic movement plan to address:
  - Bicycle facilities, taxi zones, commuter car parking and commuter drop off zones.
  - The minimisation of conflict between buses/vehicles and pedestrian movement within the precinct.
- A pedestrian movement plan, including access for people with mobility impairment to all public areas and strong pedestrian connections to the north across Maroondah Highway, to the residential areas south of the station and to all commuter car parking areas.
- An attractive and active interface with Clocktower Park that respects the significance of the memorial function of the Clocktower Park.
- Development of the Station Square area as a focal point between the railway station and the public areas to the north of Maroondah Highway.
- The development of a transit lounge facility that has a high level of public surveillance and activity.
- The ability to accommodate projected bus operations.
- Active frontages to street level areas of Maroondah Highway and the Station Square.
- An appropriate response to the buildings and structures of heritage significance within the precinct.

### **3.0**

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#### **Referral**

The Development Plan, associated individual precinct plans and permit applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

### **4.0**

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#### **Reference Documents**

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Ringwood Town Centre – Precinct Plan

