

11/07/2014
C91**SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

DESIGN CONTROLS - RINGWOOD ACTIVITY CENTRE**1.0****Design objectives**11/07/2014
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- To encourage future development that optimises the full potential of sites and reflects its location within a Central Activities Area.
- To create a built form hierarchy that establishes the tallest building forms within the Town Centre precinct and provides a physical and visual transition down to sensitive residential interfaces around the periphery of the Activity Centre.
- To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.
- To encourage excellence in architectural and building design throughout the Activity Centre.
- To encourage the development of landmark and feature buildings that by exceeding the general building scale strongly define key junctions, topographical high points and gateways to and within the Activity Centre, and in particular acknowledge the Town Centre axis between the Ringwood Station and the retail hub.
- To ensure appropriate urban design outcomes that minimise the appearance of visual bulk and respect the amenity of sensitive adjoining interfaces.
- To ensure an appropriate design interface of high architectural value for buildings abutting Ringwood Lake that reflects an open and transparent connection to the Lake, minimises visual bulk and respects the amenity of the lake environment.
- To create certainty for the community, land owners and developers within Ringwood regarding the future of the Activity Centre and potential opportunities and constraints associated with existing allotments.
- To encourage multi-level apartment style residential housing opportunities to complement and enhance the form and transit city role of the Ringwood Activity Centre.
- To integrate environmentally sustainable development principles and techniques into the design, construction and operation stages of new development to recognise and contribute towards a long-term, responsible and sustainable future for the Ringwood Activity Centre and the wider community.
- To ensure advertising signs do not dominate or detract from the visual amenity of the built form and/or the public realm.
- To create a coherent and attractive built form across the Ringwood Transit City North West Residential Precinct.
- To create coherent streetscapes in the Ringwood Transit City North West Residential Precinct by setting maximum building heights at street level and specific street setbacks in all locations except along Bond and Ringwood Streets.

2.0**Buildings and works**11/07/2014
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Buildings and works in a precinct identified on the plan to this schedule are considered to meet the design objectives for height outlined in this schedule if:

- They are equal to or greater than the minimum height specified in the tables to this schedule
- They do not exceed the maximum height specified in the tables to this schedule.

An application for a building of a height that is less than the minimum height requirements identified in the table to this schedule must be accompanied by a report outlining how the development will achieve the objectives for development in the Ringwood Activity Centre outlined in this schedule and in Clause 22.06.

An application for a building on a site within the North West Residential Precinct that is less than the minimum area for the proposed building height identified in Table 2 of this schedule must be accompanied with a report outlining why the land cannot be consolidated with adjoining land and how the development will achieve the objectives for development in the North West Residential Precinct of the Ringwood Activity Centre.

3.0 Built form

26/04/2013
C74

Development within the Activity Centre is required to demonstrate excellence in architectural and building design.

While a consistent built form is sought in the Ringwood Transit City North West Residential Precinct, it is not necessarily appropriate to apply the same built form controls to all streets in the Precinct. Varying conditions within and surrounding the Precinct have been taken into account and include:

- The established nature of the Precinct.
- The physical circumstances of each location or streetscape.
- The built form recommendations of other plans or policies that take in locations abutting the Precinct, particularly where this Plan takes in one side of the street and another plan takes in the opposite side.
- The external built form or landscape conditions of the area, i.e. the Mullum Mullum Creek, the freeway and Eastland.

4.0 Scale

26/06/2008
C58

Development throughout the Activity Centre should be higher and more intense scale than its surrounding suburban context.

Development should facilitate incremental increases of building height and scale from the lower reaches of the Mullum Mullum Creek up toward the Town Centre precinct. Abrupt shifts in scale are discouraged.

Consolidated and larger sites in identified Residential Development Areas may be considered for a higher scale of development.

Buildings in the Commercial Boulevard Precinct, either side of Maroondah Highway, should be of a consistent scale and built hard to the street frontage to achieve a coherent boulevard effect.

5.0 Advertising signs

26/06/2008
C58

An advertising sign must meet the following requirements:

- A stand alone sign must not exceed 7 metres in height
- A sign mounted on a building must not protrude above the roofline of the supporting building.

6.0 Exemption from notice and review

26/06/2008
C58

An application to subdivide land or to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

7.0 Decision guidelines

26/04/2013
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Before deciding on an application, the responsible authority must consider:

- Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004
- Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006
- Ringwood Transit City North West Residential Precinct Plan, Planisphere, June 2009
- Demonstration of excellence in architectural and building design
- Demonstration of the use of environmentally sustainable development principles in the design, construction and operation of the development
- The style, type and quality of landscaping proposed
- The style, type, location and co-ordination of any signage
- Whether signs are proportional to the size and scale of the building/premises on which they are being erected and complement the style and character of the building, abutting buildings and the streetscape/public realm.
- Whether signs and/or any supporting structures have a potentially detrimental visual impact on the amenity of the area.
- Whether the development will positively contribute to local urban character and enhance the overall public realm, whilst minimising detrimental impact on neighbouring properties and public spaces.
- Whether development facilitates pedestrian linkages, access and amenity.
- The placement and orientation of taller building elements to ensure a diverse and interesting skyline, that will permit adequate day and sunlight access to streets and primary public spaces at ground level.
- Whether the development respects the type, character and amenity of existing residential areas, where direct abutments or interfaces occur.
- Whether the buildings create a sense of address with active, attractive and pedestrian-friendly interfaces at street level.
- Where a development site within the North West Residential Precinct is less than the minimum area for the proposed building height, whether:
 - There is any potential for consolidation with adjoining land;
 - The proposal represents an exemplary design response;
 - The proposal includes the provision of basement parking;
 - The design includes recessive upper levels; and
 - The objectives for development in the North West Residential Precinct are supported by the proposed development.

Table 1 to Schedule 3 – Commercial areas

Precincts within the Ringwood Activity Centre are identified on the Building Height Precinct Plan included with this schedule. The heights of buildings are to be in accordance with the building heights specified in the table below. It is noted that heights have been calculated on the basis that the ground floor measures 4 metres from floor to ceiling, and each floor following measures 3.5 metres. The minimum and maximum building heights will be measured from natural ground level.

Precinct	Minimum Building Height	Maximum Building Height	Outcomes to be achieved
DDO3-A	11 metres	28.5 metres	<p>A scale of development that provides for the tallest forms of development within the Activity Centre.</p> <p>Landmark buildings on selected sites including:</p> <ul style="list-style-type: none"> ▪ the intersection of Maroondah Highway and Eastlink (eastern side) ▪ the south-western intersection of the Maroondah Highway and the Ringwood Bypass; ▪ the north-eastern side of the intersection of Ringwood Street and the Maroondah Highway; and ▪ the north-western intersection of Warrandyte Road and the Maroondah Highway.
DDO3-B			
All development except feature buildings	7.5 metres	21.5 metres	<p>A scale of development that reflects the central location within the Activity Centre and takes advantage of consolidated sites.</p> <p>A clear visual increase in building height from adjoining lower scale development located within precincts C and D to be evident.</p>
DDO3-B			
Feature Buildings	28.5 metres	No maximum height limits apply	<p>A number of sites to be developed as Feature Buildings (identified on the Precinct Plan included with this Schedule as “feature forms”), with taller building forms to define the Town Centre location and the primary axis between the Ringwood Station and the retail hub.</p>
DDO3-C	7.5 metres	18 metres	<p>A scale of development that takes advantage of the high level of exposure from the frontage to the Maroondah Highway but respects the adjoining</p>

Precinct	Minimum Building Height	Maximum Building Height	Outcomes to be achieved
			residential areas around the periphery of the Activity Centre.
DDO3-D	7.5 metres	14.5 metres	A scale of development that reflects a transition area between the lower scale residential areas and the higher intensity Activity Centre.
DDO3-E	11 metres	18 metres	A scale of development that highlights the western gateway of the Activity Centre and is subject to impacts on views of the Dandenong Ranges and Wicklow Hills ridgeline.

Table 2 to Schedule 3 North West Residential Precinct

Precincts within the Ringwood Activity Centre are identified on the Building Height Precinct Plan included with this schedule. The heights, setbacks from the front façade, street setbacks and side and rear setbacks of buildings are to be in accordance with Table 2. It is noted that the heights have been calculated on the basis that the ground floor measure 4 metres from floor to ceiling and each floor following measures 3.5 metres.

Precinct	Maximum Building Height	Upper level setback from Front facade	Street setback	Side and rear setbacks
DDO3 – F, G and K	Three storeys: lot size above 1000m ²	3rd storey: 3 metres	3 metres	The Schedule to the Zone does not apply. Side and rear setbacks must satisfy the objectives of Clause 55. For development of less than four storeys side and rear setbacks should generally be in accordance with Clause 55 Standard B17
	Four storeys: lot size above 2500m ²	3rd storey: 3 metres 4th storey: 6 metres	3 metres 3 metres	
	Five storeys: lot size above 3000m ²	3rd storey: 3 metres 4th storey: 6 metres 5th storey: Discretionary	3 metres 3 metres 3 metres	
DDO3 - H	Five storeys	5th storey: 3 metres	3 metres	The Schedule to the Zone does not apply. Side and rear setbacks must satisfy the objectives of Clause 55. For development of less than four storeys side and rear setbacks should generally

Precinct	Maximum Building Height	Upper level setback from Front facade	Street setback	Side and rear setbacks
DDO3 - I	Six storeys	5th storey: 3 metres 6th storey: 3 metres	3 metres	be in accordance with Clause 55 Standard B17 The Schedule to the Zone does not apply. Side and rear setbacks must satisfy the objectives of Clause 55. For development of less than four storeys side and rear setbacks should generally be in accordance with Clause 55 Standard B17
DDO3 - J	Three storeys: lot size above 1000m ²	3rd storey: 3 metres	3 metres	3 metres
	Four storeys: lot size above 2500m ²	3rd storey: 3 metres 4th storey: 6 metres	3 metres	3 metres
	Five storeys: lot size above 3000m ²	3rd storey: 3 metres 4th storey: 6 metres 5th storey: Discretionary	3 metres	3 metres

Ringwood Activity Centre – Building Height Precinct Plan

