

HAVE
YOUR SAY

GET INVOLVED IN
PLANNING THE
FUTURE OF GISBORNE!

GISBORNE FUTURES

Gisborne Structure Plan & Town Centre Urban Design Framework

Emerging Ideas

May 2019



**Macedon
Ranges**
Shire Council



About Gisborne Futures

Stage 3 - Emerging Ideas

Macedon Ranges Shire Council has begun preparation of a Structure Plan and Urban Design Framework to plan for the future of Gisborne and New Gisborne.



The Gisborne Futures project will guide the growth and development of Gisborne over the next 30 years. It will look at how you will live, work and play in the town, and how you'll get around.

Gisborne Futures is made up of the Gisborne Structure Plan and the Gisborne Town Centre Urban Design Framework (UDF) projects, which will be prepared simultaneously. The Structure Plan will give broad direction on development of the town and the Urban Design Framework will provide a greater level of detail on the look and feel of the town centre.

Gisborne Futures is the first major new planning document developed for the town since the Gisborne Outline Development Plan (ODP) was adopted in 2009. Since that time the town has changed in terms of its land use and demographics. So it's time to review and update the existing plan to ensure it remains current and relevant.

The new Structure Plan will be a vision for how Gisborne will grow and develop into the future. We're looking at transport options, how waterways are managed, what community facilities and infrastructure might be required, how you use your parks and open space, where you shop and where you live, and what your needs might be for all these things into the future.

The Emerging Ideas presented during this Stage will be used as a framework to develop strategies and actions for the Structure Plan and Urban Design Framework.

This publication presents a draft vision, draft principles and ideas that have been informed by extensive background research, various technical reports and community and stakeholder consultation undertaken during Stage 2 of the project.

The ideas and aspirations contained within this booklet are not intended to be a list of all or confirmed actions, rather they are an outline of the principles that will be explored and included in the Structure Plan and Urban Design Framework.

Have Your Say

Council is seeking community and stakeholder feedback on the proposed ideas and aspirations presented during this Stage.

Have we missed anything?

Refer to page 26 for further information on how to get involved.

- 01 **Background and Inception**
- 02 **Context and Technical Analysis**
Phase 1 Consultation
- 03 **Emerging Ideas for SP and UDF**
Phase 2 Consultation
- 04 **Draft Structure Plan and UDF**
Phase 3 Consultation
- 05 **Final Structure Plan and UDF**
- 06 **Implementation**

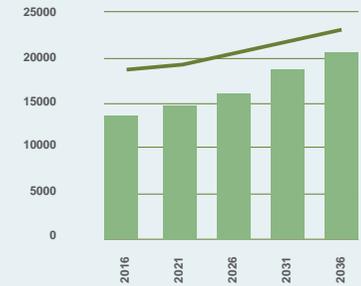
Wominjeka yearmann koondée biik Wurundjeri balluk
Welcome to the land of the Wurundjeri people

Macedon Ranges Shire has a strong and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years.

Gisborne and surrounds is within the traditional country of the Wurundjeri people to whom landscapes are part of a single, holistic, cultural and spiritual landscape.

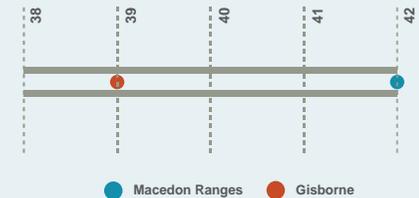
Wurundjeri Elders have taken part in the Gisborne Futures project to ensure that culturally significant places, views and sites are identified and incorporated into the planning process at an early stage.

- ▶ The current estimated resident population of the Gisborne District is 12,831 persons, by 2036 the population is expected to reach 20,454 residents.



- ▶ Forecast id. predict that between 2016 and 2036 there will be an 83.4% increase in residents of retirement age and a 42% increase in residents of working age in the Gisborne District.

- ▶ Gisborne District residents are slightly younger on average than those in the rest of the municipality with a median age of 39 compared with the Macedon Ranges Shire median of 42.



- ▶ Each dwelling in 'Gisborne District' has an average of 2.2 cars.

- ▶ 51.9% of Macedon Ranges Shire residents travel outside the municipality for work.



Why are we doing this?

Gisborne has been identified within the Loddon Mallee South Regional Growth Plan and Plan Melbourne as a peri-urban town that has the potential to accommodate more housing and employment opportunities. Gisborne's role is set to change from a large district town to a regional centre over the next 30 years.

Ready access to the Calder transport corridor (road and rail), an attractive landscape setting and country town atmosphere have made Gisborne a popular location for commuters, young families and those seeking a well-connected rural lifestyle in addition to longer term residents.

Statement of Planning Policy

The Government has recognised the Macedon Ranges as a distinctive landscape area through the introduction of a new Statement of Planning Policy which is to be incorporated into the Planning Scheme. The purpose of this is to protect and enhance valued natural, rural and non-urban landscapes. This includes designating long-term settlement boundaries for townships in the region expected to grow.

Once established, these boundaries will only be able to be altered with the approval of both houses of the Victorian Parliament. This is a first for regional Victoria.

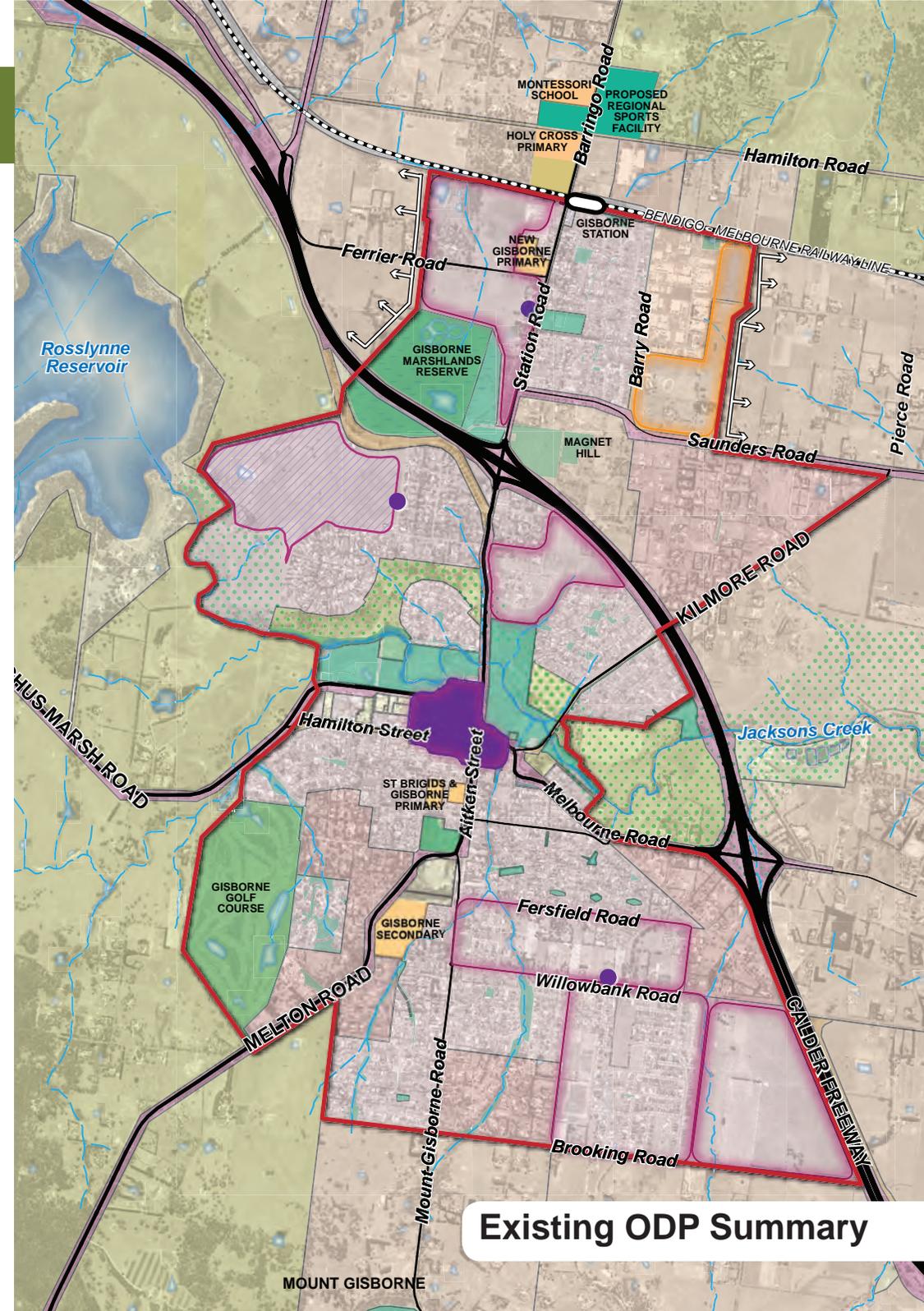
The challenge for the Gisborne Futures project is to determine how future growth is to be managed, what infrastructure and services are required, and how this is to be accommodated while preserving the qualities and character that make Gisborne an attractive and popular place that is valued by the community.

The Structure Plan and UDF will:

- ▶ Set a firm town boundary to protect surrounding landscapes and farm land.
- ▶ Retain the Gisborne's 'village' character.
- ▶ Accommodate future land uses such as retail, office, housing, schools and community services to meet the town's needs.
- ▶ Improve traffic management, cycle and pedestrian paths.
- ▶ Enable economic development and future employment opportunities.
- ▶ Guide the appearance and types of buildings in residential areas and the Town Centre.
- ▶ Provide for open space linkages and protect important views.

Legend

-  Existing town boundary (ODP, 2009)
-  Jacksons Creek corridor
-  Existing residential area currently being developed
-  Undeveloped residential land
-  Business Park expansion (ODP, 2009)
-  Potential town boundary expansion (ODP, 2009)
-  Gisborne Town Centre
-  Potential neighbourhood centres (ODP, 2009)
-  Areas to be protected from development



Existing ODP Summary



Previous Consultation

The project team would like to thank the community for the extensive input that has been received over a number of consultation events in recent years. Community values have been gathered from the:

- ▶ Gisborne Neighbourhood Character Survey, Metropolis Research 2017;
- ▶ Phase 1 of Community Consultation for Gisborne Futures completed in October 2018; and
- ▶ Consultation on the Gisborne Business Park expansion (2019).

Gisborne Futures Phase 1 consultation included the activities and participation in Table 1:

Table 1 – Summary of Participation during Phase 1

Activity	No. of Participants
Gisborne Futures Survey	80
Drop-in Sessions	180
Community Agents Meeting	18
Activities in schools-postcard to the Mayor	115
Self-guided walking tour	35
All ages community event	30
TOTAL	456

The key themes from the consultation findings included:

- ▶ The valued semi-rural / country town character.
- ▶ Views and landscapes around the town are defining elements of Gisborne.
- ▶ A desire to see improvements in local roads and movement around town, including cycle and pedestrian mobility.
- ▶ Protection of history and heritage.
- ▶ Growth should not be to the detriment of the town's character.
- ▶ Better management of through traffic, especially trucks.
- ▶ Economic development should support local business and increase employment opportunities;
- ▶ Better community facilities are needed, especially for youths and schools.
- ▶ Housing diversity and affordability.

A Vision For Gisborne

A vision for the Gisborne Futures project has been developed to guide the overall intent of the project. The vision is based on the background review, the existing policy context and community values identified through the consultation process.

By 2050, Gisborne will be a thriving Regional Centre that sustains, engages and provides people with opportunities and choice for living, working and recreating.

It will provide a healthy environment, enabling people to move actively around the town via a network of pedestrian and cycle paths utilising open space and waterway corridors.

Respect and understanding of the town's rich cultural history and values of Traditional Owners will be celebrated and form part of the town's identity.

The town centre will be an inviting place for people to meet, explore and do business all within a safe, attractive and pedestrian friendly environment.

The growth of creative and innovative businesses and a diverse mix of local job opportunities will be encouraged.

New development will respond to the defining village character, environment and landscape qualities of the town and its surrounds.



Is there anything you would like to add or change to the vision?

Principle 1: Image & Character

What we know

Gisborne is surrounded by an interesting and varied landscape setting, including a distinctive landscape of volcanic rises to the south, forested hills to the east and north and the overarching form of the Macedon Ranges captured to the north.

To the Wurundjeri, the landscapes of the Macedon Ranges are part of a single, holistic, cultural and spiritual landscape.

Gisborne's Town Centre is contained within the Jacksons Creek valley. The topographical change, wide streets lined by mature deciduous trees and mountain views to the north and south are all important elements that contribute to Gisborne's unique sense of place.

Elements that contribute to the village feel in the town centre includes the fine grain and low scale of development, wide footpaths with awnings that support street activity and footpath trading.

What we have heard

Values

- ▶ Gisborne residents most value the town's village atmosphere and semi-rural town character.
- ▶ Trees and the natural setting of the town are major local assets.
- ▶ Historical and heritage landmarks should be protected and celebrated.
- ▶ Views and surrounding rural areas are important to the character of Gisborne.
- ▶ Parks and open spaces contribute to the towns image and character.

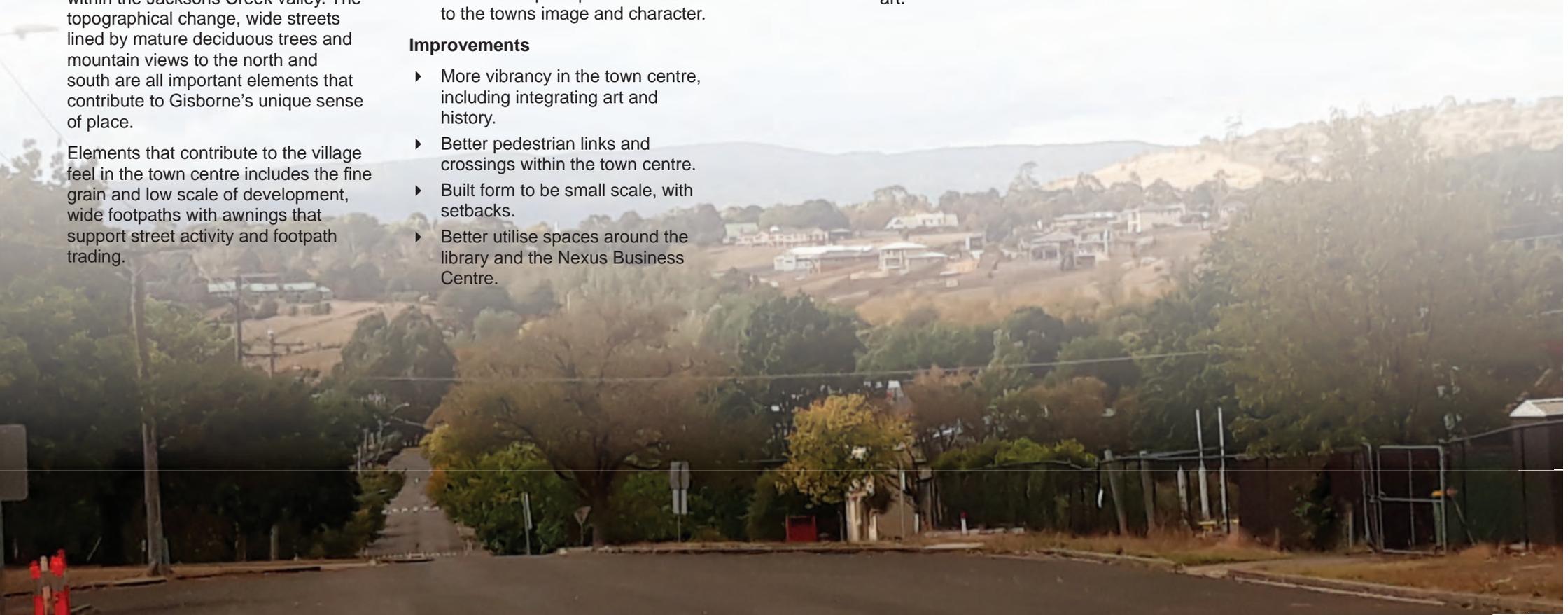
Improvements

- ▶ More vibrancy in the town centre, including integrating art and history.
- ▶ Better pedestrian links and crossings within the town centre.
- ▶ Built form to be small scale, with setbacks.
- ▶ Better utilise spaces around the library and the Nexus Business Centre.

Ideas and aspirations

Ideas for the Gisborne Futures Plan include:

- ▶ Design guidelines to protect Gisborne's country town character and enhance its distinct identity.
- ▶ A defined town boundary, that will contain predicted growth while protecting views and surrounding landscapes.
- ▶ Protecting and celebrating Gisborne's post contact and aboriginal cultural heritage through open space design, signage and art.
- ▶ Creating a vibrant and attractive town centre through improvements to public spaces and built form guidelines.
- ▶ Better integration of the town centre with the Jackson's Creek corridor.
- ▶ Avoiding insensitive development close to heritage buildings.
- ▶ Strengthening town entrances with rural breaks and landscaping.



Principle 2: Role & Economy

What we know

Gisborne and New Gisborne currently serve the role of a large district town and combined, form the major urban centre within the southern end of the Macedon Ranges.

It is anticipated that the Gisborne District will grow from a population of 12,831 to 20,454 by the year 2036.

Retail is the largest industry of employment in Gisborne. The township services the surrounding areas, including; Macedon, Bullengarook, Riddells Creek and beyond.

Gisborne's town centre will remain the primary focus for everyday goods and services, however a lack of commercial areas outside the town centre provide no walkable access to convenience retail, particularly for people living in newer residential areas in New Gisborne and Gisborne South.

The lack of diversity of commercial zoned land in Gisborne may be limiting the opportunities for some commercial uses and business types in Gisborne.

What we have heard

Values

- ▶ People who work in town, shop in town, which helps it flourish.
- ▶ Support for working from home.

Improvements

- ▶ Sufficient infrastructure should be provided in-line with township growth.
- ▶ Attract more professionals, government service providers, and/or grow agribusiness and tourism.
- ▶ Encourage small industry and agricultural ventures.
- ▶ Jobs for young people and incentives for business development are key to the economic success of Gisborne.
- ▶ Facilitate work from home opportunities through shared work spaces.
- ▶ Avoid large industry in the town.
- ▶ Create more community hubs and flexible working spaces where students and professionals can work close to home.

Ideas and aspirations

Ideas for the Gisborne Futures Plan include:

- ▶ Provide opportunities for more local and regional business, retail, community, and essential infrastructure services.
- ▶ Plan for social and physical infrastructure in-line with population growth.
- ▶ Encourage economic prosperity and foster job creation across diverse industries, through local business growth and innovation.
- ▶ Maintain adequate buffers between sensitive land uses and industrial or business activity.
- ▶ Plan for future neighbourhood or local activity centres to the north and south of the town centre to reduce reliance on the car for short trips, activate the streets and encourage incidental social interaction.



Principle 3: Housing & Neighbourhood Character

What we know

The State Government is promoting significant change and growth in Gisborne through the Loddon Mallee South Regional Growth Plan (2014).

The Gisborne/New Gisborne Outline Development Plan (2009) identifies areas for potential residential growth, in addition to existing residential zoned land.

Delays in development of existing residential land has put pressure on the need to consider these investigation areas. Land supply and demand has been influenced by these restrictions and have increased housing prices in the town.

A clearly defined settlement boundary will establish long term certainty for the future growth and identify areas to be protected for environmental, recreation and landscape value.

Medium density housing, like units and townhouses, are located closer to the town centre providing walkable access to existing services and facilities. However this infill development is also placing conflicting pressure on neighbourhood character values in established areas.

Development of Gisborne South in the absence of an overall development plan has resulted in residential subdivision without adequate provision of community infrastructure such as a primary school, active open spaces or walkable access to convenience retail.

What we have heard

Values

- ▶ Gisborne's country feel and semi-rural lifestyle that the township affords.
- ▶ Carefully planned and designed neighbourhoods.
- ▶ Large residential blocks that contribute to the lower density and semi-rural character.

Improvements

- ▶ Support for greater affordability, some increased density and diversity in housing types.
- ▶ Manage threats to Gisborne's character that may occur with population growth.
- ▶ Improve existing infrastructure to provide sufficient capacity for housing growth.

Ideas and aspirations

Ideas for the Gisborne Futures Plan include:

- ▶ Consider land supply and demand figures to determine whether it is necessary to expand the township beyond existing boundaries.
- ▶ Identify servicing requirements for any new potential development areas.
- ▶ Identify social and infrastructure needs so they can be co-ordinated with township growth.
- ▶ Promote housing diversity, choice and affordability by encouraging medium density housing close to the town centre and train station.
- ▶ Prepare design guidelines for new subdivisions and buildings to ensure they consider the semi-rural feel of the town.
- ▶ Ensure existing and new residential neighbourhoods have access to a range of services and amenities.
- ▶ Maintain a rural break between townships.



Principle 4: Environment & Landscape

What we know

The Jacksons Creek corridor, including its escarpment and floodplain, provides a significant landscape setting for the town. It features an expansive network of open spaces, reserves, recreation spaces and Botanical Gardens that are an important habitat and recreation resource and a strong visual reference to the character and amenity of the town.

Other key environmental features include Rosslynne Reservoir, Gisborne Racecourse Marshlands Reserve, Magnet Hill and native and exotic vegetation

Consideration of the impacts of growth and development on the natural environment is critical to ensure identified environmental values are conserved and enhanced. The spread of weed species and feral animals from private gardens to bushland reserves is a concern.

Some parts of the township are prone to flooding and the drainage capacity of new development areas requires consideration.

In residential areas outside of the town centre the quality of local parks and public open space is variable. Numerous local parks within residential subdivisions remain undeveloped.

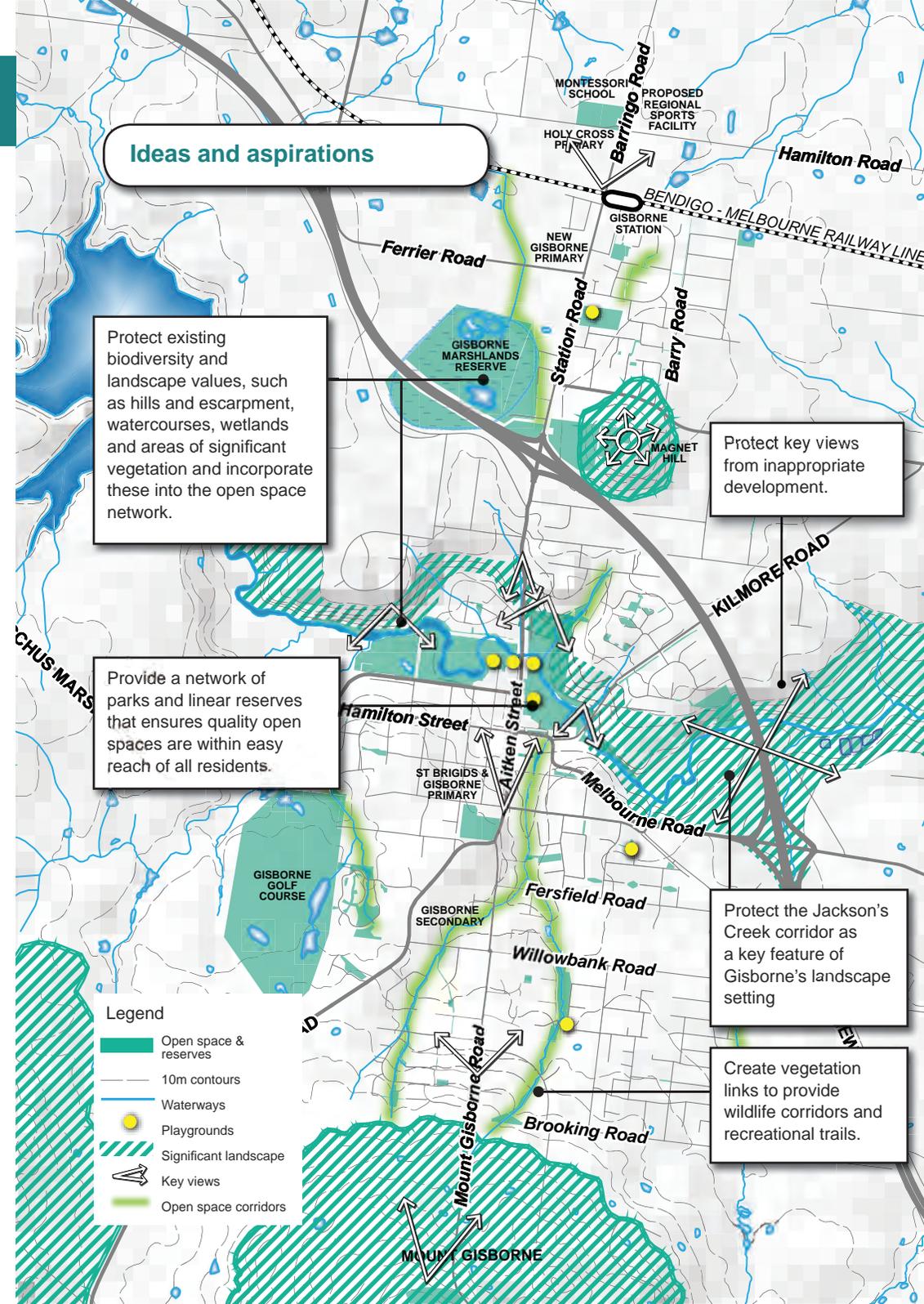
What we have heard

Values

- ▶ Trees and the natural environment are a priority.
- ▶ Views to the Macedon Ranges, along Aitken Street, and to the surrounding country/rural landscapes.
- ▶ Rural landscapes between towns.

Improvements

- ▶ Continuous protection and enhancement of public open spaces, including tree provision.
- ▶ Create local parks in-line with housing and development.
- ▶ Protect areas of high environmental values (e.g. wetlands and creek environments).



Principle 5: Movement & Access

What we know

Gisborne has excellent transport connections with the Calder Freeway, and to the Melbourne-Bendigo railway line.

Aitken Street and Station Road are congested during morning and afternoon peaks in line with peak commuter travel periods and school pick-up and drop-off times. North-south movements along this axis are constrained by the Jacksons Creek crossing, and road widening opportunities are limited by the significant trees on either side road.

Key intersections such as Saunders Road/Station Road and Kilmore Road/Melbourne Road are at operational capacity during peak times and are scheduled to be upgraded.

There is a lack of pedestrian priority in the town centre, in particular access at the roundabouts is difficult and needs to be addressed.

There are very few bicycle lanes and numerous missing links within the town centre.

A heavy freight route that connects the Western Freeway to the Calder via Gisborne is impacting on the amenity and safety of the town.

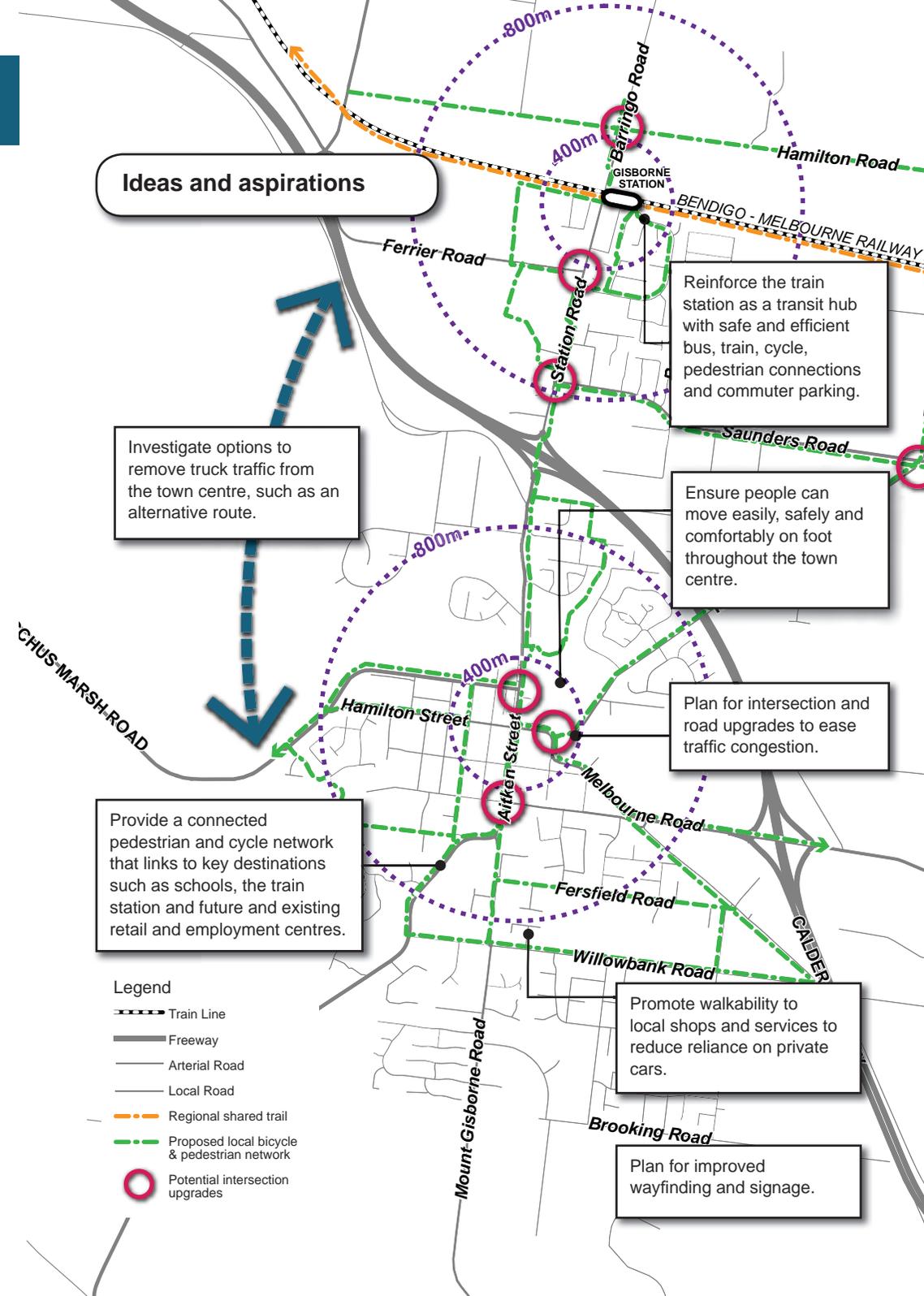
What we have heard

Values

- ▶ Walking tracks throughout Gisborne's existing open spaces.
- ▶ Public transport opportunities, such as the train line and GisBus.

Improvements

- ▶ Increased walking tracks and pathways for mobility and tourism, linking to local destinations.
- ▶ Road infrastructure improvements are a priority for existing residents and visitors, before further growth is considered, especially north-south movements between Gisborne and New Gisborne.
- ▶ Additional/improved parking in the town centre, including disabled spaces.
- ▶ Greater public transport connections should be prioritised within and outside of the town.
- ▶ Better pedestrian facilities and crossings, especially access around school bus stops.



Principle 6: Town Centre & Public Spaces

What we know

Gisborne's low scale built form creates a village-like character. The individual heritage buildings scattered throughout the town adds to this overall feel by providing a reminder of the town's history.

Footpaths within the town centre play an important role not just for pedestrian movement, but also for people to gather and interact. Currently there are inconsistent footpath treatments, uneven surfaces, a lack of clear wayfinding and poorly defined mid-block links within town.

Improvements to footpaths and public spaces within the town centre will encourage more walking and less reliance on vehicles to move around the town centre.

Rear laneways including Heritage Way and Jumbuck Way provide pedestrian links through the town centre. However, they are underutilised due to a lack of activity, lighting and signage.

Tree cover, existing viewlines, built form articulation and awnings over footpaths are important elements for protection and enhancement within the town centre.

The parkland surrounding the town centre is a highly valued aspect of Gisborne's setting, however access can be difficult, especially when crossing Aitken Street.

What we have heard

Values

- ▶ Village-atmosphere and small scale built form.
- ▶ Local businesses.
- ▶ Deciduous trees in the town centre public spaces.
- ▶ Cafes, restaurants and other uses the spill onto the street enhance the town's feeling of safety.

Improvements

- ▶ Create a more vibrant and visually appealing town centre, with the integration of art and history.
- ▶ Built form should be mixed, but of a small scale, with setbacks.
- ▶ Better utilise existing spaces, including the library and the Nexus Business Centre.
- ▶ Encourage greater diversity in retail.
- ▶ Better weather protection for Gisborne's winter climate, including weater protection for walkways and pedestrian links.
- ▶ Incorporate better cycling facilities (e.g. bike racks).
- ▶ Improve street lighting along all town centre streets for pedestrians and vehicles.
- ▶ Create a community space on vacant land.

Ideas and aspirations

Ideas for the Gisborne Futures Plan include:

- ▶ Protect heritage structures and the typical lowscale street wall to preserve the centre's 'village' character.
- ▶ Support activation of streets by maintaining wide footpaths and providing for on-street trading, outdoor dining and gathering spaces with shade and shelter.
- ▶ Design streets to be inclusive for all ages and abilities.
- ▶ Enhance the character and sense of place within the town centre through streetscape and public space upgrades.
- ▶ Encourage night-time activation of the town centre through community events, better lighting, allowing diversification of uses such as shop-top office/housing and supporting retail and hospitality to open later into the evening.



Jacksons Creek

MACEDON RANGES SHIRE COUNCIL

DIXON FIELD

GISBORNE BOTANICAL GARDENS

JACKSONS CREEK RESERVE

SANKEY RESERVE

Station Road

Town centre ideas and aspirations

ADVENTURE PLAYGROUND

GISBORNE AQUATIC CENTRE

COLES

AITKEN RESERVE

Keep Gisborne compact, retain the Gisborne town centre within the existing commercial area to make it easy for people to access a range of goods and services in one location.

Community Precinct Vision
This Precinct will be a 'civic heart' for the town. Community and cultural activities and events will be focussed in this precinct with the sports grounds, library and public buildings and spaces becoming the focus for learning, gathering and recreating.

Health Precinct Vision
The Health Precinct will provide a mix of medical and health related facilities and residential aged care set within generous landscaped settings. Emergency services are clustered Robertsons Road.

Service Precinct Vision
The Service Precinct includes a higher proportion of office space with an active mix of retail, hospitality and service businesses at ground floor.

Retail Precinct Vision
The Retail Precinct will include a vibrant mix of convenience and specialty retail shops, restaurants and cafes that contribute to a thriving day and night economy.

- Legend
- Retail Precinct
 - Service Precinct
 - Health Precinct
 - Community Precinct
 - Public open space
 - Jacksons Creek escarpment

Robertson Street

Neal Street

Lyell Street

Hamilton Street

Stephen Street

Fisher Street

Goode Street

Prince Street

Brantome Street

Aitken Street

Calthorpe Street

Rodney Street

Melbourne Road

POLICE
AMBULANCE
CFA
MACEDON RANGES HEALTH

NEXUS CENTRE

IGA

FOODWORKS

LIBRARY

GISBORNE RECREATION RESERVE

GISBORNE PRIMARY SCHOOL

ST BRIGIDS PRIMARY SCHOOL

Jacksons Creek

Principle 7: Community Infrastructure

What we know

There are a number of community oriented strategies in place that reinforce the need to increase community services including youth facilities, positive ageing support and early learning infrastructure. Early identification and planning of community infrastructure is essential to service existing and future community development.

Gisborne Primary School is at capacity and half of the enrolments at New Gisborne Primary School are coming from Gisborne South.

Expansion of education facilities are planned through the development of a new Primary School in Gisborne South, and upgrades to the Gisborne Primary School are underway.

It is acknowledged that there will be an increased demand for Maternal and Child Health, occasional and long child care services as the town grows.

A new regional sporting facility is planned for New Gisborne which includes full sized ovals, soccer fields and an indoor sporting facility.

Festivals and events such as the market provide opportunities for the community to come together.

What we have heard

Values

- ▶ Friendly and welcoming community.

Improvements

- ▶ Increased facilities are needed to foster a stronger sense of community in Gisborne.
- ▶ Incorporate more community facilities and services in the South of Gisborne and New Gisborne areas, including shops (and a school in Gisborne's south).
- ▶ Mental health issues are on the rise among young people. Create spaces for local youths for self-expression and engagement outside of sport.
- ▶ Gisborne has a higher rate of dementia than the state average and an ageing population. Provide options to accommodate downsizers, meet service demand, and promote safe access to and from public spaces.
- ▶ Provide opportunities for more cultural expressions and art.
- ▶ Consider indoor sports facilities.
- ▶ Create better social connections.

Ideas and Aspirations

Ideas for the Plans include:

- ▶ Continue to advocate for a Primary School in the south of Gisborne to alleviate resource pressure on current schools, and reduce traffic congestion during peak travel times.
- ▶ Co-locate community facilities into hubs to encourage them to work together and support each other.
- ▶ Nominate a dedicated youth space that is accessible to young people.
- ▶ Explore opportunities for use of existing or new facilities for arts and cultural programming.
- ▶ Plan to expand kindergarten and pre-school services to keep up with demand as the town grows.
- ▶ Facilities for positive ageing in the community.





Have Your Say

Council is seeking feedback on the ideas and aspirations that have been presented in this document.

Your response and input is important at this stage of the process, prior to preparation of the draft Structure Plan, to ensure we have captured feedback from the community.

To provide feedback:

- ▶ Visit the Gisborne Futures page on Council's website to fill out a survey or provide your feedback:
mrsc.vic.gov.au/Gisborne-Futures
- ▶ Prepare a submission and post to:
Gisborne Futures
Macedon Ranges Shire Council
PO Box 151, Kyneton, VIC 3444
- ▶ Prepare a written submission and email it to:
mrsc@mrsc.vic.gov.au



Is there anything you would like to add or change to the vision for Gisborne and New Gisborne?



Is anything missing from the community feedback outlined in this paper?



Have we understood all major concerns?

**Visit the Gisborne Futures page on Council's website to fill out a survey or provide your feedback:
mrsc.vic.gov.au/Gisborne-Futures**

Feedback is invited until Monday 3 June 2019.

Next Steps

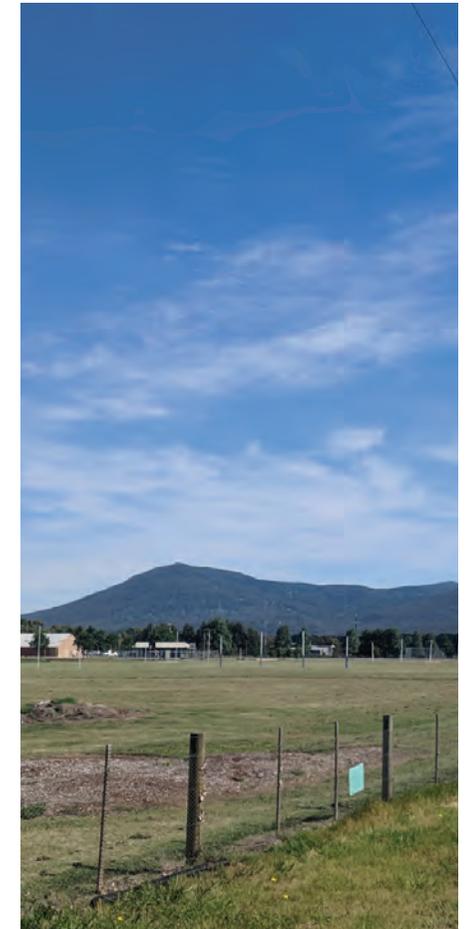
Feedback and submissions received on the Emerging Ideas for Gisborne and New Gisborne will be considered by Council and its consultants and used to provide direction for changes to the vision, principles and aspirations identified.

Feedback will help influence the strategies and actions to be developed in the next stage as part of the draft Structure Plan and UDF.

Once complete, the draft Structure Plan and UDF will be released for public comment. A range of opportunities will be made available for interested people to comment on the draft Plans and the strategies and actions contained within. Feedback will be used to refine the draft Structure Plan and UDF and provide direction for changes, before it is finalised.

To stay informed throughout the process, please continue to visit:

mrsc.vic.gov.au/Gisborne-Futures



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