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GISBORNE AREA 1 DEVELOPMENT PLAN

[89 ROSS WATT ROAD]

ID Ross Watt Road Pty Ltd

VCAT Issue (3 February 2023)

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8 July 2022/31 January 2023



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APPENDIX

Appendix A Tree Schedule

[Appendix B Copy of Title of Southern Rural Water Owned Land](#)

[Appendix C Landscape Concept Plans](#)

SUPPORTING DOCUMENTS

The Gisborne Area 1 Development Plan has been informed by various background documents which have been prepared in respect of the site. These documents are provided in conjunction with this report as listed below.

- 1 89 Ross Watt Road Gisborne Flora and Fauna Assessment, Nature Advisory, January 2023 (3.5)
- 2 Arborist Assessment 89 Ross Watt Road Gisborne, Galbraith and Associates, 8 August 2022
- 3 89 Ross Watt Road Gisborne Targeted Surveys, Nature Advisory, January 2022
- 4 Preliminary Cultural Heritage Report 89 Ross Watt Road, Gisborne, Tardis Archaeology, 5 November 2021
- 5 89 Ross Watt Road, Permit Area 1, Gisborne, Cultural Heritage Management Plan 18523, Tardis Archaeology, November 2022
- 6 Surface / Stormwater Water Management Strategy 89 Ross Watt Road Gisborne, Alluvium, January 2023 Revision 7
- 7 89 Ross Watt Road, Gisborne, Desktop Groundwater Assessment, Tonkin and Taylor, November 2022
- 8 89 Ross Watt Road, Gisborne, Outfall Drainage Plan, Breese Pitt Dixon Pty Ltd, October 2022
- 9 Environmental Site Assessment 89 Ross Watt Road Gisborne, Golder Associates, 29 October 2021
- 10 Road Traffic Noise Assessment 89 Ross Watt Road, Gisborne, ARUP, 17 May 2022
- 11 Bushfire Development Report for 89 Ross Watt Road, Gisborne, Terramatrix, January 2023
- 12 89 Ross Watt Road, Gisborne Social Infrastructure Assessment, ASR Research, January 2023
- 13 Statement of Evidence, 89 Ross Watt Road, Gisborne, Pointillism, January 2023
- 14 Ross Watt Road, Draft Design Guidelines, ID Land, November 2022
- 15 Infrastructure Servicing Report, 89 Ross Watt Road Gisborne, Breese Pitt Dixon, January 2023
- 16 89 Ross Watt Road Gisborne Transport Impact Assessment, January 2023, One Mile Grid
- 17 89 Ross Watt Road, Gisborne, Conservation Management Plan, Nature Advisory, January 2023

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1 INTRODUCTION

1.1 BACKGROUND

This Gisborne Area 1 Development Plan (GA1DP) has been prepared in accordance with the requirements of the Macedon Ranges Planning Scheme (the Scheme) and in particular:

- the general residential zone (GRZ) (clause 32.08) and its schedule 1 (GRZ1) (clause 32.08);
- the development plan overlay (DPO) (clause 43.04) and its schedule 4 (DPO4) (clause 43.04);
- the development contributions plan overlay (DCPO) (clause 45.06) and its schedule 2 (DCPO2) (clause 45.06).

GA1DP covers land identified as area 1 under DPO4 in the Scheme, which is bound generally by Ross Watt Road to the north, Swinburne Avenue to the east, existing residential development to the south and southeast, a disused quarry and a drainage reserve to the southwest and rural to the northwest (refer Figure 1). The land has been used for rural purposes over many years.

As set out in the table of contents, GA1DP contains information that will assist decision-makers in considering planning permit applications and the provision of community and development infrastructure. GA1DP deals with:

- the general outline for the development of the land;
- the main land uses intended for the land;
- the general road layout and sequencing of development;
- the provision of social infrastructure;
- establishing an open space network for the land;
- landscape elements including the protection of biodiversity;
- urban design guidelines relating to future development of the land.



Figure 1 GA1DP Area

The GA1DP land is characterised by:

- an area of approximately 85.57 hectares of undulating land with road frontages to Ross Watt Road and Swinburne Avenue of 530.97 and 462.62 metres respectively;
- extensive existing residential development along its eastern flank;
- Jacksons Creek Escarpment ~~Open Space Corridor~~ and ~~Conservation Reserve~~ to the west;
- Rosslynne Reservoir to the west;
- a mixture of native and exotic pasture grasses, with a number of exotic and native trees, with varying degrees of value;
- an existing dwelling and outbuildings (associated with the former use of the property) on Ross Watt Road;
- two farm dams;
- easy access to facilities and services of the Gisborne town centre (about 1.5 kilometres) and the Calder Freeway.

The GA1DP area is to be developed predominantly for residential purposes in accordance with the existing zoning of the land, with associated public open space and a local ~~convenience~~ ~~neighbourhood activity~~ centre and child care centre. The land is controlled by a single experienced developer of new master planned communities.

1.2 THE SCHEME PROVISIONS SUMMARY

The provisions of the Planning Policy Framework (PPF) in the Scheme that are of particular relevance to the GA1DP area in the context of it being identified as a residential development area under a general residential zone, include: settlement, housing and infrastructure.

The key issues and requirements under these provisions, have been considered and balanced appropriately in the preparation of GA1DP. A response to the PPF as well as the GRZ1, DPO4 and DCPO2 of the Scheme is provided in section 4.

The provisions of the Local Planning Policy Framework (LPPF) in the Scheme that are of particular relevance to the GA1DP area in the context of it being identified as a residential development area under a general residential zone, include: municipal profile (and particularly its subsections on settlement, housing and transport) and key issues and influences (and particularly its subsections on housing, economic development, transport and community development and infrastructure).

1.3 GISBORNE / NEW GISBORNE OUTLINE DEVELOPMENT PLAN

The Gisborne / New Gisborne Outline Development Plan, Revised Final Report, September 2009 (ODP) is not an incorporated document in the Scheme but rather a reference document. It is a document adopted by the Macedon Ranges Shire Council (MRSC), prepared originally in 2005. The September 2009 version has been updated in part but has numerous errors and inconsistencies. Nevertheless, DPO4 states that the ODP provides its basis.

1.4 GISBORNE FUTURES

Gisborne Futures is a draft structure plan, urban design framework and neighbourhood character study being prepared by MRSC that is intended to guide the future development of Gisborne. As the Gisborne Futures project is still in draft format, subject to continuing informal consultation phases and has not been proposed in any planning scheme amendment and thus not been tested in a statutory sense, it is likely that further changes will be made to the document. As a result, this development has been prepared on the basis that Gisborne Futures is not at a stage to be considered a seriously entertained planning document.

1.5 SUMMARY OF PROPOSED DEVELOPMENT

GA1DP sets out the development intentions for the land at a level above the detail to be expected in planning permit applications. GA1DP has been prepared in accordance with the DPO (clause 43.04 in the Scheme) and shows the land affected, the proposed development and use of each part of the land and other requirements as set out below.

The PPF, LPPF and DPO4 have had a significant bearing on the preparation of GA1DP. A balance has had to be reached with competing policies (State, regional and local) and DPO4 requirements. For example, State and local policies and DPO4, specify in various clauses the need:

- for housing choice and the development of a variety of lot sizes and types;
- for consolidation, redevelopment and intensification of existing urban areas;
- for a range of lot sizes to suit a variety of dwelling and household types to meet diverse needs, including affordability;
- to increase the supply of cost-effective housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land and ensure integration with infrastructure and services, including in regional towns.

Contrary to these policies however, there is another local policy that identifies conventional residential development as lots ranging from 500 to 1500 square metres but averaging 800 square metres. This average is at odds with the other policies noted in the paragraph above. It is acknowledged however, that in addition to the conventional density policy, there is one covering medium density with no specified lot sizes, although in the Gisborne / New Gisborne Outline Development Plan, they are noted as between 300 and 500 square metres.

GA1DP proposes a development characterised by:

- a mix of lot sizes to cater for residential choice and to meet a wide range of resident demographics, to implement State, regional and local policies;
- larger lots on the northern, western and southern boundaries to provide an appropriate transition from the GA1DP general residential zone to the rural conservation zoning on land as well as to Ross Watt Road and beyond that the Calder Freeway to the north;
- a possible residential village / land-lease community to provide further accommodation choice;
- medium density lots in the walkable catchment of the proposed local [neighbourhood](#) activity centre and public open space;
- pedestrian and vehicular connections to the existing residential development to the east with connections provided also to Ross Watt Road and Swinburne Avenue;
- a local ~~convenience~~ [neighbourhood activity](#) centre and childcare centre in the centre of the site co-located with public open space;
- an active public open space area co-located with the possible local ~~convenience~~ [neighbourhood activity](#) centre and childcare centre;
- a shared path network connecting GA1DP to existing development to the east as well as providing a connection to the Jacksons Creek Escarpment and ~~Open Space Corridor~~ [Conservation Reserve](#);
- ~~drainage~~ [drainage reserves](#) to accommodate stormwater flows and management;
- [measures ensuring the protection of Rosslynne Reservoir and the associated water supply](#);
- a total public open space area greater than the [applicable](#) quantity specified (5 per cent) in clause 53.01 in the Scheme.

2 CONTEXT

2.1 REGIONAL AND MUNICIPAL CONTEXT

The GA1DP area sits in the wider Macedon Ranges region, which is an environmental, scenic, tourism, heritage and resource area of significance in Victoria and the region. The region has a highly attractive landscape setting with farming areas surrounding key physical features of State Forest, Mount Macedon and Hanging Rock as just some of its well-known attractions.

The rural landscape is punctuated by a series of urban settlements from larger ones such as Gisborne and Kyneton, through to those at Romsey and Riddells Creek to the smaller settlements of Lancefield, Woodend, Malmesbury and others of an even smaller size.

The planning policies aim generally to protect the rural and landscape character of the region while concentrating new development in the identified urban settlements and particularly the larger, faster growing settlements in the south. Urban development is encouraged to consolidate and intensify the urban settlements while protecting the surrounding rural and landscape character.

The GA1DP area is within the recognised development area of Gisborne / New Gisborne and within the Gisborne Town boundary, the largest and fastest growing urban settlement in the Municipality.

2.2 LOCAL CONTEXT

2.2.1 The Site and Surrounds

As noted above, the site is within the Township boundary of Gisborne. Jacksons Creek and Rosslynne Reservoir sit south and west of the site, with land on each side of Jacksons Creek identified as being within the 'Jacksons Creek Escarpment and ~~Open Space Corridor~~ [Conservation Reserve](#)'.

The site is bounded by Ross Watt Road to the north, with marshland associated with the Gisborne Racecourse Marshlands Reserve on the north side of Ross Watt Road, on both sides of the Calder Freeway. As a result of Ross Watt Road as well as the Marshland, the site is well removed from the Calder Freeway, which is further to the north. The Calder Freeway also acts as the divider between Gisborne to the south of the Freeway and New Gisborne to the north.

As noted in section 1, the GA1DP area adjoins existing residential development to the east that is outside the GA1DP area. The adjoining existing residential development to the east, as with much of the land surrounding the Gisborne Town Centre (to the southeast), is largely developed land comprising dwellings on lots consistent with the general residential zoning of the land.

2.3 DEMOGRAPHIC CHARACTERISTICS

The GA1DP area and its surrounds, including land within a six kilometres radius, for the purpose of this GA1DP, is known as the 'Gisborne District'. The Gisborne District comprises the following demographic characteristics.

- A total population of approximately 14,000 residents.
- A younger median age (39), compared with the Municipality as a whole.
- A lower proportion of Aboriginal and Torres Strait Islander people than in Victoria as a whole.
- A much higher percentage of couples with children, compared with the Municipality as a whole.
- A similar percentage of older couples without children, compared with the Municipality as a whole.
- A higher proportion of medium and high density housing, compared with the Municipality as a whole.
- A higher median weekly household income and weekly mortgage repayment, compared with the Municipality as a whole.

3 SITE ANALYSIS

3.1 FLORA AND FAUNA ASSESSMENT

As part of the preparation of this GAIDP, a flora and fauna assessment (89 Ross Watt Road Gisborne Flora and Fauna Assessment, Nature Advisory, ~~May 2022~~ January 2023 Report No. 21137 (3.5)-(3.2)) ~~and~~ an arborist assessment (89 Ross Watt Road Gisborne, Galbraith and Associates, ~~3 February~~ 8 August 2022) ~~and a conservation management plan (89 Ross Watt, Gisborne, Nature Advisory, January 2023)~~ were completed and form part of the background reports to this GAIDP.

The assessments included site surveys and the identification of existing flora and fauna. They reported also on the existence or otherwise of flora and fauna requiring protection under Commonwealth and State legislation.

In summary, the assessments concluded that:

- the majority of vegetation within the GAIDP area consists of a mixture of introduced and native grass species with numerous large scattered trees located across the site;
- fauna habitat is present within the native tree vegetation, grasslands and aquatic areas;
- the location of the GAIDP area and extent of native vegetation present is such that the removal of native vegetation from the site would be assessed under the detailed assessment pathway and would trigger a referral to the Department of ~~Environment, Land, Water and Planning Energy, Environment and Climate Action (DECA)~~ (formerly DELWP);
- ~~as~~ targeted surveys are recommended generally to determine if requirements are triggered under the Commonwealth EPBC Act ~~and advised by Nature Advisory~~, targeted surveys were completed for the Stripped Legless Lizard, Golden Sun Moth, Swamp Everlasting and Matter Flax-ily ~~and as advised by Nature Advisory~~, none ~~of which~~ were found on site;
- ~~a number of landscape reserves, larger residential lots and tree reserves are proposed to retain large scattered trees with numerous other large scattered trees retained in the Jacksons Creek Escarpment and Open Space Corridor Conservation Reserve;~~
- ~~the larger residential lots where trees are proposed to be retained will contain a building envelope to limit encroachment into the tree protection zone (TPZ) of retained trees, to the satisfaction of the responsible authority with the building envelope to be registered on the corresponding plan of subdivision, as detailed in an accompanying memorandum of common provisions (MCP);~~
- ~~a number of conservation reserves will retain and enhance patches of native vegetation;~~
- ~~a conservation management plan (CMP) will be prepared to the satisfaction of the responsible authority and DEECA, for all retained native vegetation patches within the designated conservation areas;~~
- offsets are required to compensate for the proposed native vegetation removal with ~~1,2280,871~~ general habitat units required as compensation.

~~Trees~~ Other trees to be retained will be incorporated into public open space of a sufficient size to ensure the canopy is protected (not encroached by greater than 10 per cent).

Figure 2 shows:

- trees to be removed;
- ~~trees to be retained;~~
- ~~native vegetation patches to be retained,-~~

Appendix A includes the existing trees schedule, with tree numbers as mapped and numbered in Figure 2.

A response to comments from relevant authorities (89 Ross Watt Road Gisborne, Responses to DELWP, Melbourne Water and Macedon Ranges Shire Council, May 2002 Report No. 21137.1) has been prepared and is included as a background report for this application.

GISBORNE AREA 1 DEVELOPMENT PLAN



LEGEND

Subject Site	---
Tree to be retained (TPZ)	○
Tree to be retained in lot (TPZ)	○
Tree to be removed (TPZ)	○

REVISIONS

NO	DATE	REVISION	BY
16	18/07/2022	ORIGINAL DRAWING	JC
15	08/07/2022	PLAN UPDATED	LI
14	21/04/2022	PLAN UPDATED	MA
4	04/02/2022	SHEET 2 ADDED (DRAFT REVIEW)	LI
3	28/02/2022	PLAN UPDATED	MA
2	28/10/2021	PLAN UPDATED	MA
1	21/10/2021	ORIGINAL DRAWING	MA
WDR	DATE	COMMENTS	CDR

NOTES

- THIS PLAN IS FOR PRELIMINARY USE ONLY.
- THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY DATED JUNE 20, 2021.
- ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE RESOURCE MANAGEMENT AUTHORITY.
- EXISTING AND PROPOSED LOT AND AREA SHOWNS ARE SUBJECT TO FINAL SITE SURVEY.
- THE PLAN PROPOSES TREE REMOVAL AND CENTRAL PARKING ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESOURCE AUTHORITY.
- TPZ POSITION BASED ON LAND SURVEY DATED 14/09/2022



**89 ROSS WATT ROAD
GISBORNE**

TREE REMOVAL/RETENTION PLAN
Project No. 7212
Drawing Ref. 7212_UD_DP03_V16
TREE REMOVAL/RETENTION PLAN

BREESE PITT DIXON

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Figure 2 Trees to be Retained and Removed-Identification



3.2 CULTURAL HERITAGE ASSESSMENT

A preliminary Cultural Heritage report (89 Ross Watt Road, Gisborne, *Archaeology At-Tardis*, *Archaeology*, 5 November 2021) has been completed and forms part of the background reports.

In summary, the key findings were that:

- preparation of a cultural heritage management plan (CHMP) is triggered by any planning permit application that proposes activity in the area of GA1DP that is within 200 metres of Jacksons Creek;
- preliminary investigations indicate that there are no previously registered Aboriginal cultural heritage places in the GA1DP area, with the nearest artefact scatter (VAHR7823-0011) being approximately 600 metres to the east;
- based on the geographic region, stone artefact scatters have the potential to occur in proximity to Jacksons Creek;
- further to the preliminary cultural heritage report two CHMPs have been prepared for the site; a mandatory assessment of the southern portion of the site is expected to be approved in January 2023; a voluntary assessment of the northern portion of the site has been approved (*Cultural Heritage Management Plan 18523, Tardis Archaeology, November 2022*) and some areas of cultural heritage significance were found. Significant artefacts (VAHR 7832-0435) identified for retention have been proposed to be retained in a public open space reserve (0.731 hectares), are currently being prepared for the site, a mandatory one for the southern portion of the site and a voluntary assessment of the northern portion of the site, likely to be completed and approved around October 2022.

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3.3 SURFACE/STORMWATER MANAGEMENT STRATEGY

A surface / storm water management strategy (SWMS) (89 Ross Watt Road Gisborne, *Alluvium*, *April 2022-January 2023* Version 73) has been completed and forms part of the background reports.

The SWMS was prepared in accordance with Melbourne Water Corporation and MRSC requirements. It identified that:

- the GA1DP area is located within the Jacksons Creek catchment;
- the GA1DP area drains naturally to the south towards Jacksons Creek;
- the GA1DP area drains naturally, ~~and away~~ from the Gisborne Racecourse Marshland Reserve to the north – and its development will ~~does~~ not change the existing drainage conditions of that Reserve);
- two main sub-catchment are associated with the GA1DP area, the east and west catchment areas as shown in concept form in Figure 3:
 - the east catchment outlet / discharge point is at the corner of the Swinburne Avenue and Cherry Lane with an outfall pipe required to be constructed along Cherry Lane;
 - the west catchment outlet / discharge point is to Jacksons Creek via an existing tributary on site;
- the SWMS ensures no runoff from urban development will flow into Rosslynne Reservoir, with flows from the GA1DP area discharging into Jacksons Creek, downstream from Rosslynne Reservoir;
- via supplementary and additional groundwater investigations (*Tonkin and Taylor, November 2022*), the GA1DP development is highly unlikely to pose any negative effect on either the groundwater beneath the Reserve or the water quality in the Rosslynne Reservoir;
- minor shaping works of the existing alluvial fan discharging flows into Jacksons Creek will be required and the details of these works have been prepared and included as a background report (89 Ross Watt Road, *Gisborne Outfall Drainage Plan, Breese Pitt Dixon Pty Ltd, October 2022*);
- sediment ponds for both the east and west catchments will be required and will be designed in accordance with Melbourne Water (MW) design guidelines;
- the footprint of the proposed drainage reserves will be appropriate for the layout of the water quality and retention basins;
- flows which are to be discharged into Jacksons Creek will be treated onsite in the water quality and detention assets located in the appropriate drainage reserves proposed within the GA1DP;

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- stormwater is to be treated to best quality before being discharged into Jacksons Creek.
- two main catchments are associated with the GA1DP area, the east and west catchment areas as shown in concept form in Figure 3;

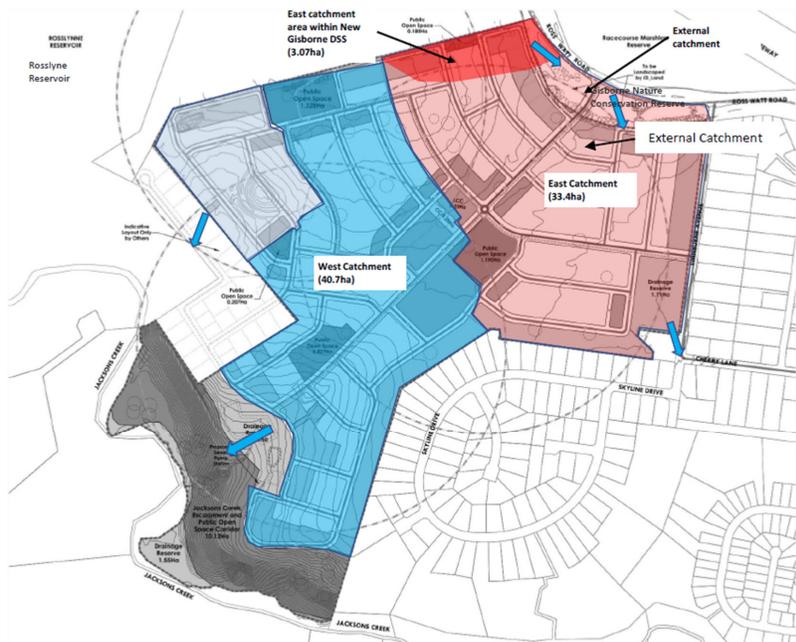


Figure 3 Main Catchment Plan

- ~~the east catchment outlet / discharge point is at the corner of the Swinburne Avenue and Cherry Lane with an outfall pipe required to be constructed along Cherry Lane;~~
- ~~the west catchment outlet / discharge point is to Jacksons Creek via the existing tributary on site;~~
- ~~sediment ponds for both the east and west catchments are to be designed in accordance with Melbourne Water design guidelines;~~
- ~~stormwater is to be treated to best practice quality before being discharged into Jacksons Creek.~~

3.4 POTENTIALLY CONTAMINATED LAND

An environmental site assessment (*Environmental Site Assessment 89 Ross Watt Road Gisborne, Golder Associates, 29 October 2021*) has been completed for the GA1DP area and forms part of the background reports.

In summary, the assessment found that:

- the site has a history of residential and agricultural use with a homestead located along the northern boundary of the site;
- the site desktop findings conclude that no contamination issues have been identified that are likely to preclude the proposed development of the GA1DP area;
- access was not available to assess the soil at the homestead site and as a result and although the potential for contaminated soils in this area is low, it is recommend that further testing be conducted;
- there is no evidence that the area has a history of use (with the homestead site still to be assessed) that would identify it as 'potentially contaminated land' and under Direction 1, section 12(2)(a) of the Planning and Environment Act 1987 and the related Planning Practice Note 30 (Potentially Contaminated Land) of July 2021 (the current version), it is classified as 'low' in terms of potential contamination.

3.5 SITE AND LANDSCAPE ASSESSMENT

As noted in part in section 1.1, the GA1DP area is characterised by a number of key site and landscape features:

- ~~the defined Jacksons Creek watercourse along the southwest boundary of the land;~~
- ~~the existing rural interface along the northern boundary of the site;~~
- ~~view lines from Calder Freeway to the north east of the site;~~
- a number of large native scattered trees and native vegetation patches across the site, many of which will be retained to add to the landscape setting of the area;
- distant views to the Macedon Ranges;
- other scattered trees that can add to the landscape setting provided they have appropriate 'worthy of retention' values as identified by the arborist.

4 THE SCHEME PROVISIONS AND RESPONSE

As outlined in section 1.2, particular policies in the Scheme of relevance to the preparation and implementation of GA1DP and commentary on how each has been addressed, is provided below.

Item	Clause	Summary	Comments
1	11.01-1S	To promote and support sustainable growth and development and deliver choice in a network of settlements including the regional centre of Gisborne.	GA1DP covers an area identified within the Gisborne town boundary, which is the primary urban area of the Municipality. It is in an identified growth area and the proposal promotes sustainability and lot choices.
2	11.02-1S	Consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.	Refer to comments in item 1.
3	12.01-2S	To avoid and minimise the removal, destruction or lopping of native vegetation and to provide offset compensation where native vegetation is to be removed.	Native vegetation (including a number of large scattered trees <u>and native vegetation patches</u>), will be retained across the GA1DP area, where removal is unavoidable. For the native vegetation proposed for removal, appropriate offsets will be made. Furthermore, an arborist assessment (89 Ross Watt Road Gisborne, Galbraith and Associates, 2 February <u>8 August</u> 2022) was completed and forms part of the background reports. The trees proposed for retention have been identified in conjunction with the arborist assessment, which outlines those trees across the GA1DP area which are worthy of retention. <u>Consideration has also been given to the retention of native vegetation patches in accordance generally with the flora and fauna assessments of the GA1DP area.</u>
4	13.02-1S & 21.06-3	Identify bushfire hazard and complete risk assessments at the time of any relevant application for permit.	GA1DP is in a bushfire prone area and a bushfire risk assessment (<i>Bushfire Development Report for 89 Ross Watt Road, Gisborne, Terramatrix, November 2021 January 2023</i>) has been completed for the GA1DP area and forms part of the background reports. This report concludes that bushfire risk can be mitigated to an acceptable level and the development of GA1DP can protect human life if dwellings are separated from hazardous vegetation to allow an appropriate BAL construction standard and the recommendations of the bushfire risk assessment are followed in relation to appropriate buffers and management strategies.
5	13.04-1S & 21.06-2	Identify potentially contaminated land and ensure it is suitable for its intended use.	A site assessment and report has been completed and has identified the GA1DP area as 'low' in terms of potential contamination.
6	13.05-1S	Assist the control of noise effects on sensitive land uses.	<u>As the site is well removed from Calder Freeway, it has been determined that no Acoustic investigations have been conducted for the site and included in a background report (Road Traffic Noise Assessment, 17 May 2022). The report concluded that noise attenuation measures are required for part the development of the GA1DP area. Treatments recommended in the acoustic report have been adopted in the GA1DP, as shown in Figure 5.</u>

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Item	Clause	Summary	Comments
7	15, 16 & 21.12	Encourage development and land use that fosters healthy, active living and responds to its surroundings and existing or preferred character, is sustainable and reflects good urban design.	The GA1DP proposal will implement these provisions by encouraging pedestrian and cyclist activity, outdoor recreation and community uses. It is based on good urban design principles including maximising links into neighbouring development, solar orientation, appropriate road lengths and speed control, a range of lot sizes, locating a majority of the lots within 400 metres walking distance to an area of public open space, co-located community facilities and it responds to the local and intended residential neighbourhood character.
8	15, 16, 21.01, 21.02-5 & 21.09	Provide a range of lot sizes to suit a variety of dwelling and household types to meet diverse needs, including affordability.	The GA1DP proposal implements these provisions with lot size variety including the provision of more affordable housing potential on medium density lots. The range of lot sizes proposed will allow for a diversity of housing types to be constructed to cater for the needs for a variety of home buyers.
9	16.01-1S	To increase the supply of cost-effective housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land and ensure integration with infrastructure and services, including in regional towns.	The GA1DP area is an identified candidate to assist in implementing this provision and the proposal is entirely consistent with the provision.
10	19.02 & 19.03	Provide for required community and development infrastructure.	The GA1DP area has been the subject of detailed background studies in the preparation of the GA1DP. These studies have identified the required community and development infrastructure, which has been incorporated into the proposal.
11	21.03	Promotes Gisborne / New Gisborne as a "regional centre" in the Municipality, characterized by "a large, diverse population (10,000 plus), employment and housing base. All essential services are connected and higher order goods and services are provided . . .".	GA1DP assists in implementing this vision by proposing fully serviced housing within the Gisborne regional centre and township boundary, on land already zoned for residential development.
12	21.04	Gisborne is a specified growth area in the Municipality and the GA1DP area is recognised as an area to accommodate a portion of this growth.	Refer to comments in items 1, 8 and 9.
13	21.04	Reinforce the key urban functions and role of Gisborne as the major urban centre.	Refer to comments in item 1.
14	21.08-2	Recognise and protect Aboriginal cultural heritage places and values.	Preparation of a CHMP is triggered by any planning permit application that proposed activity in the area of GA1DP that is within 200 metres of Jacksons Creek. Any recommendation in the CHMP, once prepared approved, would need to be met. As mentioned previously, if any artifacts are found to occur these are likely to be confined to the watercourse corridor. Notwithstanding this, the CHMP will ensure that any

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Item	Clause	Summary	Comments
			<p>artefacts found to be located on the land are recorded and protected.</p> <p>Two CHMPs have been are being prepared for the north (voluntary) and south (mandatory) portions of the GA1DP area. expected to be completed and approved in October 2022. The voluntary CHMP has since been approved, while the mandatory CHMP is expected to be approved in January 2023. Some significant artefacts were identified for retention (VAHR 7822-0435) and are proposed to be retained within a public open space reserve (0.731 hectares).</p>
15	21.08-3	Ensure that development and built form occurs in a sustainable manner and direct population and development to settlements where scenic landscapes will not be jeopardised.	<p>The GA1DP proposes development:</p> <ul style="list-style-type: none"> with a subdivision that implements the sustainable development of limited urban land; that directs new population and development into an identified urban settlement that is not in a scenic landscape that will be jeopardised.
16	21.09	Provide for responsive and affordable housing and a diversity of lot sizes and styles to meet the requirements of all age groups, household types, lifestyles and preference.	Refer to comments in items 1, 8 and 9.
17	21.13	Objective 1 is to reinforce the key urban functions and role of Gisborne as a major urban centre.	GA1DP implements this objective by directing new urban development and economic stimulus into the existing identified urban area of Gisborne while at the same time assisting in reducing pressure in rural areas for urban residential growth. It will be accompanied by full urban services, new public open space facilities and a proposed local <u>neighbourhood</u> activity centre.
18	21.13	Consolidate and retain a compact urban form and contain urban development within the defined township boundary and major urban centre of Gisborne thus respecting the semi-rural character of the broader area.	<p>Refer to comments in Item 1.</p> <p>The GA1DP proposal provides for urban development to be consolidated in the recognised urban area of Gisborne and its Township boundary, thus respecting the semi-rural character of land outside the urban area and lessening pressure for new development into those non-urban areas.</p>
19	21.13	Consider medium density housing near public open space and a local neighbourhood activity centre.	GA1DP implements this provision.
20	21.13	Consider in other residential areas conventional residential densities with lot sizes ranging from 500 to 1500 square metres and averaging 800 square metres.	<p>GA1DP proposes a range of lot sizes as low, conventional and medium density. The lots are between approximately 300 square metres and over 1,500 square metres, with average sizes as depicted on the <u>Indicative Overall</u> Subdivision Layout in section 6.8 in this GA1DP. Additionally, townhouse lots have been located appropriately around the public open space and local neighbourhood activity centre.</p> <p>The GA1DP has been prepared seeking a balance with the competing policies in items 1, 2, 8, 9, 15, 16 and 17.</p>

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Item	Clause	Summary	Comments
21	21.13	Protect and improve areas of remnant vegetation, fauna habitat and natural drainage corridors.	Background studies have been completed and as noted earlier, have concluded that the GA1DP proposal is consistent with this provision.
22	21.13	Gisborne / New Gisborne Framework Plan	The GA1DP area is noted on the Framework Plan as "Existing Residential – short-medium term growth opportunity". This provision has been in the Scheme for many years and was tested specifically at the Amendment C67 Panel hearing. In its report of September 2010, the Panel dealt with the GA1DP area (among others) and concluded that either the GA1DP area or the Gisborne Development Plan 4a and 4b should be open to development in "3 to 5 years" (that is, 2013 at the earliest or 2015 at the latest). As the Gisborne Development Plan 4a area is complete and development / lot sales are well advanced at the Gisborne Development Plan 4b area, the development of the GA1DP area is a logical step.
23	32.08	Encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.	Refer to comments in items 1, 8 and 9. Reflected in its identification within the Gisborne town boundary, the GA1DP area is very well located in terms of access to services and transport.
24	32.08 & schedule	Provision to include in the GRZ1 schedule any neighbourhood character objectives to be achieved.	The GRZ1 schedule, which covers the GA1DP area, does not include any neighbourhood character objectives.
25	32.08	A planning permit is required for subdivision, construction (but not use) of dwellings on lots less than 300 square metres, development and use of an education centre.	Relevant planning permits will be lodged in due course under this provision.
26	43.04	Objectives enabled in the DPO and set out in DPO4, which include the specified 'key principles' of: <ul style="list-style-type: none"> encouraging housing choice and the development of a variety of lot sizes and types within the context of a semi-rural township"; ▪ establishing open space networks for pedestrian and cycling links, passive and active recreation needs; ▪ limiting the visual intrusion of development around key township entrances, the Calder Freeway; ▪ protecting areas of remnant vegetation; ▪ encouraging current sustainable development principles and high quality urban design" among others. 	Refer to comments in items 1, 7, 8, 9, 15 to 20 and 23. Refer to Site Analysis in section 3. Larger lots are proposed along the northern, western and southern boundaries to reflect the rural or semi-rural nature of abutting land and limit any visual intrusion of the development on Township entries, the adjoining Calder Freeway, Jacksons Creek Escarpment and Rosslynne Reservoir. An open space network is proposed that implements the key principles as set out in DPO4. Existing vegetation has been studied and identified where relevant for retention or removal.
27	DPO4	A development plan must include a detailed site analysis of the natural, cultural	Refer to comments in items 8, 9, 15, 17, 18 and 23. The GA1DP area does not interface with identified environmentally significant or landscape sensitive areas, in

GISBORNE AREA 1 DEVELOPMENT PLAN

Item	Clause	Summary	Comments
		<p>and strategic context of the site and a subdivision layout which shows:</p> <ul style="list-style-type: none"> a variety of lot sizes across the development area; how development interfaces with environmentally significant and landscape sensitive areas; transition with nearby low-density residential lots; consideration of natural features; physical infrastructure; solar orientation; movement and open space networks; landscape concepts; major drainage and infrastructure features; staging and timing; a summary of the findings of specialist studies on flora and fauna, cultural heritage, stormwater management, traffic, environmental conditions 	<p>the context of the Scheme. Neither the GA1DP area nor abutting land is affected by the Significant Landscape, Heritage or Environmental Significance Overlays. Nevertheless, part of the land includes the Jacksons Creek and its escarpment and GA1DP is proposing this area as a special open space for passive public open space (part) and drainage reserve (part below the 1 in 100 flood level) <u>conservation reserve (part)</u>.</p> <p>GA1DP proposes a combination of open space and larger low density lots along its northern, western and southern boundaries, which is the interface with rural conservation zone further to the west and south as well as to provide a buffer form the Calder Freeway to the north. The same approach is proposed along the part of the east border with its interface with existing lots to the east.</p> <p>The proposed subdivision layout has been designed to maximise solar energy capture, with lots being oriented predominantly east-west or north-south.</p> <p>Natural features have been identified and have informed the plan.</p> <p>Other aspects of the provision are addressed elsewhere in GA1DP.</p>
28	DPO4	<p>Specific provisions relating to GA1DP area include:</p> <ul style="list-style-type: none"> providing a conceptual urban design for the local neighbourhood activity Centre; an active open space area of appropriate size a low-density interface to the Calder Freeway, Ross Watt Road; Jacksons Creek escarpment and adjoining rural land; protection of Jacksons Creek escarpment via an open space designation; <p>consideration of drainage / other impacts on Gisborne Racecourse Marshland Reserve;</p>	<p>Refer to comments provided in section 4.1 further below.</p> <p>As stated in section 2.2.1 above, Ross Watt Road provides a significant buffer between the GA1DP development area and the Gisborne Racecourse Marshlands Reserve further to the north. As confirmed in the stormwater management investigation, the GA1DP area drains to the east and south and not to the north into the Gisborne Racecourse Marshlands Reserve. As a result of these buffer distances and drainage directions, the development of GA1DP will not adversely impact the drainage or flora and fauna within the Gisborne Racecourse Marshlands Reserve.</p>
29	44.04	<p>To minimise the potential flood risk to life, health and safety associated with development</p>	<p>The Land Subject to Inundation Overlay (LSIO) under the Scheme covers Jacksons Creek but is confined largely to land south of the Creek. Only a very small part of the subject land is affected by the LSIO. This land is <u>limited to part of the proposed Jacksons Creek Escarpment and Conservation proposed in a drainage Reserve</u>, to ensure flood and stormwater risks are managed appropriately.</p>
30	45.06 & schedule 2	<p>Meet the requirements of DCPO2</p>	<p>The development of GA1DP will and must meet all the mandatory requirements of DCPO2.</p>

Item	Clause	Summary	Comments
31	52.17	A planning permit is required to remove, destroy or lop native vegetation including dead native vegetation	Relevant planning permits will be lodged in due course under this provision, if required.
32	53.01	A public open space contribution is required of 5 per cent of the land intended to be used for residential.	The GAIDP proposes public open space which exceeds this requirement.

4.1 WEST GISBORNE AREA SPECIFIC REQUIREMENTS

The following provides a response to the 'West Gisborne area specific requirements' of DPO4.

- An indicative conceptual urban design for the development of the Local Neighbourhood Activity Centre has been prepared and is provided in Figure 4.

Activity Centre Concept Plan

Indicative layout only - subject to future planning permit approvals

Total lot area (excluding child care centre) = 8,000 sqm
Child care centre lot area = 2,000 sqm



The activity centre is envisioned as an area where people will gather amongst canopy trees and abundant landscaping, with plenty of places to sit and rest within the highly pedestrian-permeable block.

Building frontages will activate the streetscape, with main access to the street and additional access from the internal area. The large central car parking space will be hidden from the street behind the built form.

Cafes, restaurants, shops, and commercial offices will both benefit from and enhance this pedestrian friendly environment. In a type of symbiotic relationship, pedestrians will be given priority over cars through features of raised platforms, pavement texturing, and kerb extensions within the activity centre and included in surrounding streets.

The connection between the activity centre and the public park to the south-east is an important feature. This public open space is considered an extension of the activity centre.



Figure 4 Indicative Local Neighbourhood Activity Centre Urban Design Framework Concept Plan

- As indicated in the development plan in Figure 5, shared paths link a total of 13.85-3.279 hectares of public open space is proposed throughout the site to but north of the Jacksons Creek Escarpment Open Space Corridor and Conservation Reserve. In addition to this public open space provision, a further 4.055 hectares of drainage reserve, 12.927 hectares of conservation reserve and 0.924 hectares of tree reserves, have been identified. Furthermore and as confirmed in the 89 Ross Watt Road, Gisborne Social Infrastructure Assessment, ASR Research, May 2022/January 2023, the location, size and dimensions of the proposed public open space areas are appropriate.

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- ~~As stated throughout this document~~Under GA1DP, larger lots (approximately 1,500 square metres) have been provided along the site boundaries in order to provide a low density interface to the surrounding Calder Freeway, Ross Watt Road, Jacksons Creek Escarpment ~~Open Space Corridor and Conservation Reserve~~ and surrounding rural land.
- Drainage and stormwater issues have been considered with a number of drainage reserve provided to ensure no detrimental impacts ~~as a result of the development of GA1DP, will occur~~ on the nearby Gisborne Racecourse Marshland Reserve to the north, ~~Jacksons Creek to the south or Roslynne Reservoir to the west, as a result of the development of GA1DP.~~
- All dwellings will be developed in accordance with the provisions of the general residential zone (GRZ) which applies to the site. It is expected therefore, that the siting, design and height of future dwellings will be appropriate and will not impact ~~unreasonably~~ on the ~~significant~~ view lines from Calder Freeway or ~~south of~~ Jacksons Creek. ~~A view line analysis was undertaken for the proposed development from the roads south of Jacksons Creek (Bacchus Marsh Road, Hamilton Street and Robertson Street) (89 Ross Watt Road, Gisborne, Pointillism, January 2023) which demonstrated that it would not impose on the view line any more than the existing residential development at Skyline Drive, which at such a distance is very minimal as demonstrated in the photomontages prepared. Furthermore, it is noted that the closer you are to Jacksons Creek, the view of GA1DP will be blocked by the escarpment, while view lines from the surrounding areas will also not be imposed upon unreasonably due to the distance, low density interface and proposed landscaping. Low density interface lots at the boundaries of the GA1DP site will be subject to design guidelines to enable the control of built form outcomes (Ross Watt Road, Draft Design Guidelines, November 2022)~~
- ~~Any m~~Measures to protect, enhance and manage identified environmental values of Gisborne Racecourse Marshlands Reserve from impacts of the development of GA1DP area are expected to be managed in accordance with appropriately worded conditions of relevant planning permits for GA1DP.

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5 GA1DP VISION AND PRINCIPLES

5.1 VISION

The vision for the GA1DP area is:

- to provide for the efficient and sustainable development of a recognised growth area in the Municipality and more particularly in the Gisborne urban area;
- to provide a range of lot sizes consistent with the vision above;
- to recognise the site opportunities and constraints and to translate them into intentions that will inform the development layout and provide a high level of amenity;
- to provide a generous supply of public open space (unencumbered and encumbered) designed in part for multi-purposes but in all cases providing attractive landscape settings and public use areas and ensuring that all a majority of lots are located within 400 metres walking distance to either passive or active areas of public open space;
- to protect Rosslynne Reservoir and its function including its ability to provide safe drinking water;
- to integrate the GA1DP area with adjoining residential development and nearby services;
- to provide opportunities for community and convenience facilities to be delivered adjacent to complementary land uses and with good access to residents and other users.

5.2 PLANNING AND DESIGN PRINCIPLES

The key planning and design principles for the GA1DP are set out in section 4 and are as in addition to the key points listed below.

- The development of a high quality urban design for this consolidation area of the Gisborne Township.
- The provision of a range of lot sizes.
- The protection and enhancement of Jacksons Creek to provide a multi-purpose function of drainage, conservation reserve, attractive landscaped area, open space opportunity, ~~pedestrian and cyclist link through the area~~ and to cater for the passive recreation needs of future residents. The protection of the existing native vegetation within the Jacksons Creek Escarpment and Conservation Reserve will be achieved through the implementation of a landscape management and enhancement plan. For example, a 2 metres high timber and / or exclusion fence to prevent access to Southern Rural Water (SRW) land, with exclusion signage to be installed along the public interfaces, as shown on the development plan (Figure 5) and as agreed with the relevant authorities.
- The provision of interface treatments on the various boundaries, which recognise particular conditions on those boundaries and create appropriate responses.
- A road layout that includes wherever possible east-west and north-south roads (to maximise lot and house solar orientation opportunities), that provides appropriate links within and to and from the GA1DP area, that reduces risks with excessive vehicle speed through road length design and other calming treatments and the provision of frontage roads to areas of public open space to encourage lots to front or side onto these public spaces.
- The provision of community and convenience facilities in locations that are accessible to intended users on foot, bicycle or vehicle; co-located wherever appropriate; of sufficient land area to accommodate the facility size required and to fill a demonstrated need for the GA1DP area and surrounds.

The GA1DP Future Urban Structure is shown in Figure 5.

6 GA1DP KEY ELEMENTS

6.1 SOCIAL INFRASTRUCTURE

A social infrastructure assessment (89 Ross Watt Road, Gisborne Social Infrastructure Assessment, ASR Research, [May 2022/January 2023](#)) was completed and forms part of the background reports. The key findings of the report in relation to the proposed GA1DP and required social infrastructure include:

- provision of [13,853.279](#) hectares of unencumbered passive public open space in addition to the encumbered areas of open space along Jacksons Creek and the drainage reserve, which will provide recreational facilities through the provision of shared pedestrian and cycling pathways, satisfying the requirements of DPO4 in relation to public open space;
- the availability of existing indoor recreation facilities across Gisborne is sufficient in that no provision for further facilities is required in the GA1DP area;
- the proposed provision of a childcare centre site will satisfy the needs for long day child care services in the area;
- the proposed dwelling yield does not justify the provision of a community centre;
- the availability of the existing Gisborne Library and neighbourhood house in combination with the limited increase in demand for these services from the development of GA1DP, leads to the conclusion that additional library or neighbourhood house facilities are not required for the GA1DP area;
- the GA1DP area does not have locational attributes that allow for the provision of health services;
- there is potential for a residential aged care facility but it is likely as a commercial operation and subject to market demand for such a facility;
- the availability of existing schools, as well as the Willowbank Primary School under construction, is such that no schools are required for the GA1DP area.

6.2 PHYSICAL INFRASTRUCTURE AND SERVICING

A servicing report (*Infrastructure Servicing Report, 89 Ross Watt Road Gisborne, Breese Pitt Dixon, [5-July-2022/January 2023](#)*) was completed and forms part of the background reports.

The key aspects of the proposed physical infrastructure and servicing include:

- existing water mains within Ross Watt Road and Swinburne Avenue will be extended into the GA1DP area ;
- the GA1DP area is well served by existing sewers along Cherry Lane, with a pump station being required for the southern outfall of the site to connect this area to the gravity outfall for the Cherry Lane sewer;
- underground power will be provided via the existing underground and overhead network;
- a number of electrical substations will be required in the GA1DP area;
- telecommunications and the provision of fibre will be via a fibre provider.
- gas supply will not be provided to the development in line with promoting more sustainable renewable energy options.

An infrastructure provisions plan is shown in Figure 6.

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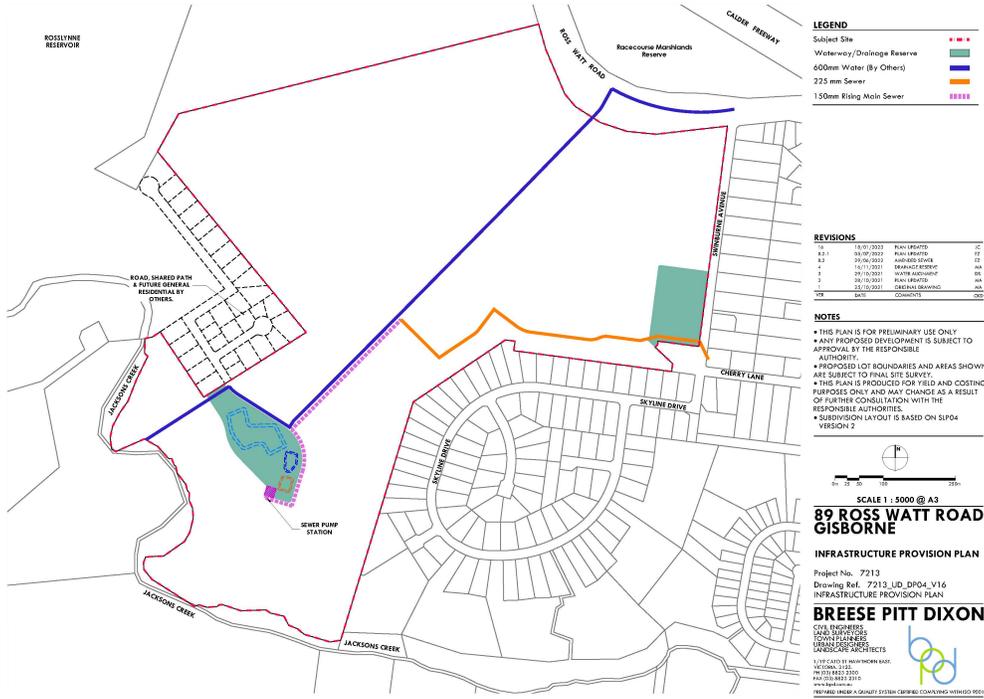


Figure 6 Infrastructure Provisions Plan

6.3 STORMWATER MANAGEMENT

As summarised in section 3.3 of this GA1DP, a SWMS was prepared for the GA1DP area and sets out the proposed surface/stormwater strategy, in accordance with Melbourne Water Corporation and MRSC requirements.

6.4 MELBOURNE WATER CONSIDERATIONS

In response to recent comments received from Melbourne Water, it is proposed that before any development occurs that may impact on Jacksons Creek, further studies will be completed to identify:

- all potential impacts on platypus populations arising from the development is assessed and considered;
- recommendation to mitigate the potential impacts on the platypus population, including soil stabilisation works, revegetation works and woody debris works to maintain or improve platypus habitat, are implemented;
- recommendations for water quality testing, including timing for testing, responsibility for testing, responsibility for any mitigation works if poor water quality results are identified during the life of the construction phase of the subdivision.

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6.5 ACCESS AND SECURITY FOR SOUTHERN RURAL WATER LAND

Land covered by GA1DP and identified as Lot 1 on Title Plan 844767Q is owned by SRW and is zoned GRZ1 (a copy of title has been included in Appendix B. The applicant understands that SRW it has no immediate intention to redevelop or divest this land. Notwithstanding, the GA1DP provides for any possible future connection to SRW land.

Further west of land owned by SRW is the Rosslynne Reservoir which provides drinking water and is a critical water asset.

It is a requirement of SRW that:

- public access to its land and the Rosslynne Reservoir is prohibited;
- fencing, to SRW's satisfaction as per the fencing specifications below, is provided along the site's boundary to ensure that public access is restricted, this may include the provision of fencing along part of the boundaries of the site that do not front the SRW owned land but that would allow access to be obtained if remained unfenced;
- an access point(s) provided to allow SRW safe access onto its land, the Rosslynne Reservoir and associated spillway;
- provisions are put in place to ensure ongoing protection of the Rosslynne Reservoir are to ensure the ongoing restriction of access to SRW land;
- the height and design of the fencing is to be in accordance with any SRW requirements;
- no vehicle or pedestrian access gates are permitted in the fence, except as where indicated on the GA1DP, or otherwise with the written consent of SRW;
- fencing is to be constructed prior to occupation of the first dwelling of stage 1 of the subdivision of the site.

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6.46.6 PUBLIC OPEN SPACE NETWORK

A public open space network is proposed through the GA1DP area with several main nodal points or links:

- the landscaped and enhanced watercourse - encumbered but with a clear additional recreation function and co-located with additional encumbered drainage area;
- a larger public open space area co-located with the potential child care centre and local ~~convenience~~ neighbourhood activity centre;
- several ~~parks~~ and tree reserves that provide for tree retention, passive recreation and pedestrian connections;
- several conservation reserves that allow for the retention of native vegetation patches.

These nodes / links will be connected by pedestrian and cyclist paths (on and off-road) as well as local roads. They will be inter-connected with existing development east of the GA1DP area.

6.56.7 MOVEMENT NETWORK

A traffic and movement assessment (89 Ross Watt Road Gisborne Transport Impact Assessment, 3 June 2022/January 2023, One Mile Grid,) has been prepared as one of the background reports for GA1DP.

The movement network through and beyond the GA1DP area is characterised by:

- pedestrian and cyclist paths linking nodes and access points, as shown in Figure 8;

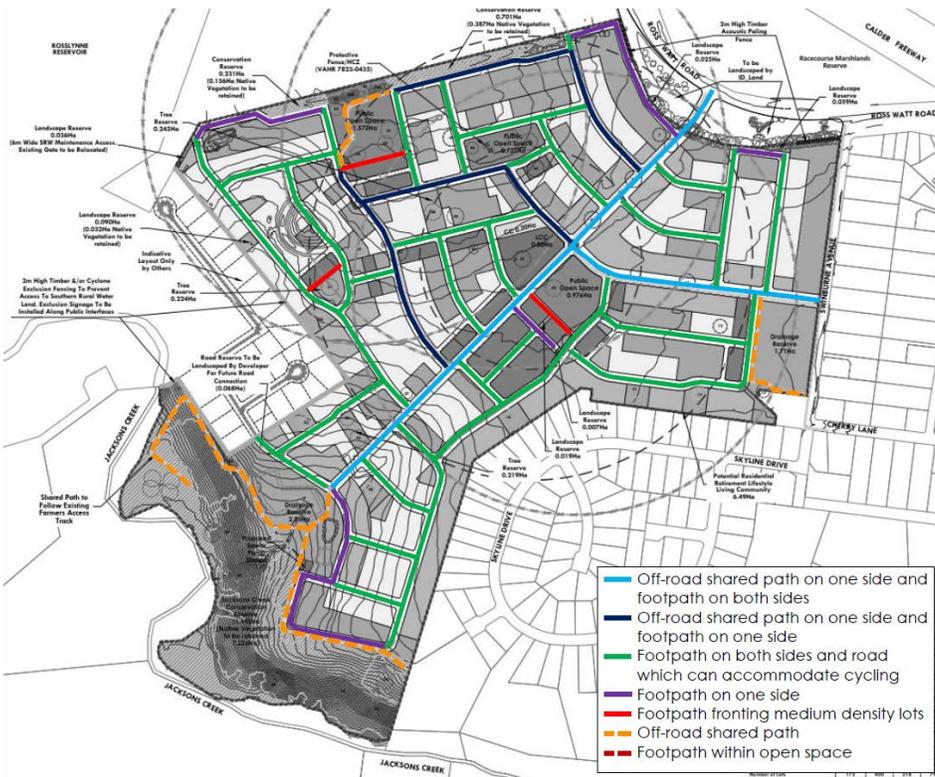


Figure 8 Indicative Internal Pedestrian and Cyclist Network

- primary links to Ross Watt Road and Swinburne Avenue;
- a road system incorporating roads of different order on alignments that foster a north-south connection via a primary connector street through the GA1DP area to Ross Watt Road with a secondary east-west connector street providing a connection from the primary connector street to the existing residential area to the east, as shown in Figure 9;

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Figure 9 Indicative Internal Road Network

- each connector road reserve to be 24 metres, for bus capability;
- a number of typical and modified road cross-sections (Figures 10 to 15 and 11); in the modified cases to allow for the provision of shared path links in the broader network;



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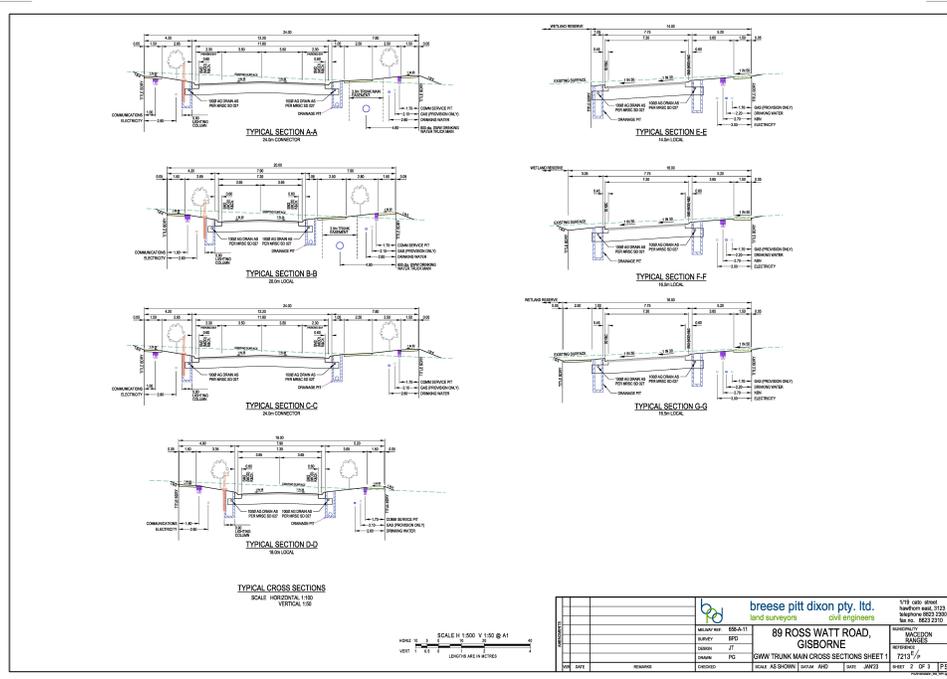


Figure 10 Typical Connector Street Cross Sections

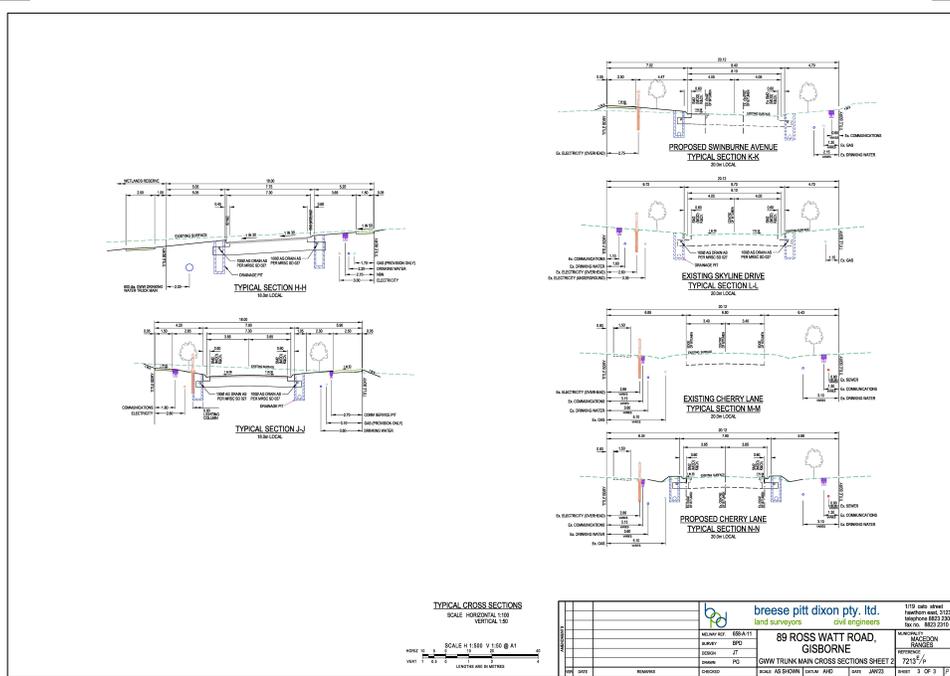


Figure 11 **Typical and Modified 20m-Access Street Cross Sections**

Figure 12 **Typical 18m-Access Street Cross Section**

Figure 13 **Modified Access Street Cross Section beside Public Open Space**

Figure 14 **Typical Access Street Cross Section beside Public Open Space**

Figure 15 **Typical Access Lane Cross Section**

- upgrades to Cherry Lane to allow for a 7.93 metres wide carriageway with kerb and channel on both sides of the road;
- partial upgrade of the western side of Swinburne Avenue fronting the site to accommodate a sealed pavement with kerb and channel consistent with the existing Swinburne Avenue treatment to the south of the site as well as a 4.52.5 metres wide footpath;
- ~~roundabouts interim signals~~ at the intersections of Cherry Lane / Station Road and Ross Watt Road / Station Road, generally in accordance with the layout plan in Figure 14;
- ~~upgrade of the southern side of Ross Watt Road abutting the site to accommodate a sealed pavement with kerb and channel;~~
- ~~a T-intersection treatment at the entry of the site along Ross Watt Road;~~

Figure 16 **Ross Watt Road / Station Street and Cherry Lane / Station Street intersections**

- a permeable network of lower order streets including access streets and access lanes that provide additional connections to the existing residential area to the east;
- areas of open space and allowance for ease of movement throughout the subdivision;

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- an existing bus stop on Station Road (as shown in Figure 1712) located 550 metres to the east, which provides a connection to the Gisborne Town Centre and Train Station and which is proposed to be extended into the GA1DP area;
- an existing bus stop adjacent to the southeast corner of the site (near the intersection of Swinburne Avenue and Cherry Lane as shown in Figure 127), which provides a connection to the Gisborne Town Centre and Train Station, with this service being a demand response service which requires a booking the day before travel.
- no unacceptable impact on other existing intersections outside the GA1DP area.

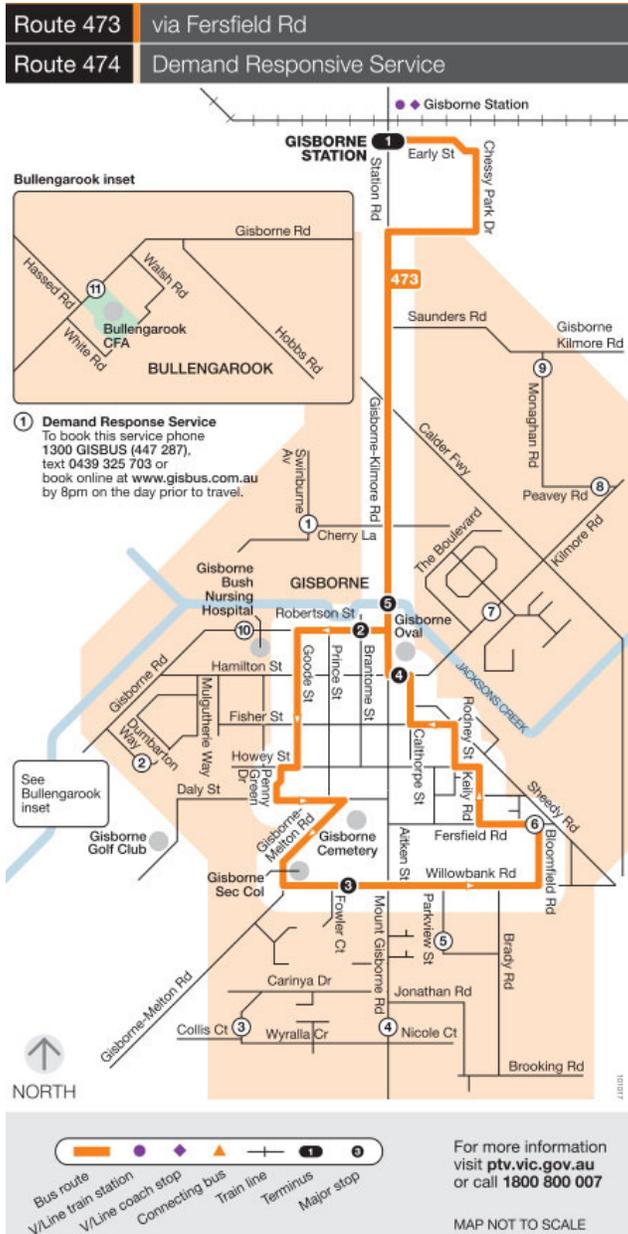


Figure 17.12 Existing Bus Route

6.6.8 LANDSCAPE CONCEPT

The landscape concept for the GA1DP area is characterised by:

- variation in street tree species to be planted within the road reserves throughout the GA1DP area to create a street network that is diverse in character, as shown in Figure 1348;

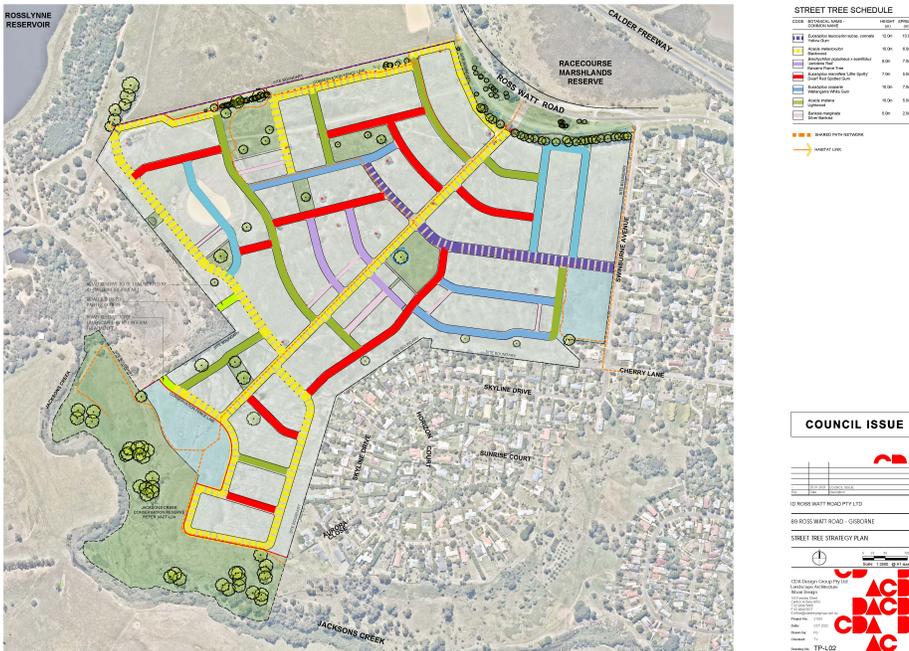


Figure 1348 Landscape Concept Plan Street Tree Strategy Plan

- the larger public open space areas as well as the Jacksons Creek Escarpment Open Space Corridor and Conservation Reserve and drainage reserves of the GA1DP area are provided in Figure 15 with more detailed plans provided in Appendix C with landscaping of these areas to be detailed at the planning permit stage;
- small open space areas/local parks throughout the GA1DP area for the purpose of passive recreation, pedestrian links and tree retention;
- possible embellishment of the large verge between the northern boundary of the site and Ross Watt Road through the landscaping of this verge area, subject to agreement from relevant authorities;
- planting of indigenous vegetation in the wetland and terrestrial areas of the drainage reserve;
- protection and enhancement of native vegetation in the conservation reserves;
- protection and enhancement of the Jacksons Creek Escarpment and Conservation Reserve through:
 - the retention of all existing trees;
 - proposed revegetation, using indigenous species (tube stock) to counteract degradation cause by cattle farming and improve the environmental values along this sensitive interface;
 - erosion control and stabilisation works to prevent future degradation;

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- proposed shaping works to the bedrock of the escarpment and construction of a rock outlet to facilitate better drainage outcomes (with the extent of works to be determined during the future engineering detailed design stage);
- proposed stabilisation works to either side of the alluvial fan, including jute matting and planting with the extent of works to be determined during the engineering detailed design stage;
- installation of vehicular exclusion fencing to protect ecological values;
- ongoing weed management through a weed management plan, to ensure the successful revegetation outcome and long term aesthetic presentation of the area;
- landscaping requirements for the planting of prescribed indigenous species for lots fronting onto the Jacksons Creek Escarpment and Conservation Reserve, which is to be further detailed in the design guidelines.

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Figure 14 Landscape Concept Plan

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6.7.9 URBAN DESIGN GUIDELINES

Any future subdivision should take into consideration the following urban design guidelines.

- Lots addressing areas of public open space and community facilities to provide opportunities for passive surveillance of these spaces.
- Lots located within 800 metres walking distance of a connector street that is designed to be bus capable.
- Majority of lots within 400 metres walking distance of public open space, ensuring a healthy and active neighbourhood will be facilitated.
- Medium density lots within 400 metres walking distance of public open space and / or a proposed local neighbourhood activity centre.
- Provision of a shared path within the landscaped watercourse public open space reserve and connection to Jacksons Creek Escarpment and Open Space Corridor Conservation Reserve to encourage recreational use and promote pedestrian and cyclists movements along the corridor.
- Potential child care and local convenience-neighbourhood activity centre to be located in proximity to public open space.
- A range of lot sizes to allow for a diversity of housing types to cater for the needs of a variety of home buyers.
- Potential residential retirement living community to be located in the northern-south-eastern portion of the site.
- Low density lots (1,500 square metres or greater) located along the various boundaries to respond to the existing low density residential subdivision patterns and adjoining Rural Conservation Zone areas at these interfaces.
- Conventional ~~and~~ medium density and townhouse lots interspersed through the inner GA1DP area.
- ~~Lots to have predominantly either a north-south or east-west axis to maximise solar access.~~
- Lots adjacent to public open space, conservation, landscape and drainage reserves to orientate facing the reserves to promote passive surveillance.
- Implementation of design guidelines for larger lots (1,500 square metres and greater) along the Jacksons Creek Escarpment and Conservation Reserve, boundary interfaces with rural land, Swinburne Avenue and Ross Watt Road boundaries to control the built form outcomes.

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6.8.6.10 LAND BUDGET AND INDICATIVE SUBDIVISION LAYOUT

The GA1DP land budget is as set out below.

Item	Area (hectares)
Gross GA1DP area (GDA)	85.57
less public open space (encumbered)	5.61 16.985 (19.846.5 per cent of gross and including areas for drainage)
Net developable area (NDA)	65.3166 11
less public open space (unencumbered)	3.279 3.85 (5.0220.95 per cent of NRA)
Net residential area (NRA)	44.4046 63

An ~~indicative overall~~ subdivision layout (refer figure ~~1915~~) has been prepared based on the urban design guidelines contained in this GA1DP and is shown below. It must be stressed that this layout is subject to refinement during the more detailed subdivision design and planning permit application phases of the project.



6.96.11 DEVELOPMENT SEQUENCING, STAGING AND TIMING

The indicative development sequencing is shown in the phases in Figure 1620.

Individual stage sizes and timing will be determined by market conditions but with the first stage of development to commence from Swinburne Avenue. Actual stage boundaries may vary from the development phase boundaries as a result of the market conditions noted above.

Any planning permit granted for the subdivision and development of the land must include conditions requiring a staging plan for drainage requirements, including any interim drainage solutions necessary for the development of the land to proceed.

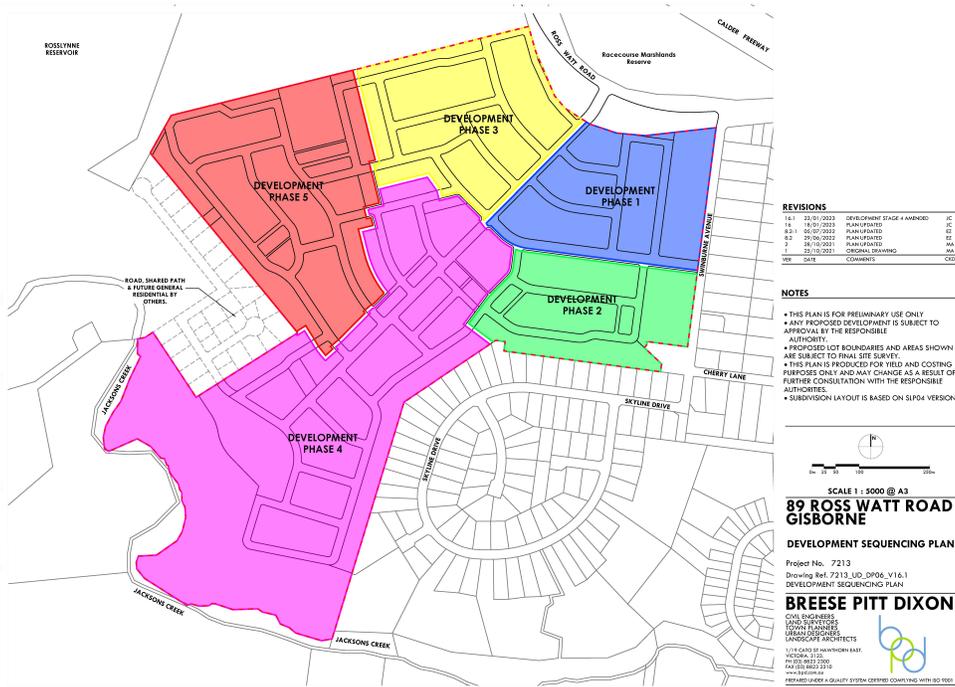


Figure 1620 Development Sequencing Plan

Tree Schedule, 3 February/August 2022, Galbraith & Associates

Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R.	Comments, TPZ (m) & SRZ(m)
-	I: Indigenous	-	-	-	F = fair	-	-
-	V: Victorian Native	-	-	-	P = poor	-	-
-	A: Australian Native	-	-	-	-	-	-
-	E: Exotic	-	-	-	-	-	-
-	W: Weed	-	-	-	-	-	-
-	-	-	-	-	-	-	-
4	Pinus radiata (x numerous) (Monterey Pine)	E	to 100 approx	dom ht 25m	F/P	4 (most)	Row of overmature 70-year old approx trees. TPZ to 12.0.
4A	Acacia melanoxylon (Blackwood)	†	27,14,24, 19	8x8	F	-	In road reserve. Apparently self sown. TPZ 5.2.
2	Quercus robur (x6) (English Oak)	E	to 35	dom ht 12m	G	-	Approx location added to plan. In road reserve. Roadside trees in two adjacent clumps. TPZ to 4.2.
3	Acacia mearnsii (x10 approx) (Late Black Wattle)	†	15 to 30	dom ht 13m	F/P	-	Approx location added to plan. In road reserve. Apparently self sown. TPZ to 3.6.
4	Acacia melanoxylon (Blackwood)	†	38 equiv	4x7	F/P	-	In road reserve. Stressed. Apparently self sown. TPZ 4.6.
5	Mix of numerous trees as follows	-	-	-	-	-	All in road reserve.
-	Pinus radiata (Monterey Pine)	E	to 50 approx	dom ht 18m	F/G	-	TPZ to 6.0.
-	Acacia mearnsii (Late Black Wattle)	†	to 40 approx	dom ht 13m	F/P	-	Generally poor. Apparently self sown. TPZ to 4.8.
-	Acacia melanoxylon (Blackwood)	†	15 to 40 approx	dom ht 12m	F/G	-	Many healthy stems throughout area. TPZ to 4.8. Apparently self sown.
6	Acacia melanoxylon (group of 8 stems) (Blackwood)	†	to 28	4x10 (group)	-	-	In road reserve. TPZ to 3.4. Apparently self sown.
7 to 9	No tree	-	-	-	-	-	-
10	Eucalyptus pauciflora (Snow Gum)	ISS	30,20,20 equiv	6x9	P	2	Approx location added to plan. Extensive decay. TPZ 5.0.
10A	Eucalyptus sp (Eucalypt)	†	90 approx	2x1	Dead	1	Approx location added to plan. Stump.

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11	Eucalyptus ovata (Swamp Gum)	ISS	120	12x10 approx	P	2	Approx location added to plan. Dieback. Extensive decay, little live crown. TPZ 14.4.
12	Eucalyptus ovata (Swamp Gum)	ISS	104	15x11	P	2	Approx location added to plan. Massive past failure. Trunk decay, including basal. TPZ 12.5.
13	Mixed Oaks (x12 approx)	E	30 to 60 approx	dom ht 10m	G	-	In adjacent property, centred approx 0.6m from colourbond fence. Crown spread over subject site past fence: 4m. Mostly Quercus robur (English Oak), plus a few Pin Oak (Quercus palustris). TPZ 3.6 to 7.2. Trunk decay, dieback. TPZ 13.8.
14	Eucalyptus ovata (Swamp Gum)	ISS	115	16x13	P	2	Trunk decay, dieback. TPZ 13.8.
15	Eucalyptus pauciflora (Snow Gum)	ISS	124	10x13	F/P	3	Massive trunk failure, decay. Form is OK. Could only be retained if crown is kept smallish. TPZ 14.9.
16	Eucalyptus ovata (Swamp Gum)	ISS	130 approx	7x10	P	2	Massive trunk failure. TPZ 15.0.
16A	Eucalyptus sp (Eucalypt)	ISS	100 approx	4x1	Dead	1	Approx location added to plan.
17	Eucalyptus viminalis subsp viminalis (Manna Gum)	ISS	100,40, 25,58	13x20	F/P	5	Much past dieback, but crown is regrowing well. Termite and borer evidence. Root damage by cattle. TPZ 15.0.
17A	Eucalyptus viminalis subsp viminalis (Manna Gum)	ISS	212	17x21	P	2	Basal decay (termites) may well extend the full height of the trunk. Branch failures, hollows. TPZ 15.0.
17B	Eucalyptus viminalis subsp viminalis (Manna Gum)	ISS	161	10x20	F	5	Some basal decay – extent not clear. Massive main stem failure at 5m. Foliage health and density good. TPZ 15.0.
17C	Eucalyptus viminalis subsp viminalis (Manna Gum)	ISS	89	12x16	G	7	Sound, healthy tree. Good form. TPZ 10.7.
18 to 21	No tree	-	-	-	-	-	-
Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R.	Comments, TPZ (m) & SRZ(m)
-	-	-	(cm)	(m)	G = good	1 to 10	-
21A	Eucalyptus rubida (Candlebark)	ISS	101	15x14	P	2	Lopsided to north and east with heavy lean to NE. Basal trunk decay. Fungal decay brackets (Phellinus) in main crotch at 5m. A few hollows. TPZ 12.1.
21B	Eucalyptus ovata (Swamp Gum)	ISS	121	14x24	P	2	Extensive decay – basal and beyond (termites). Beehive at 6m at recent branch failure point. TPZ 14.5.
21C	Eucalyptus rubida (Candlebark)	ISS	128	13x18	F/P	3	Massive main stem failure and hollow at 5m. "Replacement crown" of healthy foliage, also mistletoe. Some basal decay. TPZ 15.0.

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21D	Eucalyptus rubida (Candlebark)	ISS	122	11x17	P	3	Much basal decay, which extends vertically to past main stem failure point at 5m. "Replacement crown" as above. Hollows, spouts. TPZ 14.6.
22	Eucalyptus ovata (Swamp Gum)	ISS	106	12x17	P	2	Approx location added to plan. Decayed base is open on two sides. TPZ 12.7.
23	Eucalyptus ovata (Swamp Gum)	ISS	126	21x20	F	5	Past main stem failure at 8m. Branch failures, some hollows. Apparently more intact than most others. TPZ 15.0.
24	Eucalyptus ovata (Swamp Gum)	ISS	142	14x21	F/P	4	Basal trunk decay. Form is OK. Recent limb failure. TPZ 15.0.
25	Eucalyptus ovata (Swamp Gum)	ISS	135	15x18	F/P	3	Basal trunk decay. Various branch failures. TPZ 15.0.
26	Eucalyptus ovata (Swamp Gum)	ISS	109	15x19	F	5	Generally compact form; has re-foliated well. Hollows/spouts. Uppermost branch sparse. TPZ 13.1.
27	Eucalyptus ovata (Swamp Gum)	ISS	92	13x18	F/P	3	Basal trunk decay. Foliage is fairly healthy. Crown reasonably compact but lopsided to east. TPZ 11.0.
28	Eucalyptus ovata (Swamp Gum)	ISS	131	14x20	F/P	3	Basal decay. A couple of large branch failures. TPZ 15.0.
29	Eucalyptus ovata (Swamp Gum)	ISS	165	12x19	F/P	4	Basal trunk decay, extent unclear. Patchy crown, dead branches. Hollows. TPZ 15.0.
30	Eucalyptus ovata (Swamp Gum)	ISS	60,60 equiv	15x19	F/P	3	Lopsided to SE. Massive stem failure. TPZ 10.2
31	Eucalyptus ovata (Swamp Gum)	ISS	48 equiv	9x7	P	2	Approx location added to plan. Only stem emanates from massive decayed shell. TPZ 5.8.
32	Eucalyptus ovata (Swamp Gum)	ISS	150	11x12	P	2	Approx location added to plan. Much decay - trunk is an open hollow shell. TPZ 15.0.
33	No tree	-	-	-	-	-	-
33A to 33H	As below	-	-	-	-	-	Presumably self-sown.
33A	Acacia mearnsii (x3) (Late Black Wattle)	†	to 15	dom ht 5m	F	2	Loose group of young trees. TPZ 2.0 each.
33B	Acacia mearnsii (Late Black Wattle)	†	16 equiv	5x5	F	3	TPZ 2.0.
33C	Acacia mearnsii (x3) (Late Black Wattle)	†	28,24,28 resp	dom ht 8m	F	4	Healthy close group. TPZ 2.9 to 3.4.
33D	Acacia mearnsii (Late Black Wattle)	†	55,25	10x16	F/P	2	In decline. TPZ 7.8.
33E	Acacia mearnsii (Late Black Wattle)	†	40,41	11x17	P	2	Splitting at base. TPZ 6.9.
33F	Acacia melanoxylon (Blackwood)	†	20	4x6	G	3	TPZ 2.4.

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33G	Acacia melanoxylon (Blackwood)	†	19,29	6x8	G	4	TPZ 4.2.
33H	Acacia mearnsii (Late Black Wattle)	†	50,35,25	10x11	Dead	4	-
34	Acacia melanoxylon (Blackwood)	†	27	7x7	F/G	4	Presumably self-sown. TPZ 3.2.
35	Acacia mearnsii (x2) (Late Black Wattle)	†	to 60	dom ht 10m	P	2	In decline. Presumably self-sown. TPZ to 7.2.
36	Eucalyptus ovata (x25 approx) (Swamp Gum)	ISS	15 to 45	dom ht 13m	F/G	6 (group)	Self-sown offspring of 36A and 36B. Predominantly young mature trees in reasonably good condition. TPZ 2.0 to 5.4.
36A	Eucalyptus ovata (Swamp Gum)	ISS	50,50,45, 40 equiv	14x17	P	2	Similar to 36B. TPZ 11.1.
36B	Eucalyptus ovata (Swamp Gum)	ISS	135	12x16	P	2	Main stem failure, lower trunk an open hollow shell. TPZ 15.0.
36C	Acacia melanoxylon (Blackwood)	†	19	6x6	G	3	TPZ 2.3. Presumably self-sown.
37	Acacia mearnsii (x3 approx) (Late Black Wattle)	†	35 to 40	dom ht 11m	P	2	Approx location added to plan. Presumably self-sown. Borers, stressed, failure prone. TPZ 4.2 to 4.8.
37A	Cupressus macrocarpa (Monterey Cypress)	E	280 approx	20x20	F	-	In adjacent property centred approx 1.3m from post and wire fence. Recent upper crown branch failure. TPZ 15.0.
38	Eucalyptus ovata (Swamp Gum)	ISS	136	22x20	P	2	Extensive decay through main stem. Hollows. TPZ 15.0.
Tree No.	Species	Origin	DBH (cm)	HxS (m)	Condition	W.O.R.	Comments, TPZ (m) & SRZ(m)
-	-	-	(cm)	(m)	G = good	1 to 10	-
39	Eucalyptus ovata (Swamp Gum)	ISS	164	14x18	P	2	Extensive decay. TPZ 15.0.
40	Eucalyptus ovata (Swamp Gum)	ISS	60 equiv	9x9	P	2	Decay, main stem failure. TPZ 7.2.
41	Eucalyptus ovata (Swamp Gum)	ISS	123	17x14	F/P	3	Open chimney of trunk decay TPZ 14.8.
42	Eucalyptus ovata (Swamp Gum)	ISS	145	12x19	P	2	Main stem failure, much decay. TPZ 15.0.
43	Eucalyptus ovata (Swamp Gum)	ISS	123,40	12x17	P	2	Approx location added to plan. Massive stem failure, much decay. TPZ 15.0.
44	Eucalyptus ovata (Swamp Gum)	ISS	122	15x17	P	2	Extensive decay. At 3m trunk is an open hollow shell. TPZ 14.6.
45	Eucalyptus ovata (Swamp Gum)	ISS	85,80 equiv	16x23	F/P	3	Massive basal stem failure on north side. Patchy crown. TPZ 14.0.
46	Eucalyptus ovata (Swamp Gum)	ISS	60,35,35, 45 equiv	12x18	P	2	Main stem failure near base. Decay. TPZ 10.6.

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47	Eucalyptus ovata (Swamp Gum)	ISS	93-equiv	16x124	F/P	3	Original main stem has failed and is decayed. Extent of decay in existing live stem is not visible. Crown is patchy. TPZ 11.2.
48	Eucalyptus ovata (Swamp Gum)	ISS	90 approx	7x6	Dead	4	-
49	Eucalyptus ovata (Swamp Gum)	ISS	155	18x18	P	2	Extensive basal decay. TPZ 15.0.
50	Eucalyptus ovata (Swamp Gum)	ISS	164	14x18	P	2	Lowermost 5m of trunk is a decayed open shell. TPZ 15.0.
51	Eucalyptus ovata (Swamp Gum)	ISS	128	12x12	P	2	Main stem failure, all of live crown leans to east. TPZ 15.0.
52	Eucalyptus ovata (Swamp Gum)	ISS	115	22x19	P	2	Massive stem failure, extensive trunk decay. TPZ 13.8.
53	Eucalyptus ovata (Swamp Gum)	ISS	120	12x15	F/P	3	Failure wound and decay at 4m. TPZ 14.4.
54	Eucalyptus ovata (Swamp Gum)	ISS	99	13x18	F/P	3	Trunk decay. Low crown. TPZ 11.9.

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Tree No.	Species	Origin	DBH (cm)	HxS (m)	Imagined tolerating distance from the G + good					Condition	W.O.R.	Comments, TPZ (m) & SRZ(m)
					North	South	East	West	P = fair			
	I: Indigenous V: Victorian Native A: Australian Native E: Exotic W: Weed											
1	Pinus radiata (v. numerous) (Monterey Pine)	E	to 100	dom ht 25m					F/P	4 (most)	Row of overmature 70 year old approx trees. TPZ to 12.0.	
1A	Acacia melanoxylon (Blackwood)	ISS	19	8x8					F		In road reserve. Possibly self sown. TPZ 5.2.	
2	Quercus robur (x6) (English Oak)	E	to 35	12m dom ht					G		Approx location added to plan. Roadside trees in two adjacent clumps. TPZ to 4.2.	
3	Acacia meamsii (x10 approx) (Late Black Wattle)	ISS	15 to 30	13m dom ht					F/P		Approx location added to plan. In road reserve. Possibly self-sown. TPZ to 3.6.	
4	Acacia melanoxylon (Blackwood)	ISS	38 equiv	4x7					F/P		In road reserve. Stressed. Possibly self sown. TPZ 4.6.	
5	Mix of numerous trees as follows											
	Pinus radiata (Monterey Pine)	E	to 50	dom ht 18m					F/G		TPZ to 6.0.	
	Acacia meamsii (Late Black Wattle)	ISS	to 40	dom ht 13m					F/P		Generally poor. TPZ to 4.6.	
	Acacia melanoxylon (Blackwood)	ISS	to 40	dom ht 12m					F/G		Healthy clumps of stems throughout area. TPZ to 4.8. Apparently self sown.	
6	Acacia melanoxylon (group of 8 trees) (Blackwood)	I	to 28	4x10 (group)						4 (group)	TPZ to 3.4. Apparently self sown.	
7 to 9	No tree											
10	Eucalyptus pauciflora (Snow Gum)	ISS	120	6x9	6	7	5	5	P	2	Extensive trunk decay. The live crown consists of epicormics at high risk of collapse. TPZ 14.4.	
10A	Eucalyptus sp (Eucalypt)	I	90 approx	2x1						Dead	1	Approx location added to plan. Slump. Half of the crown collapsed many years ago at 2m, south side. Dieback. Extensive decay, little live crown. TPZ 14.4.
11	Eucalyptus ovata (Swamp Gum)	ISS	120	approx		9	5	8	P	2	2	Massive past failure on east side at 3m. Trunk decay, including basal. TPZ 12.5.
12	Eucalyptus ovata (Swamp Gum)	ISS	104	15x11	6	12	6	10	P	2	2	In adjacent property centred approx 0.6m from colourbond fence. Crown spread over subject site past fence. Mostly Quercus robur (English Oak), plus a few Pin Oak (Quercus palustris). TPZ 2.4 to 7.2.
13	Mixed (x12 approx) Oaks	E	to 80	dom ht 10m					G			Trunk decay, dieback. Lopsided to the west. Crown reduction possible. TPZ 13.8.
14	Eucalyptus ovata (Swamp Gum)	ISS	115	16x13	8	12	8	12	P	4	4	Massive trunk failure long ago at 2m. Extensive lower decay. Form is OK. Could only be retained if crown reduced. TPZ 14.9.
15	Eucalyptus pauciflora (Snow Gum)	ISS	124	8x13	9	9	8	9	F/P	4	4	Massive trunk failure at 4m. Crown consists of epicormics at risk of collapse. TPZ 15.0.
16	Eucalyptus ovata (Swamp Gum)	ISS	approx	7x10	10	6	11	8	P	2	2	Massive trunk failure at 4m. Crown consists of epicormics at risk of collapse. TPZ 15.0.
16A	Eucalyptus sp (Eucalypt)	ISS	100	4x10 (group)						Dead	1	Approx location added to plan.
17 - 17C	Group of Eucalyptus viminalis (Manna Gum)	ISS									7	As a group these 4 mature trees is of high worth.
17	Eucalyptus viminalis subs viminalis (Manna Gum)	ISS	100,40,25	13x20					F	5	5	Much past dieback, but crown is regrowing well. Termite and borer evidence. Root damage by cattle. TPZ 15.0.
17A	Eucalyptus viminalis subs viminalis (Manna Gum)	ISS	212	21x21					F	6	6	Basal decay and termite degradation extending up into the trunk. Branch failures, hollows - probable habitat. Risk of trunk collapse downhill to the east. TPZ 15.0.
17B	Eucalyptus viminalis subs viminalis (Manna Gum)	ISS	161	10x10					F	5	5	Some basal decay - extent not clear. Massive main stem failure many years ago at 5m. Foliage health and density good. TPZ 15.0.
17C	Eucalyptus viminalis subs viminalis (Manna Gum)	ISS	89	12x16					G	7	7	Sound, healthy tree. Good form. TPZ 10.7.
18 to 21	No tree											
21A	Eucalyptus rubida (Candlebark)	ISS	101	17x14	15	5	10	10	P	4	4	Lopsided to north and east with heavy lean to NE. Basal trunk decay. Fungal decay brackets (Phellinus) in main crotch at 5m. A few hollows of habitat potential. TPZ 12.1.
21B	Eucalyptus ovata (Swamp Gum)	ISS	121	15x24	13	16	10	11	P	3	3	Extensive decay - basal and beyond (termites). Beehive at 6m at recent branch failure point. Crown reduce if retained. TPZ 14.5.
21C	Eucalyptus rubida (Candlebark)	ISS	128	14x18	8	14	11	14	F/P	4	4	Massive main stem failure and hollow at 5m. "Replacement crown" epicormics at risk of collapse. Healthy foliage, also mistle. Some basal decay. Lopsided to the southwest. TPZ 15.0.
21D	Eucalyptus rubida (Candlebark)	ISS	122	11x17	8	12	8	8	P	3	3	Much basal decay, which extends vertically to past main stem failure at 5m. "Replacement crown" as above. Hollows, sprouts. TPZ 14.6.
22	Eucalyptus ovata (Swamp Gum)	ISS	106	12x17					P	4	4	Approx location added to plan. Decayed trunk base is open on two sides. Ringy crown. Cattle are causing soil erosion around the root plate and de-stabilisation on the south side. TPZ 12.7.
23	Eucalyptus ovata (Swamp Gum)	ISS	128	21x20	14	13	11	14	F/G	7	7	Past main stem failure at 6m. Branch failures, some hollows, potentially habitat. Apparently more intact than most others. TPZ 15.0.
24	Eucalyptus ovata (Swamp Gum)	ISS	142	14x21	12	13	13	13	F/P	5	5	Basal cavity due to large limb failure three years ago. Form is OK. Recent limb failure. TPZ 15.0.
25	Eucalyptus ovata (Swamp Gum)	ISS	135	15x18	12	12	10	10	F/P	4	4	Basal trunk decay. Half of the crown has collapsed at 3m many years ago. Various branch failures. TPZ 15.0.
26	Eucalyptus ovata (Swamp Gum)	ISS	109	15x19	11	12	11	10	F	6	6	Generally compact form; has rehabilitated well. Hollows/sprouts, pool habitat. Uppermost branch sparse. TPZ 13.1.
27	Eucalyptus ovata (Swamp Gum)	ISS	92	13x18	10	9	11	7	F/P	3	3	Basal trunk decay with the co-dom stem to the south having collapsed many years ago at 2m. Foliage is fairly healthy. Crown reasonably compact but lopsided to east with basal cavity on the west side. TPZ 11.0.
28	Eucalyptus ovata (Swamp Gum)	ISS	131	15x20	11	12	10	10	F	5	5	Basal decay. A couple of large branch failures, pool habitat hollows. Old man made scar at base. TPZ 15.0.
29	Eucalyptus ovata (Swamp Gum)	ISS	165	15x19	12	13	12	11	F/P	5	5	Basal trunk decay, extent unclear. Patchy crown, dead branches. Hollows, pool habitat. TPZ 15.0.
30	Eucalyptus ovata (Swamp Gum)	ISS	175	15x19	7	10	17	10	P	2	2	Lopsided to SE. Massive co-dom stem failure at 4m. Remaining live crown at risk of collapse. TPZ 15
31	Eucalyptus ovata (Swamp Gum)	ISS	110	9x7					P	1	1	Consists of an epicormic shoot (48cm DBH) arising from a massive decayed shell. At high risk of collapse. TPZ 13.2.
32	Eucalyptus ovata (Swamp Gum)	ISS	150	12x12	8	8	13	8	P	2	2	Much decay - trunk is an open hollow shell. Minor die-back. TPZ 15.0.
33	No tree											
33A	Acacia meamsii (x3 approx) (Late Black Wattle)	ISS	to 15	5m					F	2	2	Loose group of young trees. TPZ 2.0 each.
33B	Acacia meamsii (Late Black Wattle)	ISS	18 equiv	5x5					F	3	3	TPZ 2.0.
33C	Acacia meamsii (x3 approx) (Late Black Wattle)	ISS	25,24,28	dom ht 8m					F	5	5	Healthy close group. TPZ 2.9 to 3.4.
33D	Acacia meamsii (Late Black Wattle)	ISS	55,25	10x16					F/P	2	2	In decline. TPZ 1.8.
33E	Acacia meamsii (Late Black Wattle)	ISS	40,41	11x17					P	2	2	Splitting at base. TPZ 6.9.
33F	Acacia melanoxylon (Blackwood)	ISS	20	4x8					G	3	3	TPZ 2.4.
33G	Acacia melanoxylon (Blackwood)	ISS	19,29	6x8					G	4	4	TPZ 4.2.
33H	Acacia meamsii (Late Black Wattle)	ISS	50,35,25	10x11					P	1	1	Almost dead
34	Acacia melanoxylon (Blackwood)	I	27	7x7					F/G	4	4	Presumably self-sown. TPZ 3.2.
35	Acacia meamsii (x2) (Late Black Wattle)	I	to 60	dom ht 10m					P	2	2	In decline - presumably self-sown. TPZ to 7.2.
36	Principally Eucalyptus ovata (x25 approx) (Swamp Gum)	ISS	15 to 45	13m dom ht					F/G	6 (group)	6	Self sown. Predominantly young mature trees in reasonably good condition. TPZ 2.0 to 5.4.
36A	Eucalyptus ovata (Swamp Gum)	ISS	40 equiv	14x17					P	2	2	Main live limbs at risk of collapse. Similar to 36B. TPZ 11.1.
36B	Eucalyptus ovata (Swamp Gum)	ISS	135	12x16					P	2	2	Main stem failure, lower trunk an open hollow shell. Southward leaning co-dom stem at risk of collapse. TPZ 15.0.
36C	Acacia melanoxylon (Blackwood)	ISS	19	6x8					G	3	3	TPZ 2.3.
37	Acacia meamsii (x3 approx) (Late Black Wattle)	ISS	35 to 40	dom ht 11m					P	2	2	Approx location added to plan. Presumably self sown. Borens, stressed, failure prone. TPZ 4.2 to 4.6.
37A	Cupressus macrocarpa (Monterey Cypress)	E	280	approx					F			In adjacent property centred approx 1.3m from post and wire fence. Recent upper crown branch failure. TPZ 15.0.
38	Eucalyptus ovata (Swamp Gum)	ISS	136	22x20	10	14	15	8	F/P	4	4	Extensive decay through main stem due to major branch collapses and a blown out trunk at 8m. Poll. Habitat hollows. TPZ 15.0.
39	Eucalyptus ovata (Swamp Gum)	ISS	164	14x18	12	11	11	6	P	2	2	Extensive decay. Massive depleted crown due to collapses and blown out top at 9m. Poll. Habitat hollows. TPZ 15.0.
40	Eucalyptus ovata (Swamp Gum)	ISS	120	9x12	8	5	10	6	P	1	1	Decay, main stem failure. Remaining north-east leaning stem at risk of collapse. TPZ 14.4.
41	Eucalyptus ovata (Swamp Gum)	ISS	123	20x15	12	12	12	13	F/P	3	3	Major cavity on the south-east side of the trunk. Massive past failures. Poll habitat hollows. Die-back of outer 15% of the crown. TPZ 14.8.
42	Eucalyptus ovata (Swamp Gum)	ISS	145	14x19	10	12	13	7	P	2	2	Main stem failure and branch collapses, much decay. TPZ 15.0.
43	Eucalyptus ovata (Swamp Gum)	ISS	123,40	11x17					P	1	1	Much decay. The live crown is at high risk of collapse. Lopsided to the south. TPZ 15.0.
44	Eucalyptus ovata (Swamp Gum)	ISS	122	15x17	10	10	14	8	P	2	2	Massive branch failure including co-dom stem failure at 6m south side. Extensive decay, trunk is an open hollow shell at 9m. TPZ 14.6.
45	Eucalyptus ovata (Swamp Gum)	ISS	130	16x23	14	14	12	11	F/P	3	3	Massive basal stem failure on east side - some die-back - 10%. TPZ 14.0.
46	Eucalyptus ovata (Swamp Gum)	ISS	160	12x18	12	11	10	12	P	3	3	Main stem failure near base. Decay. Crown consists of sprouts arising from below a major failure point. Crown reduce. TPZ 15.
47	Eucalyptus ovata (Swamp Gum)	ISS	140	18x21	15	11	11	12	F/P	3	3	Original main stem has failed and is decayed. Extent of decay in existing live stem is not visible. The remaining stem leans north and has past major branch failures. TPZ 15.
48	Eucalyptus ovata (Swamp Gum)	ISS	90 approx	7x8						Dead	1	Extensive basal decay due to the failure of a massive co-dom stem to the west many years ago. There has been extensive branch failure on the west side as well. Outer 10% of crown has died back. Leans west. TPZ 15.0.
49	Eucalyptus ovata (Swamp Gum)	ISS	155	19x20	11	10	11	13	P	2	2	Lowest 5m of trunk is a decayed open shell, associated with three massive branch failures at 5-6m. TPZ 15.0.
50	Eucalyptus ovata (Swamp Gum)	ISS	161	18x18	12	15	15	9	P	2	2	15.0.
51	Eucalyptus ovata (Swamp Gum)	ISS	128	12x12	10	7	11	6	P	2	2	Main stem failure, all of the crown leans to east and consists of epicormic sprouts. TPZ 15.0.
52	Eucalyptus ovata (Swamp Gum)	ISS	115	22x19	12	12	11	14	P	2	2	Massive stem failure, extensive trunk decay on east side. TPZ 13.8.
53	Eucalyptus ovata (Swamp Gum)	ISS	120	12x17	10	12	11	10	F/P	4	4	Failure wound and decay at 4m. TPZ 14.4.
54	Eucalyptus ovata (Swamp Gum)	ISS	99	13x18					F/P	4	4	Trunk decay crown. A co-dom stem has split out many years ago on the south side. Large old fungal fruiting body (Phellinus) at 2m. Tree at risk of splitting at 1m height at the decaying fork. Leans north. TPZ 11.9.



APPENDIX B

Southern Rural Water Owned Land, Copy of Title

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09684 FOLIO 863

Security no : 124103437232E
Produced 25/01/2023 10:19 AM

LAND DESCRIPTION

Lot 1 on Title Plan 844767Q.
PARENT TITLE Volume 09633 Folio 633
Created by instrument M226912Q 16/04/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION of 88 JOHNSON STREET MAFFRA
VIC 3860
AN986909F 28/06/2017

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP844767Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: ROSS WATT ROAD GISBORNE VIC 3437

ADMINISTRATIVE NOTICES

NIL

eCT Control 12286J GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION
Effective from 28/06/2017

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP844767Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/01/2023 10:20

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TITLE PLAN	EDITION 1	TP844767Q
LOCATION OF LAND Parish: GISBORNE Township: - Section: - Crown Section: 35 (PT) Crown Portion: - Last Plan Reference: LP 5226 Derived From: VOL. 9684 FOL. 863 Depth Limitation: -	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land/Easement Information	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 5 - 11 - 2005 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
---	--

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 14 (PT) ON LP 5226



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Document Type	Instrument
Document Identification	AN986909F
Number of Pages (excluding this cover sheet)	4
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28/06/2017 \$0 59

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used for the purpose of maintaining publicly searchable registers and indexes.

**APPLICATION BY
SUCCESSOR CORPORATION**
Section 59A Transfer of Land Act 1958
Lodged by: **GIPPSLAND AND SOUTHERN RURAL
WATER CORPORATION**
Name: Clinton Rodda
Phone: (03) 51393100
Address: 88 Johnston St Maffra 3860
Ref: _____
Customer Code: 12286J

The applicant, being the successor in law to the registered proprietor, applies to be registered as proprietor of the estate and interest of the former body corporate in the land described.

Land: *(title, mortgage, charge or lease)*

SEE SCHEDULE OF TITLES ATTACHED

Applicant: *(full name and address including postcode)*

GIPPSLAND AND SOUTHERN RURAL WATER CORPORATION of 88 JOHNSON
STREET MAFFRA VIC 3860

Grounds of Application:

SUCCESSOR IN LAW TO THE REGISTERED PROPRIETOR

Registered Proprietor: *(full name(s) of former body corporate)*

SEE CERTIFICATE ATTACHED

Dated:

Signature of Applicant

or

Signature of Australian Legal Practitioner
under the *Legal Profession Uniform Law*
(Victoria)
for applicant

X59A

THE BACK OF THIS FORM MUST NOT BE USED

AN986909F

28/06/2017 \$0 59



**CERTIFICATE PURSUANT TO
SECTION 59A (2) OF THE TRANSFER OF LAND ACT 1958**

I, Clinton Rodda certify that:

1. I am the Managing Director
2. The successor body is the successor at law to the body or bodies listed below ("the former body").
3. The property, rights or liabilities of the former bodies have been vested by operation of law in, or become the property, rights and liabilities of the successor body.

Dated : 22/6/2017

Signed: 

Name(s) of former body or bodies:
RURAL WATER CORPORATION
GIPPSLAND AND SOUTHERN RURAL WATER AUTHORITY
THE GIPPSLAND & SOUTHERN RURAL WATER CORPORATION
SOUTHERN RURAL WATER AUTHORITY
STATE RIVERS & WATER SUPPLY COMMISSION
STATE RIVERS AND WATER SUPPLY COMMISSION
RURAL WATER COMMISSION OF VICTORIA
RURAL WATER COMMISSION
BOARD OF LAND AND WORKS

AN986909F

28/06/2017

\$0 59



8329/508	8473/914	8721/120	8814/502	8981/823
8337/058	8507/394	8723/255	8835/377	8986/275
8351/633	8510/748	8735/180	8838/167	8991/715
8351/916	8527/485	8735/331	8838/168	8995/809
8354/906	8529/492	8735/552	8838/169	8998/569
8372/503	8529/493	8735/553	8841/323	9004/726
8373/581	8532/770	8735/554	8847/500	9007/447
8377/827	8532/771	8735/555	8850/172	9010/541
8387/137	8535/911	8735/978	8850/580	9010/702
8387/152	8567/933	874/758	8853/563	9011/129
8394/249	8568/038	8745/001	8853/734	9017/546
8395/065	8580/266	8750/124	8858/856	9019/628
8395/700	8596/113	8753/740	8861/326	9023/167
8400/908	8603/708	8753/741	8866/870	9026/707
8403/020	8607/035	8753/742	8874/583	9026/814
8406/653	8613/199	8766/251	8874/584	9028/932
8408/117	8619/655	8769/406	8876/037	9039/375
8409/598	8648/125	8772/864	8889/414	9050/141
8409/599	8659/622	8772/865	8892/297	9050/368
8417/235	8675/189	8774/698	8895/484	9050/627
8420/949	8675/190	8777/253	8898/998	9060/631
8421/347	8685/639	8783/510	8913/481	9062/832
8425/185	8697/298	8783/902	8916/715	9069/784
8425/205	8697/604	8785/690	8924/737	9077/873
8429/103	8698/993	8795/224	8926/029	9080/984
8438/621	8698/994	8803/263	8926/652	9085/543
8438/863	8704/105	8808/579	8936/812	9085/852
8450/576	8706/927	8810/689	8955/200	9085/853
8450/577	8708/859	8812/371	8965/519	9130/068
8463/104	8718/299	8814/501	8975/787	9150/069

APPENDIX C

Landscape Concept Plans, 19 January 2023, CDA Design Group Pty Ltd



- ### LEGEND
- EXISTING TREES TO BE RETAINED
REFER ARBORICULTURAL ASSESSMENT BY GALBRAITH & ASSOCIATES, 8 AUGUST 2022
 - EXISTING TREES TO BE REMOVED
REFER ARBORICULTURAL ASSESSMENT BY GALBRAITH & ASSOCIATES, 8 AUGUST 2022
 - PROTECTIVE FENCE / HCZ
 - SHARED PATH NETWORK
 - CONSERVATION FENCE LINE
 - RURAL POST & WIRE FENCE
 - SITE BOUNDARY
 - D1** DRAINAGE WATERWAY RESERVES
POTENTIAL OPPORTUNITIES INCLUDE:
 - SHARED-USE CIRCULATION NETWORK FOR CYCLISTS & PEDESTRIANS.
 - SEATING NODES FOR SOCIAL ENGAGEMENT & BIRD WATCHING.
 - INDIGENOUS VEGETATION WITHIN WETLAND & TERRESTRIAL AREAS.
 - P1** PUBLIC OPEN SPACE RESERVE 1
POTENTIAL OPPORTUNITIES INCLUDE:
 - THEMED ACTIVE PLAY ZONE FOR ALL AGE GROUPS AND ALL ABILITIES.
 - PICNIC SHELTER WITH BARBECUE & OPEN GRASS ACTIVITY AREA.
 - PASSIVE ZONES, INCLUDING SEATING NODES & QUIET GRASS AREAS.
 - CANOPY TREES TO ENHANCE MICRO-CLIMATE AND PRODUCE A VEGETATED CHARACTER.
 - LOW-LEVEL PLANTING TO DELINEATE PLAY ZONES.
 - P2** PUBLIC OPEN SPACE RESERVE 2
POTENTIAL OPPORTUNITIES INCLUDE:
 - NATURE THEMED PLAY ZONE FOR ALL AGE GROUPS AND ALL ABILITIES.
 - PICNIC SHELTER WITH BARBECUE & ACTIVE GRASS AREA.
 - PASSIVE ZONES, INCLUDING SEATING NODES & QUIET GRASS AREAS.
 - CANOPY TREES TO ENHANCE MICRO-CLIMATE AND PRODUCE A VEGETATED CHARACTER.
 - LOW-LEVEL PLANTING TO DELINEATE PLAY ZONES.
 - P3** PUBLIC OPEN SPACE RESERVE 3
POTENTIAL OPPORTUNITIES INCLUDE:
 - NATURAL TRAIL WITH PASSIVE ZONES, INCLUDING SEATING NODES & QUIET GRASS AREAS.
 - INDIGENOUS CANOPY TREES & UNDER-STORY PLANTING TO ENHANCE ENVIRONMENTAL VALUES AND PRODUCE A VEGETATED CHARACTER.
 - P4** PUBLIC OPEN SPACE RESERVE 4
POTENTIAL OPPORTUNITIES INCLUDE:
 - PEDESTRIAN PATH & SOFT LANDSCAPE WORKS
 - T1** TREE RESERVE
POTENTIAL OPPORTUNITIES INCLUDE:
 - RETAIN EXISTING TREES WITH A MULCHED ROOT PROTECTION ZONE INCLUDING LOW-LEVEL PLANTING.
 - INCORPORATE SEATING NODES.
 - C1** CONSERVATION ZONE
POTENTIAL OPPORTUNITIES INCLUDE:
 - RETAIN EXISTING VEGETATION
 - INSTALL INDIGENOUS CANOPY TREES & UNDER-STORY VEGETATION TO CREATE / ENHANCE HABITAT.
 - C2** ENVIRONMENTAL BUFFER ZONE
POTENTIAL OPPORTUNITIES INCLUDE:
 - RETAIN EXISTING VEGETATION
 - INSTALL INDIGENOUS CANOPY TREES.

EXISTING CANOPY TREE NET GAIN / LOSS SUMMARY

DESCRIPTION	QUANTITY
EXISTING CANOPY TREES	
TOTAL LARGE EXISTING SCATTERED TREES ON THE SUBJECT LAND	42
EXISTING LARGE SCATTERED TREES TO BE RETAINED WITHIN PUBLIC OPEN SPACE RESERVES & TREE RESERVES	16
LARGE EXISTING SCATTERED TREES ON THE SUBJECT LAND PROPOSED FOR REMOVAL	19
EXISTING LARGE SCATTERED TREES TO BE RETAINED IN LOTS (DEEMED TO BE LOST)	7
TOTAL OF EXISTING LARGE SCATTERED TREES TO BE REMOVED (INCLUDING EXISTING TREES DEEMED TO BE LOST)	26
PROPOSED CANOPY TREES	
NORTHERN RESERVE ALONG ROSS WATT ROAD SITE FRONTAGE	40
PUBLIC OPEN SPACE RESERVES ON SITE	117
CONSERVATION RESERVES ON SITE	214
DRAINAGE RESERVES ON SITE	91
STREET TREES ALONG INTERNAL ROAD NETWORK ON SITE	785
TOTAL OF PROPOSED CANOPY TREES	1247

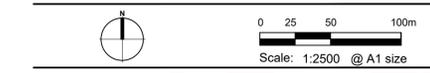
COUNCIL ISSUE

Rev	Date	Description
25.01.2023	25.01.2023	COUNCIL ISSUE

ID ROSS WATT ROAD PTY LTD

89 ROSS WATT ROAD - GISBORNE

OPEN SPACE FRAMEWORK PLAN



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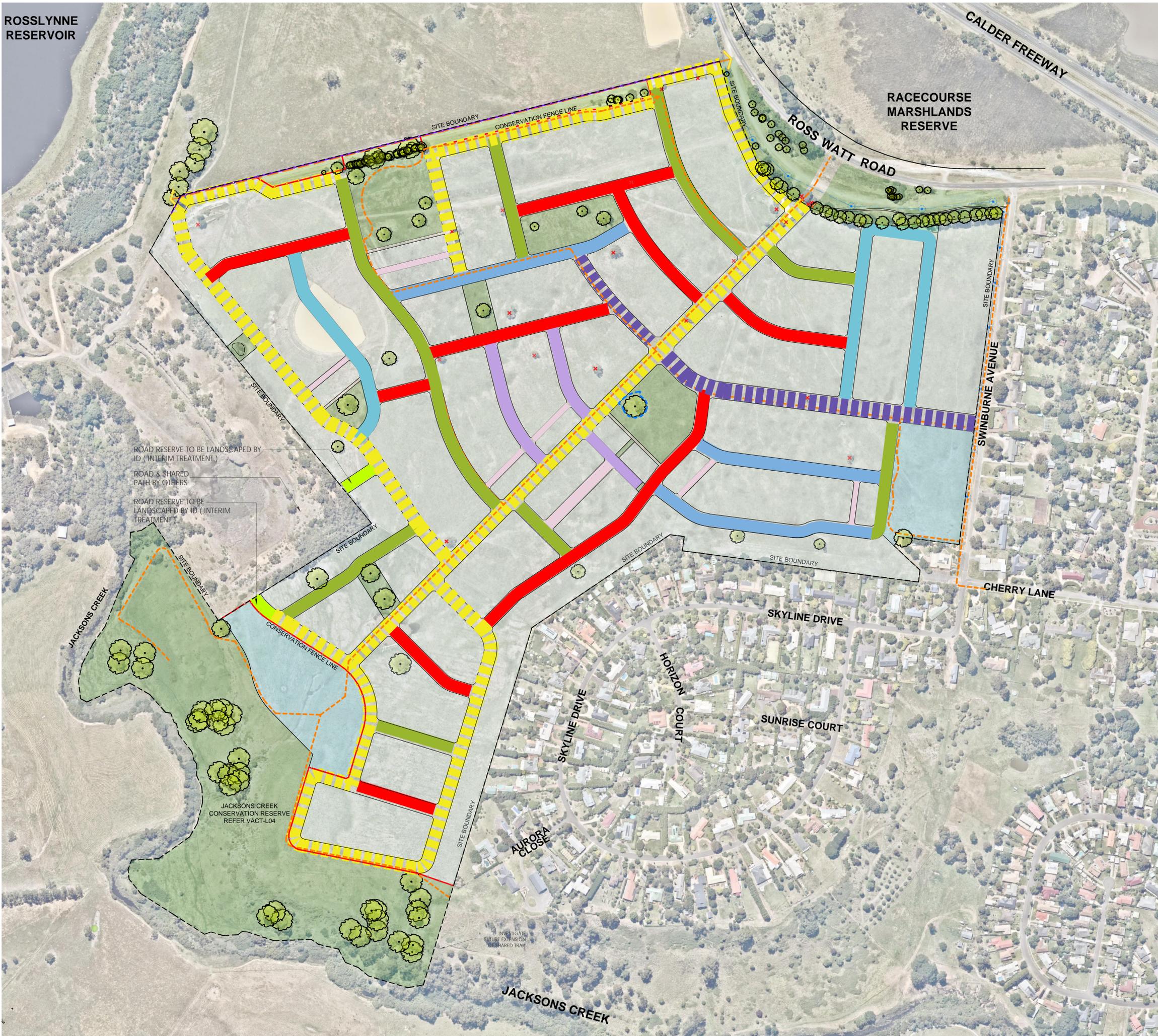
Project No. 21020
Date: OCT 2022
Drawn by: FG
Checked: TV
Drawing No. TP-L01

STREET TREE SCHEDULE

CODE	BOTANICAL NAME - COMMON NAME	HEIGHT (m)	SPREAD (m)
1	<i>Eucalyptus leucoxylon</i> subsp. <i>connata</i> Yellow Gum	12.0m	10.0m
2	<i>Acacia melanoxylon</i> Blackwood	10.0m	6.0m
3	<i>Brachychiton populneus</i> x <i>acerifolius</i> 'Jerilderie Red' Illawarra Flame Tree	8.0m	7.0m
4	<i>Eucalyptus mannifera</i> 'Little Spotty' Dwarf Red Spotted Gum	7.0m	5.0m
5	<i>Eucalyptus scoparia</i> Wallangarra White Gum	10.0m	7.0m
6	<i>Acacia implexa</i> Lightwood	10.0m	5.0m
7	<i>Banksia marginata</i> Silver Banksia	5.0m	2.0m

SHARED PATH NETWORK

HABITAT LINK



ROAD RESERVE TO BE LANDSCAPED BY ID (INTERIM TREATMENT)
ROAD & SHARED PATH BY OTHERS
ROAD RESERVE TO BE LANDSCAPED BY ID (INTERIM TREATMENT)

JACKSONS CREEK CONSERVATION RESERVE REFER VACT-L04

INVESTIGATE FUTURE EXTENSION OF SHARED TRAIL

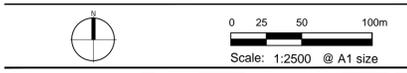
COUNCIL ISSUE

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1	25.01.2023	COUNCIL ISSUE

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STREET TREE STRATEGY PLAN



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Project No. 21020
Date: OCT 2022
Drawn by: FG
Checked: TV
Drawing No. TP-L02

LEGEND

-  EXISTING TREES TO BE RETAINED
ILLUSTRATED INDICATIVELY ON THIS PLAN
TREE REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE
NUMBERS
-  EXISTING TREES TO BE REMOVED
ILLUSTRATED INDICATIVELY ON THIS PLAN
REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022.
-  SHARED PATH NETWORK
-  TITLE BOUNDARY

PROPOSED INDIGENOUS CANOPY TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Eucalyptus ovata</i>	Swamp Gum
	<i>Eucalyptus rubida</i>	Candle Bark
	<i>Eucalyptus obliqua</i>	Messmate Stringybark
	<i>Eucalyptus pauciflora</i>	Snow Gum



COUNCIL ISSUE

		
Rev	Date	Description
-	25.01.2023	COUNCIL ISSUE

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NORTHERN RESERVE PLAN



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E office@cdadesigngroup.com.au

Project No. 21020
Date: OCT 2022
Drawn by: FG
Checked: TV
Drawing No. TP-L03





LEGEND

- EXISTING TREES TO BE RETAINED
REFER ARBORICULTURAL ASSESSMENT BY GALBRAITH & ASSOCIATES, 25 JUNE 2021 AND 6 AUGUST 2022
- PROPOSED INDIGENOUS CANOPY TREES
- JACKSONS CREEK CONSERVATION RESERVE
- DRAINAGE RESERVES
- POTENTIAL SEATING / VIEWING NODES
- ZONE OF POTENTIAL EROSION CONTROL & STABILIZATION WORKS
- EXISTING CONTOURS (AT 1M INTERVALS)
- JACKSONS CREEK
- PROPOSED OUTFALL TO JACKSONS CREEK
- SHARED PATH NETWORK
- CONSERVATION FENCE LINE
- SITE BOUNDARY

DESIGN PRINCIPLES

- 1 JACKSONS CREEK CONSERVATION RESERVE**
POTENTIAL OPPORTUNITIES INCLUDE:
 - WEED MANAGEMENT.
 - EROSION CONTROL & STABILIZATION WORKS.
 - SHARED TRAIL WITH PASSIVE ZONES, INCLUDING SEATING NODES & QUIET GRASS AREAS.
 - INDIGENOUS CANOPY TREES & UNDER-STOREY PLANTING TO ENHANCE ENVIRONMENTAL VALUES AND PRODUCE A VEGETATED CHARACTER.
- 2 DRAINAGE RESERVE**
POTENTIAL OPPORTUNITIES INCLUDE:
 - SHARED PATH FOR CYCLISTS & PEDESTRIANS.
 - SEATING / VIEWING NODE FOR SOCIAL ENGAGEMENT & BIRD WATCHING.
 - INDIGENOUS VEGETATION WITHIN WETLAND & TERRESTRIAL AREAS.

COUNCIL ISSUE

Rev	Date	Description
-	25.01.2023	COUNCIL ISSUE

ID ROSS WATT ROAD PTY LTD
89 ROSS WATT ROAD - GISBORNE
JACKSONS CREEK CONSERVATION ZONE PLAN



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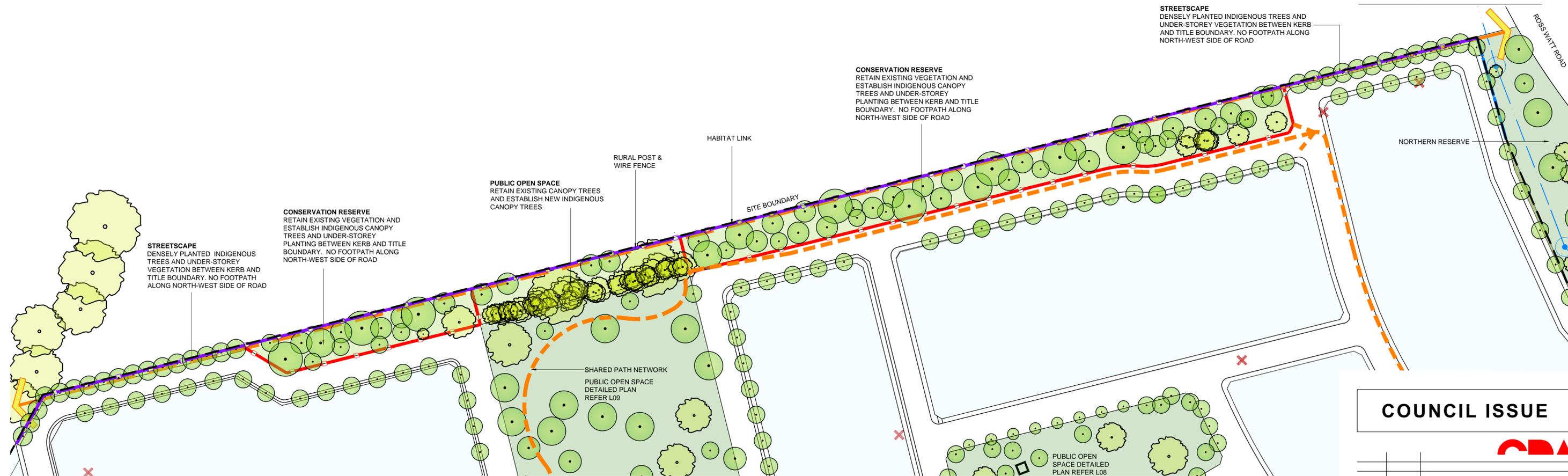
Project No. 21020
 Date: OCT 2022
 Drawn by: AP
 Checked: TV
 Drawing No. TP-L04

LEGEND

-  EXISTING TREES TO BE RETAINED
ILLUSTRATED INDICATIVELY ON THIS PLAN
REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE
NUMBERS
-  EXISTING TREES TO BE REMOVED
ILLUSTRATED INDICATIVELY ON THIS PLAN
REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022.
-  GARDEN BED
INDIGENOUS UNDER-STORY VEGETATION
-  HABITAT LINK
-  CONSERVATION FENCE LINE
-  RURAL POST & WIRE FENCE
-  SHARED PATH NETWORK
-  TITLE BOUNDARY

PROPOSED INDIGENOUS CANOPY TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Eucalyptus ovata</i>	Swamp Gum
	<i>Eucalyptus rubida</i>	Candle Bark
	<i>Eucalyptus obliqua</i>	Messmate Stringybark
	<i>Eucalyptus pauciflora</i>	Snow Gum



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HABITAT LINK CONCEPT PLAN



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Project No. 21020
Date: OCT 2022
Drawn by: FG
Checked: TV
Drawing No. TP-L05





LEGEND

-  EXISTING TREES TO BE RETAINED
ILLUSTRATED INDICATIVELY ON THIS PLAN
TREE REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE
NUMBERS
-  PROPOSED CANOPY TREES
-  GARDEN BED
INDIGENOUS WETLAND VEGETATION
-  GRASS
-  SHARED PATH NETWORK
-  SEATING NODE

KEY MAP



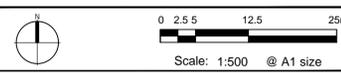
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EASTERN DRAINAGE RESERVE
LANDSCAPE CONCEPT PLAN



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 Drawing No. TP-L06





- ### LEGEND
-  EXISTING TREES TO BE RETAINED
ILLUSTRATED INDICATIVELY ON THIS PLAN
TREE REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE
NUMBERS
 -  PROPOSED CANOPY TREES
 -  GARDEN BED
INDIGENOUS UNDER-STORY VEGETATION
 -  GRASS
 -  PEDESTRIAN CIRCULATION PATH
 -  SHARED PATH NETWORK



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PUBLIC OPEN SPACE RESERVE 1
LANDSCAPE CONCEPT PLAN



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LEGEND

-  EXISTING TREES TO BE RETAINED
ILLUSTRATED INDICATIVELY ON THIS PLAN
TREE REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE
NUMBERS
-  PROPOSED CANOPY TREES
-  GARDEN BED
INDIGENOUS UNDER-STORY VEGETATION
-  GRASS
-  PEDESTRIAN CIRCULATION PATH
-  SHARED PATH NETWORK
-  SEATING NODE

KEY MAP



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PUBLIC OPEN SPACE RESERVE 2
LANDSCAPE CONCEPT PLAN



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Drawing No. TP-L08





- LEGEND**
- EXISTING TREES TO BE RETAINED ILLUSTRATED INDICATIVELY ON THIS PLAN TREE REFER ARBORICULTURAL ASSESSMENT BY GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE NUMBERS
 - PROPOSED CANOPY TREES
 - GARDEN BED INDIGENOUS UNDER-STORY VEGETATION
 - GRASS
 - PEDESTRIAN CIRCULATION PATH
 - SHARED PATH NETWORK
 - SEATING NODE



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PUBLIC OPEN SPACE RESERVE 3
LANDSCAPE CONCEPT PLAN



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- LEGEND**
-  EXISTING TREES TO BE RETAINED
ILLUSTRATED INDICATIVELY ON THIS PLAN
TREE REFER ARBORICULTURAL ASSESSMENT BY
GALBRAITH & ASSOCIATES, 8 AUGUST 2022 FOR TREE
NUMBERS
 -  PROPOSED CANOPY TREES
 -  PRIVATE REALM SETBACK
 -  GRASS
 -  PEDESTRIAN CIRCULATION PATH
 -  SHARED PATH NETWORK



SMALL, MEDIUM & UPRIGHT FORMS OF CANOPY TREES WITHIN PRIVATE REALM SETBACKS ADDRESSING PUBLIC ROAD FRONTAGE OF LOTS.

LARGE SCALE CANOPY TREES WITHIN PUBLIC ROAD STREETSCAPES.

PEDESTRIAN CIRCULATION PATH
MULCH TO TREE PROTECTION ZONE
ABORIGINAL CULTURAL HERITAGE SCARRED TREE, TO BE FENCED. EXTENT TO BE CONFIRMED WITH HERITAGE CONSULTANT.

OPEN GRASS PLAY SPACE

PICNIC & BARBEQUE ZONE

PLAY ZONE

SUPER LOT MEDIUM DENSITY

20.0m PUBLIC ROAD

16.0m PUBLIC ROAD

14.0m PUBLIC ROAD

18.0m PUBLIC ROAD

18.0m PUBLIC ROAD

COUNCIL ISSUE

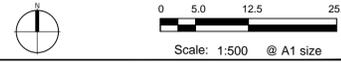


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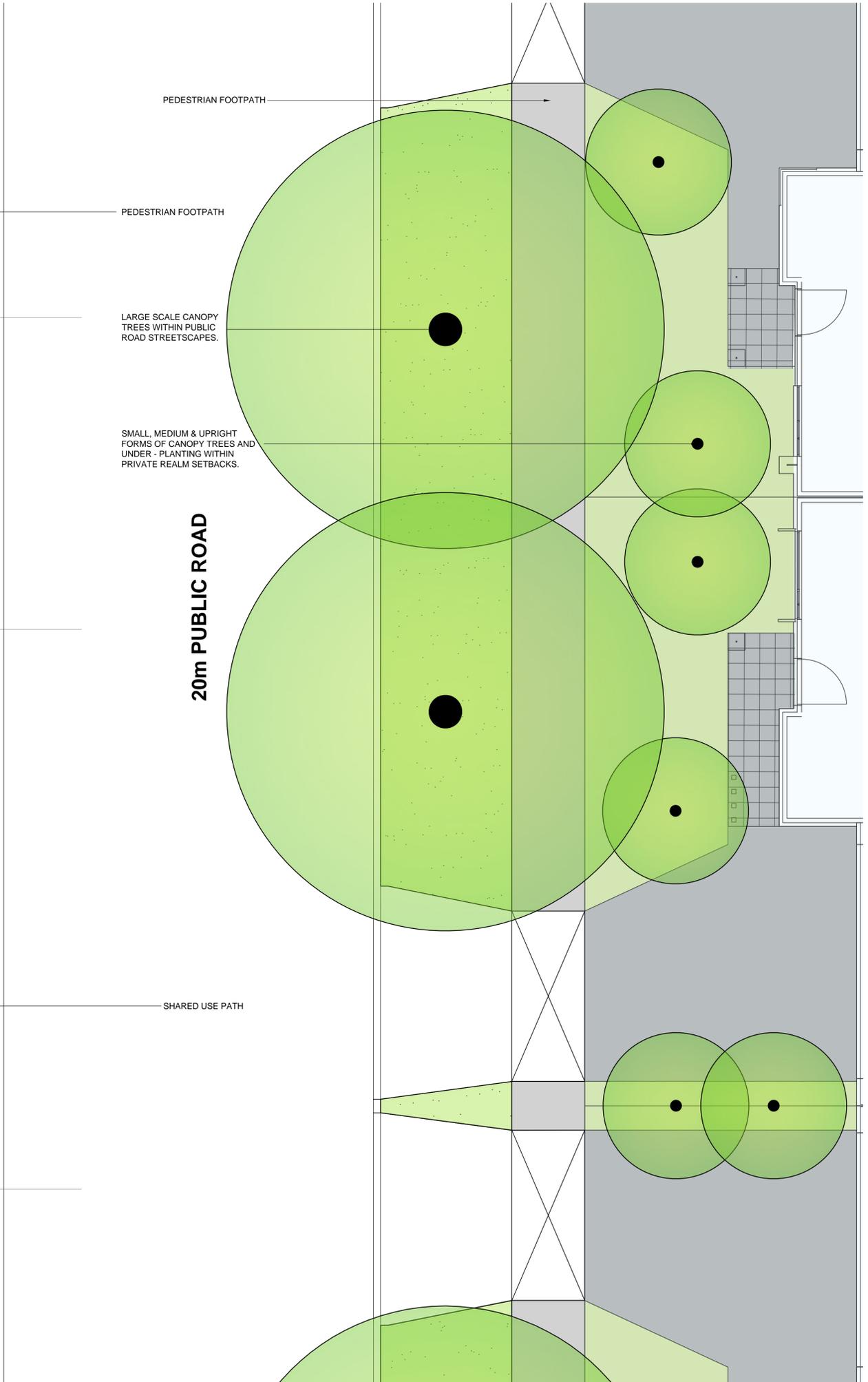
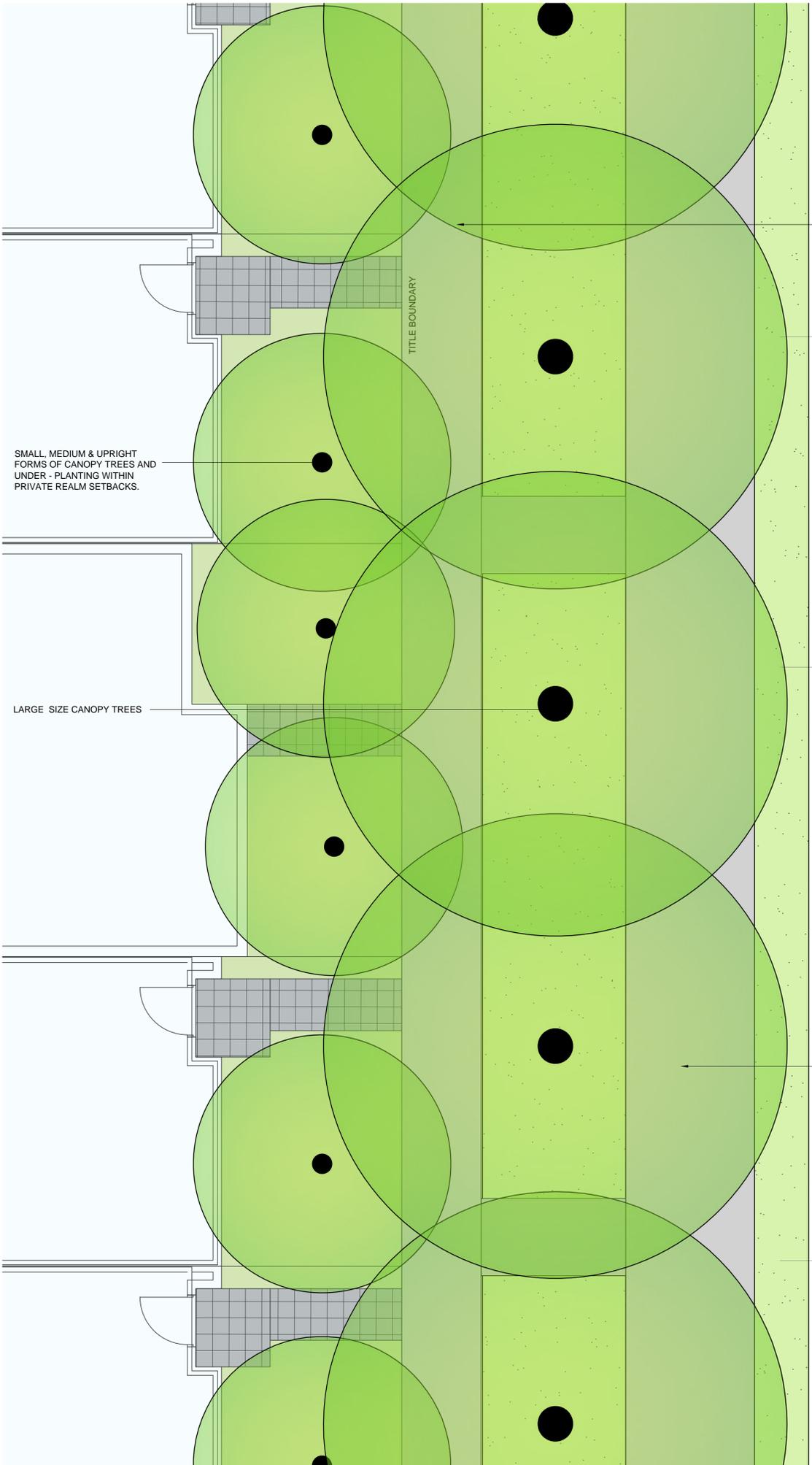
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**MEDIUM DENSITY PRECINCT
LANDSCAPE CONCEPT PLAN**



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LEGEND

-  PROPOSED CANOPY TREES
-  GRASS

SMALL, MEDIUM & UPRIGHT FORMS OF CANOPY TREES AND UNDER - PLANTING WITHIN PRIVATE REALM SETBACKS.

LARGE SIZE CANOPY TREES

TITLE BOUNDARY

PEDESTRIAN FOOTPATH

LARGE SCALE CANOPY TREES WITHIN PUBLIC ROAD STREETSCAPES.

SMALL, MEDIUM & UPRIGHT FORMS OF CANOPY TREES AND UNDER - PLANTING WITHIN PRIVATE REALM SETBACKS.

20m PUBLIC ROAD

SHARED USE PATH

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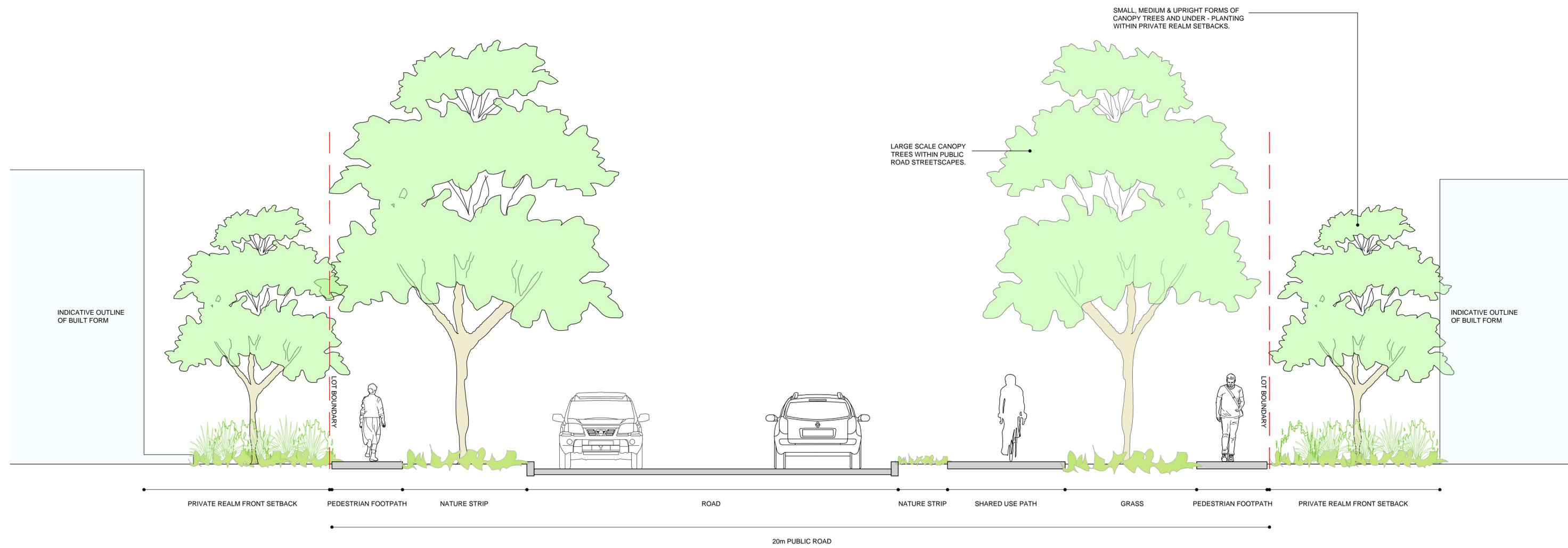
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**MEDIUM DENSITY PRECINCT
DETAILED LANDSCAPE CONCEPT PLAN**



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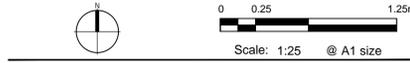


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MEDIUM DENSITY PRECINCT 20M
PUBLIC ROAD SECTION



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Drawing No. TP-L12