



Implementation

Implementation of the UDF

Implementation of the UDF will involve a range of statutory and non-statutory tools and actions, with responsibility for various elements falling to Council, State Government departments, public transport providers, private developers and the community (including community groups, stakeholders and residents).

Statutory Implementation

Local Policy Planning Framework

There are two options for implementing the UDF into the LPPF – either as a part of Local Policy or through the MSS.

Council has recently undergone a review of the LPPF and recommended that all township policies be included in the MSS. This means of implementation is also favoured by the Department of Planning and Community Development (DPCD) as a way to reduce the quantity of Local Planning Policies in Planning Schemes. The State Government publication *Making Local Policy Stronger* (June 2007) released as a part of the recent initiative 'Cutting Red Tape in Planning' states that:

- *Clause 21 (Municipal Strategic Statement) and Clause 22 (Local Planning Policy) should be simplified and amalgamated to increase their effectiveness.*
- *Guidance on discretionary decisions should be provided by 'policy guidelines'.*

This approach would see the Gisborne UDF vision and goals and a Framework Plan that combines the key strategies and actions of the four Theme Maps included in the MSS.

The UDF, or an abridged form including the vision and all the goals, strategies and actions, and the Implementation Plan, would be included as an Incorporated Plan. The full UDF document would become a background or Reference Document.

Re-Zonings

A small number of re-zonings are proposed (for details see [Activities Plan](#) in the UDF Report). The proposed re-zonings are:

Proposed Re-Zoning	Explanation
R1Z to B1Z	Re-zone part of the Council Depot site at 14a Calthorpe Street from Residential 1 to Business 1 Zone. This L-shaped parcel of land, which has a frontage to Aitken Street, has been sold by Council to Mitre 10 for the purposes of expanding the existing Mitre 10 on the site to the north.

B1Z to R1Z	Rezone the land at 3 Hamilton Street from Business 1 to Residential 1. This land is currently being used for residential purposes and is considered to be outside the commercial area and appropriate for rezoning to Residential 1.
R1Z to MUZ land fronting Aitken, Brantome and Prince Streets	Re-zone from Residential 1 to Mixed Use Zone – this re-zoning has been proposed on land at the periphery of the centre where a transition of use from Business to Residential is favoured. Small scale office, medical clinics or home base businesses would provide an appropriate interface between the business and residential areas.

It is proposed that these re-zonings should form part of the Planning Scheme Amendment to implement the UDF.

Partnerships

Between council and community groups or state government agencies

The actions listed in the attached action plan show multiple responsibilities. In some instances partnerships will need to be formed to implement the recommendations of the UDF.

Monitoring and Review

It is important that the Council establishes and maintains a monitoring and review program for the UDF. One obvious starting point is to monitor implementation of the actions shown in the Action Plan. This should ideally be undertaken annually, as preparatory input to Council's budget preparation cycle. A formal review of the status and content of each action could be undertaken every three years. This review should also consider performance of the planning scheme policies (once they are in place), and any recommendations for change would best be considered at the same time as the Council is undertaking its three-yearly Planning Scheme review. Public consultation may be needed if the changes being considered have significant community or property impacts.

Council should keep a watching brief on the emergence of this program, and any implications it may have for its own monitoring program.

A process should be established for collecting information on development approvals on an ongoing basis, with annual reporting (perhaps feeding into Council's Annual Report), and a formal review of the effectiveness of the UDF's policies and their implementation every three years. This could occur as part of the three year Planning Scheme linked review referred to above.

Action Plan

The Action Plan comprises a table listing the actions required to carry out the strategies and actions in this document. It identifies:

- The primary implementation responsibility within Council for each (e.g. Strategic Planning, Statutory Planning, Engineering).
- Details of other responsible agencies and stakeholders outside Council (e.g. Government departments, developers, community groups, land owners) that can assist or take responsibility in the implementation of the strategies and actions.

- The approximate cost and funding source.
- Priority and timeframe for implementation.

The goals and strategies will need to be incorporated into the Planning Scheme where appropriate to provide statutory weight to the UDF. It will also be critical to integrate the goals, strategies and actions into other Council planning processes to ensure consistent implementation across Council departments and capital works programs.

When using the Action Plan, it will be important to read the actions with the set of goals and strategies under each sub heading, to ensure a clear understanding of what the action seeks to achieve. The strategies frequently provide greater detail, which is not repeated in full in the actions to avoid unnecessary repetition.

Gisborne UDF Implementation Program

Timeframes:

Immediate term	Less than one year
Short term	1-5 years
Medium term	5-10 years
Long term	10+ years

References:

DPCD	Department of Planning and Community Development
RDV	Regional Development Victoria

Activities

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
A1	Consider undertaking a strategic review of retail land across the Shire to address where large format retail should be best located.	Council – Economic Development	DPCD RDV	\$50-\$100K Council, DPCD RDV	Medium term
A2	Work with local business operators to encourage consistent trading hours, and opening of tourism related businesses during evenings, public holidays and weekends.	Council - Economic Development	Traders Association Business operators	Within existing program budgets	Immediate term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
A3	Consider redevelopment options within the Mechanics Institute site (see Gardiner Reserve and surrounds Concept Plan).	Council – Community Wellbeing	Council – Parks, Strategic Planning	Refer also CC2 - Application for funds has been made to DHS for Windarrang re-development on this site. Stage 1 is a master plan for the community centre/library/old police station precinct. If not funded council would need to fund approx. \$25,000	Short term if funded. Otherwise medium term
A4	Implement the findings of the Outline Development Plan in relation to medium density housing surrounding the Town Centre.	Council - Strategic Planning	Council - Statutory Planning	Currently budgeted for completion 08/09	Short term
A5	As recommended by The Macedon Ranges Leisure Strategy Plan, undertake an options assessment and feasibility study for a new indoor community recreation centre at Gisborne.	Council – Recreation & Culture	Council – Community Development; IP & D	Currently budgeted for 2008/09 - \$25,000. May require additional funds in later years.	Short term
A6	Consider different options available for the upgrading of the Robertson Street entrance of Gardiner Reserve, including the retention or upgrade of existing facilities, provision of new facilities and activities, including a café and combined meeting rooms, and improved means of access.	Council - Recreation & Culture	Council – Parks, Statutory Planning; IP & D	\$25,000 for master planning process.	Short – medium term
A7	Consider future options for Heritage Way to become a focus for niche retail uses.	Council - Strategic Planning	Council – IP & D, Property, Economic Development Traders Association Property owners and business operators	Design: \$10-15,000 Construction to ascertain <i>RDV</i>	Medium-long term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
A8	Re-zone the Business 1 Zoned land currently used for residential purposes (as identified on the Activities Map) to the Residential 1 Zone.	Council - Strategic Planning	Council - Statutory Planning Property owners	Included in planning scheme amendment to implement UDF (\$25-40,000)	Short term
A9	Re-zone the Residential 1 zoned land in Aitken Street (as identified on Activities Map) to Business 1 in conjunction with an appropriate proposal for a peripheral retail uses.	Council - Strategic Planning	Council - Statutory Planning Property owners Council – Infrastructure, Property	As above	Medium term
A10	Rezone properties fronting Aitken, Prince and Brantome Streets (as shown in Precinct 5 Map) from Business 1 zone to the Mixed Use zone and include a 500sq.m. floor space limit for offices in the schedule.	Council - Strategic Planning	Council – Statutory Planning	As above	Medium term

Buildings

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
B1	Encourage developers to use qualified and experienced design professionals and promote the message that good design can save long term costs.	Council - Statutory Planning	Council – Economic Development Property owners	No Direct Cost	Short term- ongoing
B2	Apply the design guidelines in the UDF for retail and commercial buildings within the retail core, emphasising the need for consistent and contiguous active frontages, weather protection and retention of a fine grain building form.	Council - Strategic Planning	Council - Statutory Planning Property owners	\$10,000 DPCD, RDV	Short term - ongoing

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
B3	Apply ResCode standards to the setbacks of commercial buildings that abut residential areas.	Council – Statutory Planning	Council – Strategic Planning	No Direct Cost	Short term - ongoing
B4	Encourage development of new buildings or retrofitting of existing buildings to apply the ESD guidelines of the UDF. Consider use of rating systems for residential and commercial development, namely the Sustainability Scorecard System or STEPS, that have been developed at Moreland and Port Phillip Councils.	Council – Director Sustainable Development	Council - Statutory Planning, Economic Development, Building Property owners	No Direct Cost	Short term - ongoing
B5	Consider the preparation of brochures to outline how sustainable development can save costs in the long run and how a good overall design outcome can be achieved in cooperation with the Council.	Council - Strategic Planning	Council – Economic Development	No Direct Cost	Short term
B6	Through the Local Planning Policy Framework, encourage landmark developments that represent the character of Gisborne at gateways and on prominent sites.	Council - Strategic Planning	Council - Statutory Planning, Economic Development Property owners	See A5	Short term - ongoing
B7	Implement the recommendations of the <i>Macedon Ranges Shire Review of Heritage Precincts and Places (2007)</i> which would see the creation of a heritage precinct for Gisborne that would include buildings, street trees and street infrastructure identified as significant in the review.	Council - Strategic Planning	Council - Statutory Planning, Heritage	See A5	Short term

Spaces

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
S1	Ensure that new development protects and enhances vegetation that contributes to the valued character of the town centre.	Council - Statutory Planning	Council - Strategic Planning, Parks	No direct cost	Short term - ongoing
S2	Ensure that new development, including buildings and any re-surfacing works are adequately set back from and located outside the root zone of trees.	Council - Statutory Planning, Conservation Planner	Council – Parks	No direct cost	Short term - ongoing
S3	<p>Replace footpaths throughout the town centre as necessary with the following suggested palette of materials:</p> <ul style="list-style-type: none"> – In the Core Retail Precinct, surface footpaths with aggregate concrete (as seen in Aitken and Brantome Streets). – In the Civic Precinct, maintain the current red brick paving theme. – In Heritage Way, dependent on future access needs to Food Works (see the Access Theme), maintain the current red brick paving theme. If no other option is available for truck access to Food Works, consider resurfacing Heritage Way with bitumen. – In all other streets, provide standard width footpaths surfaced with concrete or bitumen. 	Council - Operations	<p>Council – Economic Development, IP & D</p> <p>Business Operators Property Owners</p>	Costed per project	Medium term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
S4	Develop a public seating plan for footpaths in specific locations.	Council - IP & D	Council – Economic Development, Community Safety Business Operators Property Owners Community	\$5-10,000	Short term
S5	Ensure that streetscape materials and the layout of street furniture are conducive to the siting of outdoor dining areas.	Council - IP & D	Council - Strategic Planning	No direct cost	Short term - ongoing
S6	Strengthen existing landscaping through the planting of trees along identified sections of Robertson, Prince, Aitken and Hamilton Streets.	Council – Parks	Business Owners Property Owners VicRoads	Plan - \$10,000 Project – to cost RDV, DPCD	Short term
S7	Commission the production of urban art installations that represent Gisborne and welcome residents and visitors to the town centre.	Council – Recreation & Culture	Council – IP & D VicRoads	See S6	Short term
S8	Strengthen existing landscaping at the gateways to the town centre, particularly at the intersection of Robertson and Goode Streets.	Council – Parks	Council – IP & D VicRoads	See S6	Short term
S9	Adjacent to public open spaces, encourage vegetation screening or appropriately articulated facades in new development, with no or permeable fencing. Buildings with a frontage to open spaces should provide opportunities to provide informal surveillance to the space through the placement of openings.	Council - Statutory Planning	Council – Parks	No direct cost	Short term
S10	Develop a landscape plan for the open space on Robertson Street south of Jacksons Creek that enhances the entrance to this space and uses the existing urban art installation as a starting point.	Council – Recreation & Culture	Council – Parks IP & D	\$10,000	Short term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
S11	Ensure that buildings adjoining public spaces within the centre provide active frontages and uses to increase interaction and passive surveillance of the space.	Council - Statutory Planning	Council – Community Development	No direct cost	Short term - ongoing
S12	At the northern entrance to Gardiner Reserve, where the eastern extension of Robertson Street is an option, consider the use of this space for improved facilities and amenities and potentially a café (see the Gardiner Reserve / Robertson St East Concept Plan).	Council – Recreation & Culture	Council – Parks, IP&D, Economic Development Park user groups	See S10 (Repeats A6).	Short term
S13	In new development, refer to the international CPTED (Crime Prevention Through Environmental Design) standards for all new development and improvements to public space and landscaping as well as the Safer Design Guidelines (Department of Sustainability and Environment, 2005).	Council - Statutory Planning	Council – Strategic Planning, Community Development, IP&D	No direct cost	Short term - ongoing
S14	Avoid opportunities for concealment and entrapment in areas adjoining public spaces, including: <ul style="list-style-type: none"> • doorway alcoves • walkways with only one entry point that could lead to entrapment • movement predictors such as walkways with poor sightlines, away from areas of activity, and without active frontages or passive surveillance opportunities • fenced areas to the rear of shops (provide visually permeable fencing where needed). 	Council - Statutory Planning	Property owners and business operators Building Designers IP&D	No direct cost	Short term - ongoing
S15	Provide increased public lighting where this is inadequate, utilising lighting styles that direct light downwards to illuminate pathways and spaces.	Council - IP & D	Council - Strategic Planning, Parks, Property	Audit - \$2,000 Delivery – to be costed	Short term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
S16	Increase the safety of public toilets in the centre and design new public toilets with safety as a primary consideration.	Council - IP & D	Council – Environmental Services, Traders	Audit - \$2,000 Delivery - to be costed	Short term - ongoing

Access

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
X1	Maintain partnerships with the Department of Transport to ensure the ongoing provision and success of a bus service connecting the Town Centre and the Railway Station.	Council – Community Development Transport officer	Council – IP&D Department of Transport Community transport user groups VicRoads	No direct cost	Short term
X2	Work with VicRoads to improve pedestrian access around the Aitken-Robertson Street intersection and the extension of Robertson Street to provide improved access to Gardiner Reserve.	Council – IP & D	VicRoads Council – Community Development Transport officer Business Owners Property Owners	No direct cost to advocate	Short term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
X3	Work with VicRoads to improve pedestrian access around the Aitken-Hamilton Street intersection consistent with the recommendations of the Access Map in the UDF.	Council – IP & D	VicRoads Council - Community Development Transport officer Operations Business Owners Property Owners Community	No direct cost to advocate	Short term
X4	Implement the recommendations of the Gisborne / New Gisborne Outline Development Plan in relation to the development of pedestrian and cyclist linkages between the railway station, the Town Centre, the Gisborne Primary and St Brigid's Primary schools and Gisborne Secondary College.	Council – IP & D	VicRoads Council - Community Development Transport officer Traders Community	Partial funding from S173 Agreements Balance part of Footpath Implementation Plan	Short term commencement Medium term completion
X5	As a joint program between Council and VicRoads, implement shoulder sealing and on-road bicycle paths along Robertson, Hamilton and Aitken Streets.	Council – IP & D	VicRoads Council - Community Development Transport officer Operations	\$100,000	Short term
X6	Provide funding to Council's Infrastructure Planning and Design Department to undertake a needs-assessment of footpaths within the Town Centre, with streets lacking footpaths considered as a priority.	Council – Transport	Council – Community Development Transport officer VicRoads	\$10,000	Short term

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
X7	Continue to work in partnership with other local councils through the 'Getting Around Transport Connections' project to ensure ongoing support of a transport advocacy program for improved bus services.	Council – Community Development Transport officer	Council – IP&D Department of Transport Community transport user groups Adjoining councils	Funded position currently	Short term - ongoing
X8	In considering applications to redevelop surfaced car parks, ensure that the existing volume of car parking is retained through the provision of decked or underground car parking areas.	Council – Statutory Planning	Council - IP&D	No direct cost	Short term - ongoing
X9	Undertake a safety audit of the entrances, exits, and vehicular and pedestrian movement within off-road car parks.	Council - IP & D		Audit - \$10,000 Delivery – to be costed	Short term
X10	Ensure new development protects and enhances existing pedestrian links and provides for new links where appropriate, including cross-block linkages between Prince Street and Hamilton Street, and Hamilton Street to Aitken Street via Heritage Way.	Council – Statutory Planning	Council – IP&D	No direct cost	Short term

Precinct 1: Core Retail

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
CR1	Negotiate with owners of buildings that currently present a blank façade to pedestrian walkways and footpaths, to either open the facades to provide shopfronts or decorate the façade to improve the appearance (eg artwork, painting or landscape treatment).	Council – Economic Development	Council – Community Development Property owners and business owners	No direct cost	Short-medium term
CR2	Negotiate with the owners of IGA/Gisborne Village Shopping Centre to improve the northern elevation of the IGA building.	Council – Economic Development	Property owners and business open Council – Statutory Planning,	No direct cost	Short-medium term
CR3	Require all new buildings in the Precinct to provide a minimum of 75% of the frontage or sideage to footpaths or pedestrian walkways with active uses, and no front setback from the street alignment.	Council – Statutory Planning	Council – Strategic Planning	No direct cost [May be part of A5]	Short term - ongoing
CR4	Encourage the redevelopment of vacant sites, through the development of schematic ideas, and discussions with owners.	Council – Statutory Planning	Council – Economic Development	No direct cost	Short – long term
CR5	Require new developments with a frontage to Heritage Way to provide a building with active retail or commercial uses that front the street.	Council – Statutory Planning	Property owners and business owners Council – Strategic Planning	No direct cost [May be part of A5]	Short term - ongoing

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
CR6	Avoid expansion of the Business 1 zoning.	Council – Strategic Planning	Council – Statutory Planning	No direct cost [May be part of A5]	Short term - ongoing
CR7	Ensure that a connecting public accessway, preferably open 24 hours, is provided between Prince and Brantome Streets, and Brantome and Aitken Streets in any new development of the land.	Council – Statutory Planning	Property owners and business owners	No direct cost	Short term - ongoing
CR8	Commence procedures to provide a pedestrian activated crossing at Aitken Street, approximately mid-way between Hamilton and Robertson Streets, linking to the through block accessway.	Council – I P & D	VicRoads Business Owners Property Owners Community	\$100,000	Immediate term
CR9	Investigate methods, such as improved pedestrian refuge areas, to improve the pedestrian navigability of the roundabout at Hamilton and Aitken Streets.	Council – I P & D	VicRoads	No direct cost	Short term
CR10	Negotiate with developers and existing landholders in the activation of frontages along Heritage Way to resolve on an agreed location for shared waste collection and service deliveries.	Council – Statutory Planning	Property owners and business owners Council – Environmental Services, Economic Development, IP&D	No direct cost	Short term

Precinct 2: Secondary Retail

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
SR1	Discuss options for relocation with owners of inappropriate uses in these areas.	Council – Economic Development	Council – Property, Statutory Planning Business operators and property owners	No direct cost	Medium term
SR2	Approach retailers that are considered appropriate for these areas to encourage consideration of locating in Gisborne.	Council – Economic Development	Council – Statutory Planning Business operators and property owners	No direct cost	Medium term
SR3	Consider incentives or dispensations for appropriate uses in these locations.	Council – Statutory Planning	Council – Economic Development, Business operators and property owners	No direct cost	Medium term

Precinct 3: Civic and Community

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
CC1	Require new buildings to provide for views over the parkland, and active uses, such as meeting rooms, public areas or cafes overlooking the park.	Council - Statutory Planning	Council - Strategic Planning		Short term - ongoing
CC2	Consider redevelopment options within the Mechanics Institute site (see Gardiner Reserve and surrounds Concept Plan).	Council - Strategic Planning	Council – Parks IP&D Community Business Owners Property Owners	Refer also A3 - Application for funds has been made to DHS for Windarring re-development on this site. Stage 1 is a master plan for the community centre/library/old police station precinct. If not funded council would need to fund @ \$25,000	Short term if funded. Otherwise medium term.
CC3	See Retail Core Retail (CR8), Precinct 1, for pedestrian linkage across Aitken Street Action.	Council – IP & D	VicRoads Business Owners Property Owners	Included in CR8	Immediate term

Precinct 4: Office and Commercial

No.	What will we do?	Who will lead it?	Who else may help?	What is the cost and funding source?	When will it happen?
OC1	Require new buildings to be setback from the frontage for a small distance (eg 3m) to incorporate landscaping. Require new buildings to include articulation to all visible facades and relate to adjoining residential interfaces.	Council - Statutory Planning	Council - Strategic Planning		Short term - ongoing
OC2	Create a pedestrian linkage across Robertson Street through the installation of a pedestrian refuge mid-block between Goode and Prince Streets.	Council – IP & D	VicRoads Traders Assoc Business Owners Property Owners	\$50,000	Short term
OC3	Discuss options for an alternative paint treatment with the owners/operators of the Middy's building.	Council – Economic Development	Traders Association Property owners and business owners		Short term

Precinct 5: Mixed Use

See Action A10 under the Activities section of the Action Plan.