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exists**

WILLOWBANK ROAD ACTIVITY CENTRE

210037 | 101-105 WILLOWBANK ROAD, GISBORNE VIC

TOWN PLANNING APPLICATION

REV a | 10 JUNE 2022

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ClarkeHopkinsClarke acknowledges the Wurundjeri Woi Wurrung and the Boon Wurrung peoples of the Eastern Kulin Nation and the Gadigal people of the Eora Nation as the Traditional Custodians of the land we work on.

ClarkeHopkinsClarke also acknowledges the Traditional Custodians of Country throughout Australia where our projects are situated.

We pay our respects to Aboriginal and Torres Strait Islander cultures and to Elders past, present and emerging. We recognise their custodianship over deep time and their continuing connection to lands, waters and communities.



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01

CONTEXT ANALYSIS

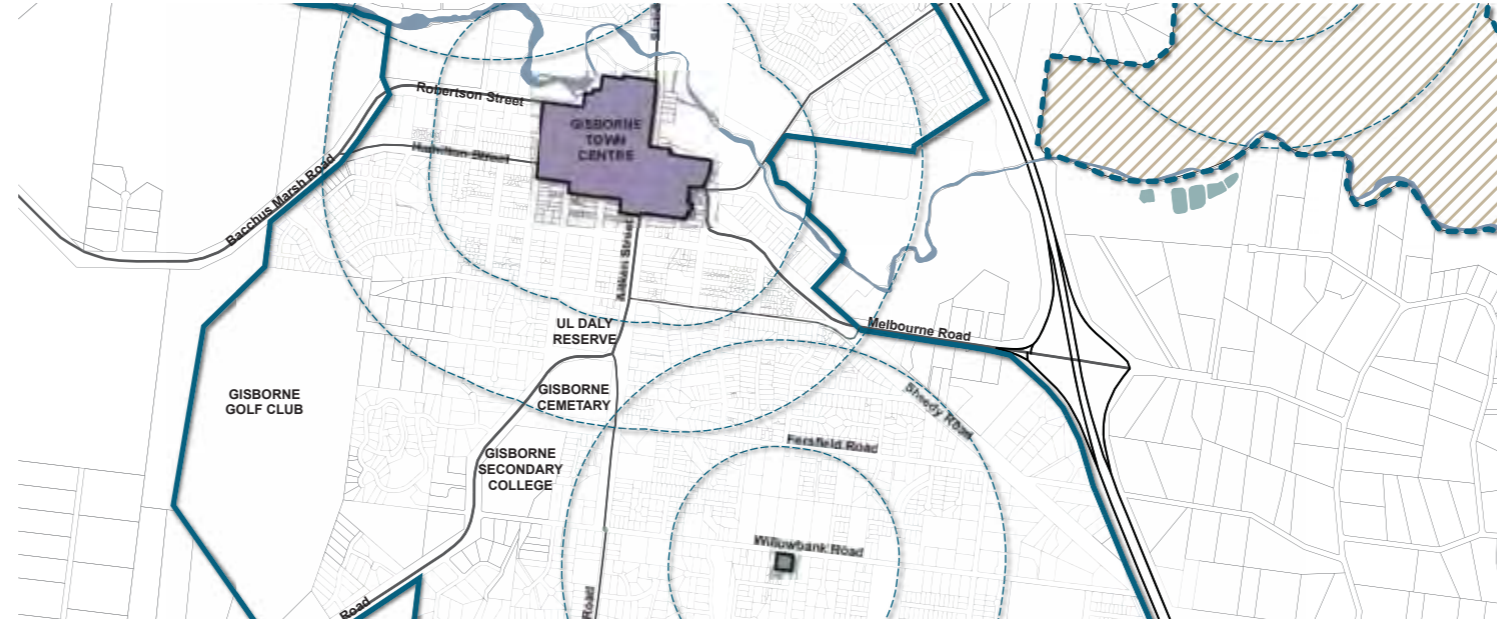




Structure Plan

Gisborne Futures

- Draft Structure Plan, July 2020
- The Gisborne Structure Plan sets out the long-term strategic vision and action plan for the whole town including New Gisborne.
- Key principles of the plan include Housing, Heritage & Culture, Activity Centre Landscape & Environment, Economic Development, Transport and Community.



Activity Centre

Gisborne Futures

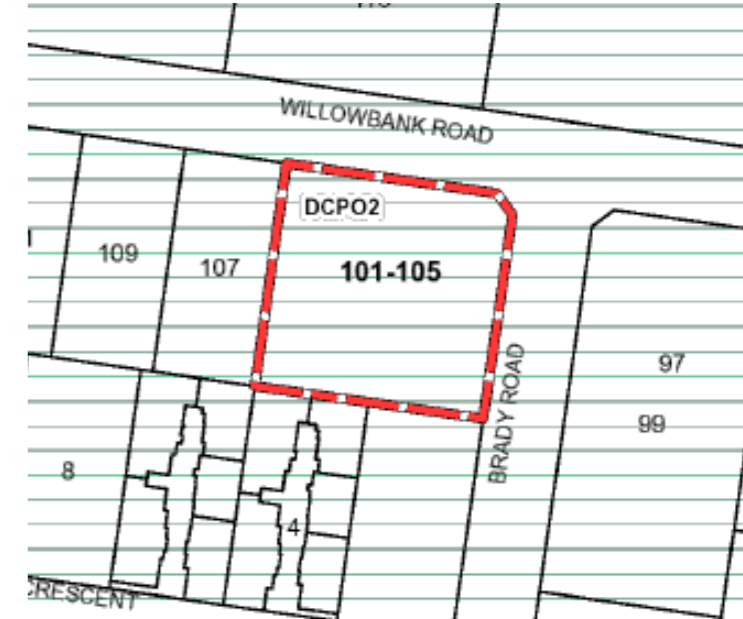
- Within the Structure Plan, the site is identified as a future Neighbourhood Activity Centre (NAC), and will be re-zoned to Commercial 1 Zone.
- The objective of the NAC is identified to:

“Provide vibrant and attractive places for people to obtain a range of services (community and commercial) and experiences appropriate to the level of centres with the main town centre being the “heart” of the town”

Design & Development Overlay

DDO

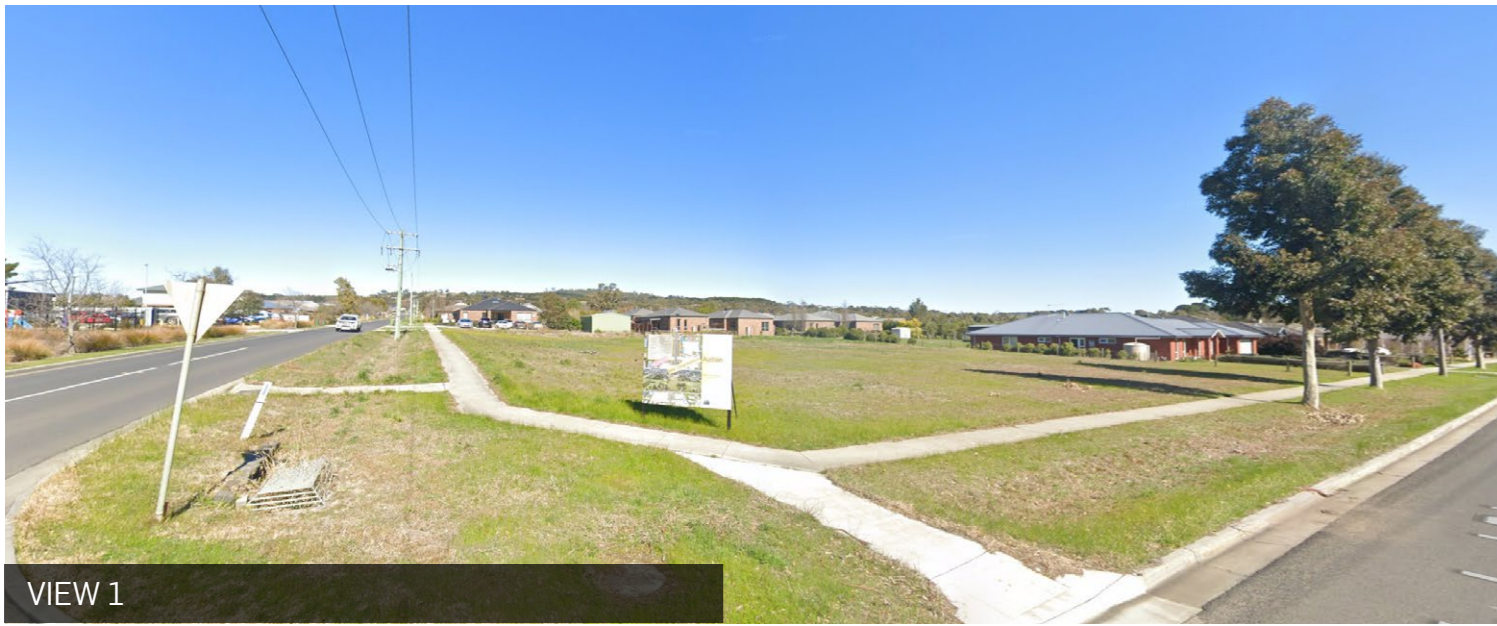
- Within the Structure Plan, it is identified that a Design & Development overlay will be prepared for the site, to ensure any developments deliver the objectives of a NAC



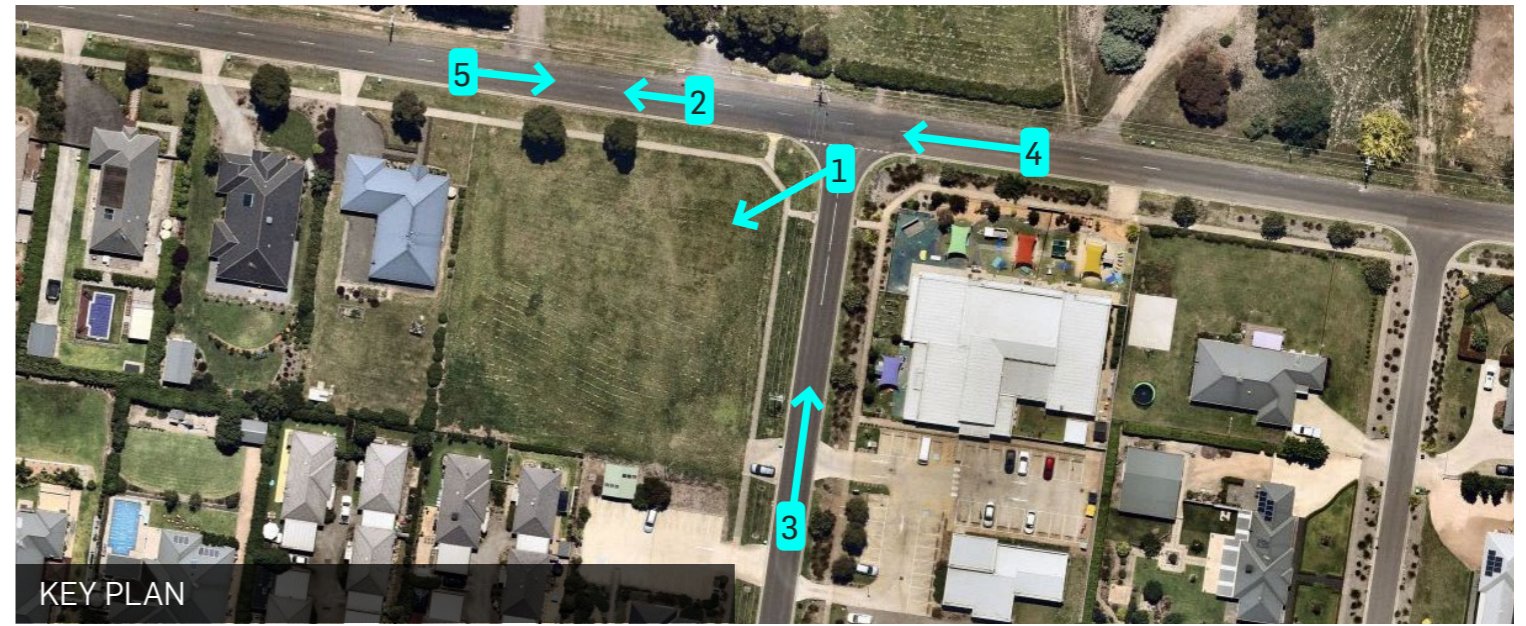
Development Contributions Overlay

DCPO2

- All land in Gisborne and New Gisborne in the DCPO2 Area.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.



VIEW 1



KEY PLAN



VIEW 2



VIEW 4



VIEW 3



VIEW 5



02

DESIGN RESPONSE

Willowbank Rd Activity Centre will provide local convenience through a range of community, commercial and retail uses.

Capitalising on frontages to both Willowbank Rd and Brady Rd, a mix of uses will form a corner landmark that will integrate seamlessly with the adjoining residential areas.

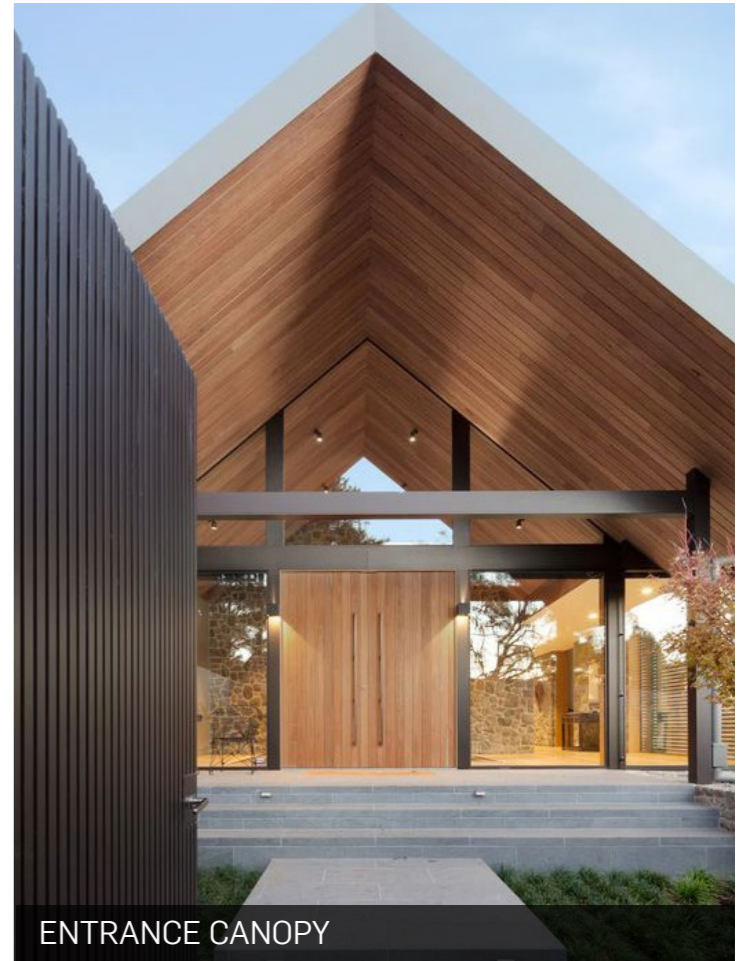




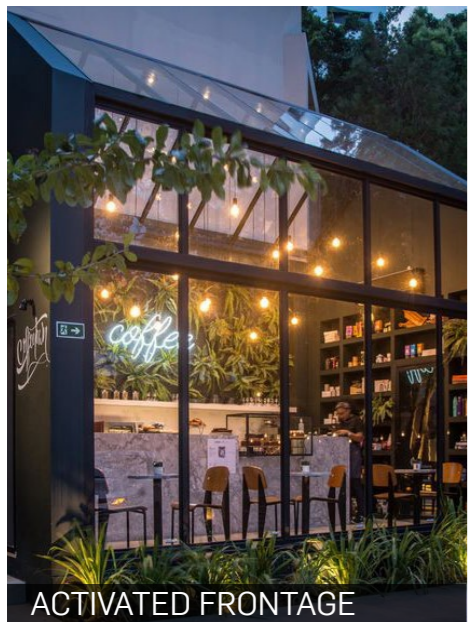
NATURAL, EARTHY MATERIALS



SHELTERED OUTDOOR SPACES



ENTRANCE CANOPY



ACTIVATED FRONTAGE



LOCAL CAFE



GABLE FORMS



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DRAWINGS

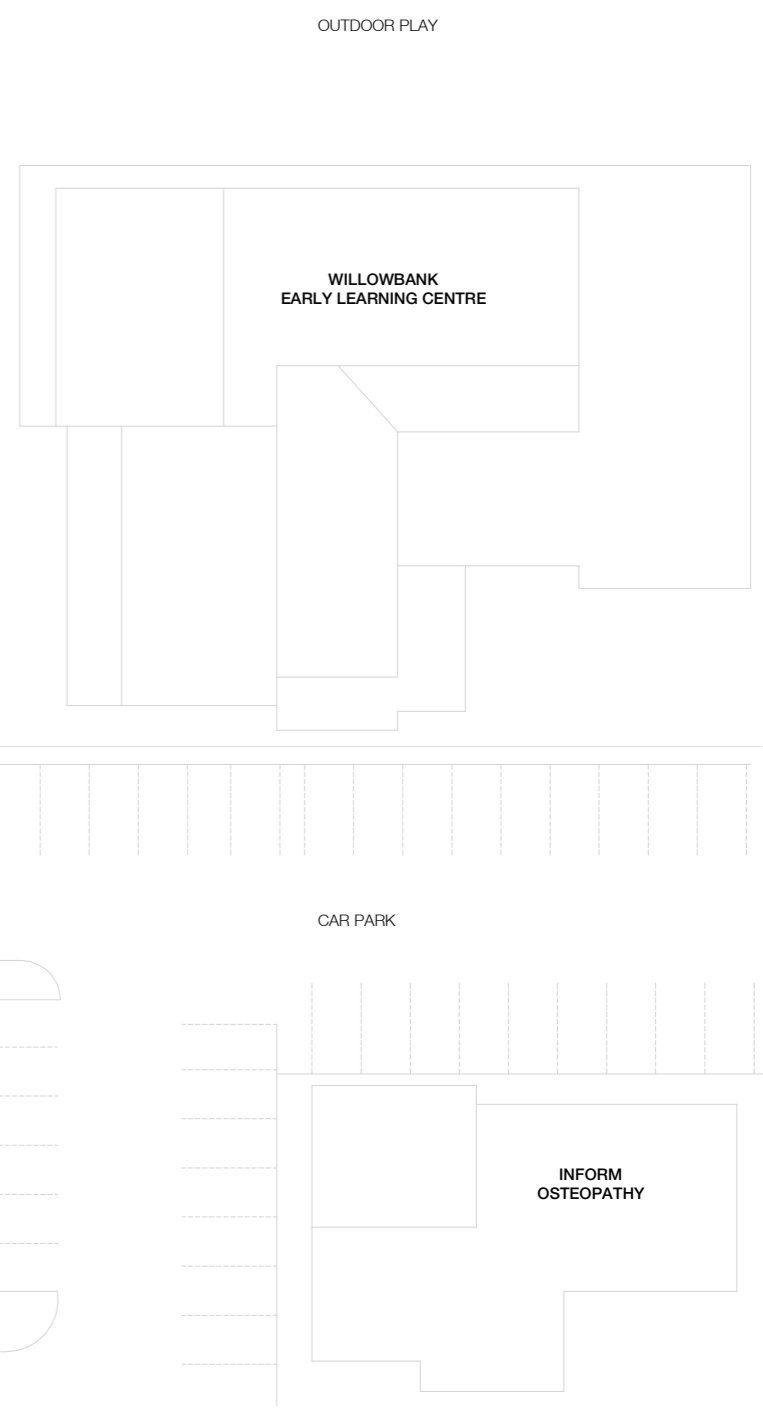
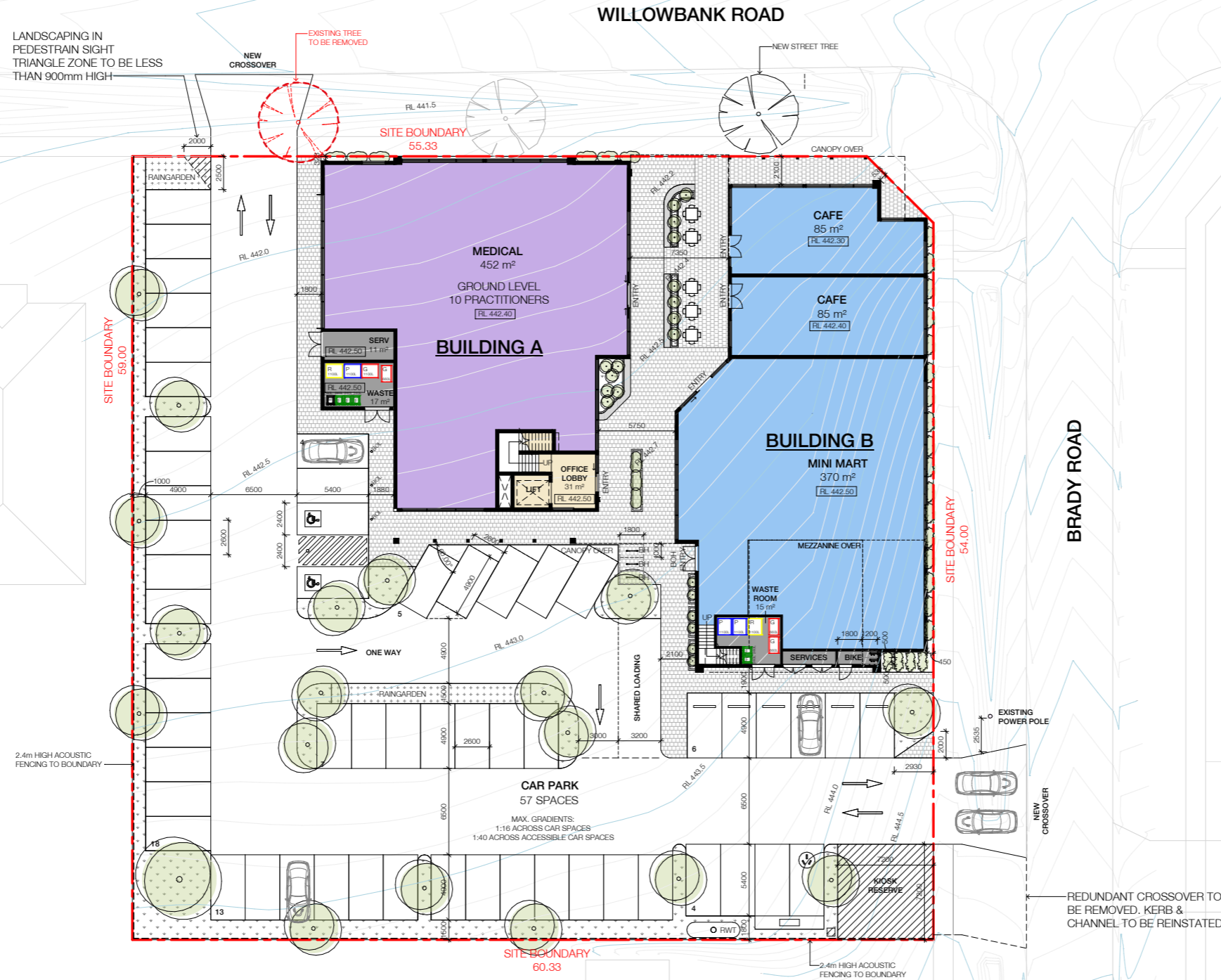
Site & Neighbourhood Context

- 1 SUBJECT SITE: 101 - 105 WILLOWBANK RD, GISBORNE
VACANT LAND WITH 3.4m² FALL ACROSS THE SITE FROM
SOUTH-EAST CORNER TO NORTH-WEST CORNER
- 2 EXISTING DRIVEWAY
- 3 EXISTING STREET TREES
- 4 BRADY RD/WILLOWBANK RD BUS STOP
BUS 473
- 5 EXISTING SINGLE STOREY CHILDCARE CENTRE
- 6 EXISTING SINGLE STOREY OSTEOPTH FACILITY
- 7 EXISTING SINGLE STOREY PHYSIOTHERAPY & REHAB FACILITY
- 8 EXISTING SINGLE STOREY RESIDENTIAL PROPERTIES
- 9 FUTURE RESIDENTIAL AGED CARE FACILITY



DEVELOPMENT SCHEDULE

USE	AREA (m ²)	RATE (per 100m ²)	CARS
MINI MART	370	5	18
MINI MART (MEZZANINE LEVEL)	80	5	4
FOOD & BEVERAGE	170	4	6
MEDICAL CENTRE - 10 PRACTITIONERS	450	-	32
COMMERCIAL (LEVEL 1)	300	3.5	10
CARS REQUIRED			70
CARS PROVIDED (CAR PARK)			57



DEVELOPMENT SCHEDULE

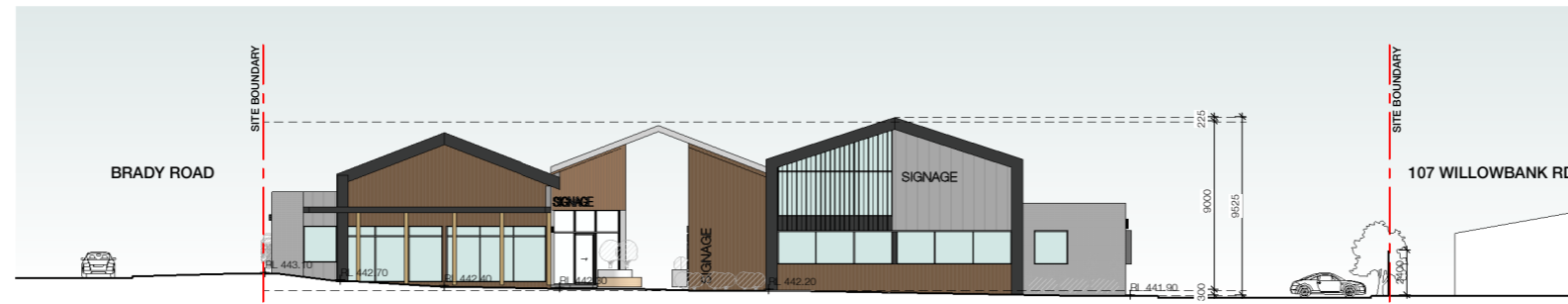
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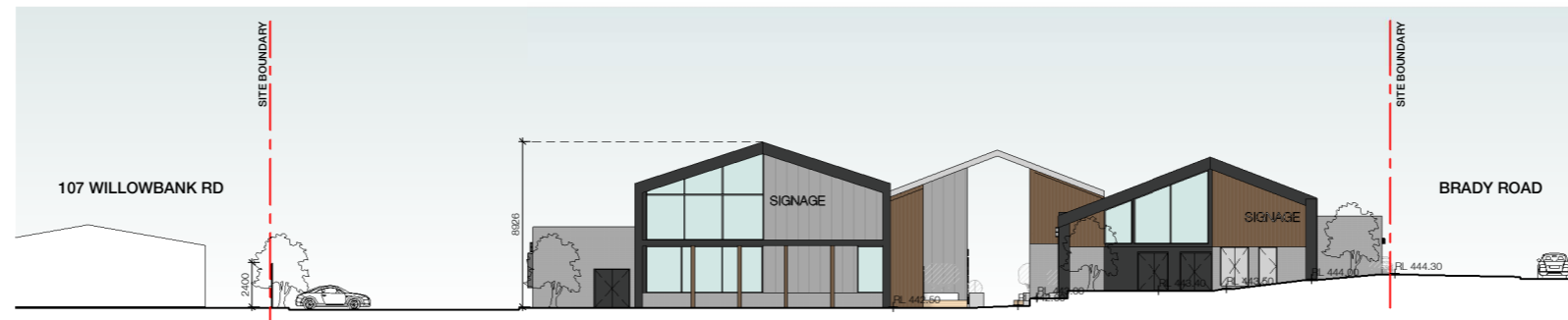




1 North Elevation - Willowbank Road
Scale 1 : 200



2 East Elevation - Brady Road
Scale 1 : 200



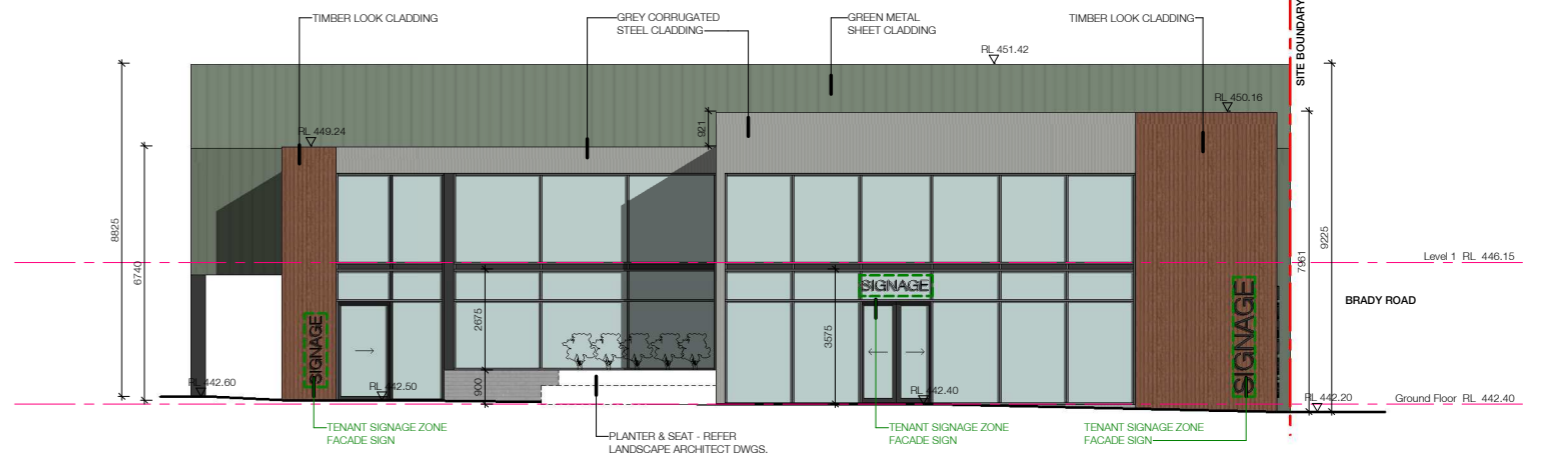
3 South Elevation
Scale 1 : 200



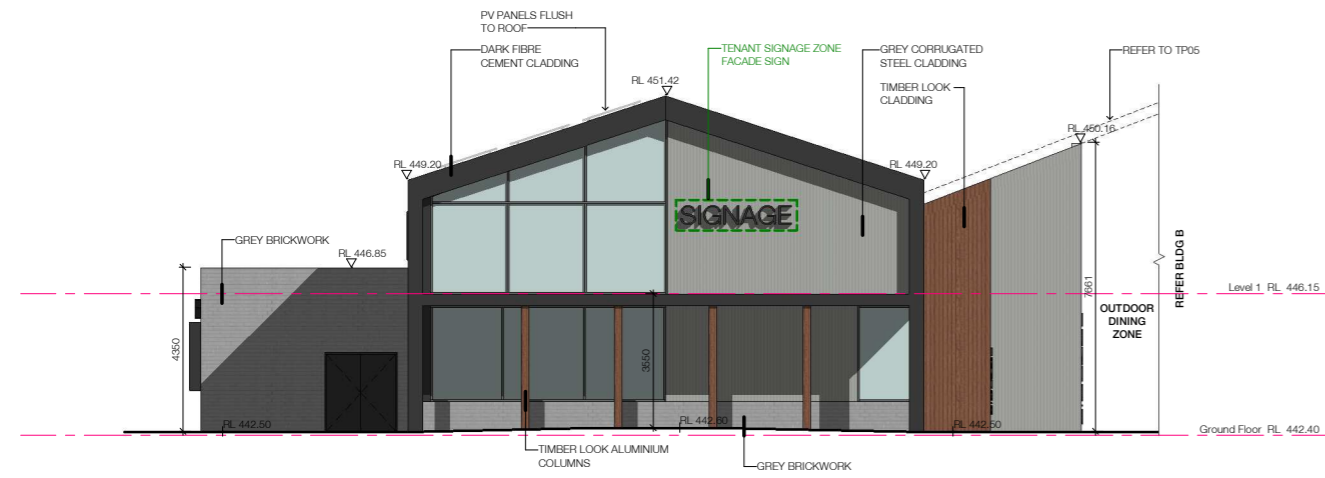
4 West Elevation
Scale 1 : 200



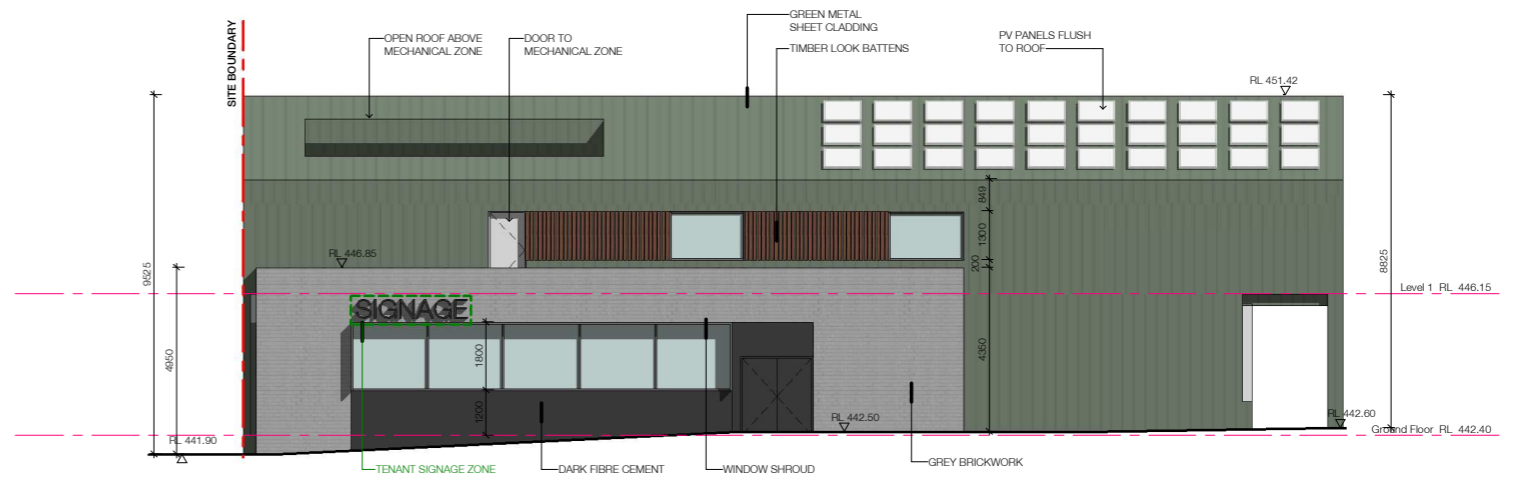
1 North Elevation
Scale 1 : 100



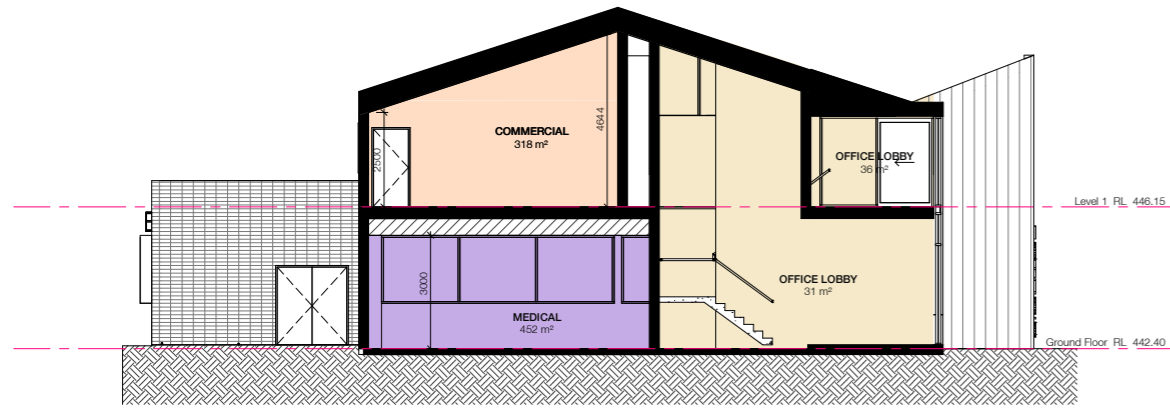
2 East Elevation (Covered Walkway)
Scale 1 : 100



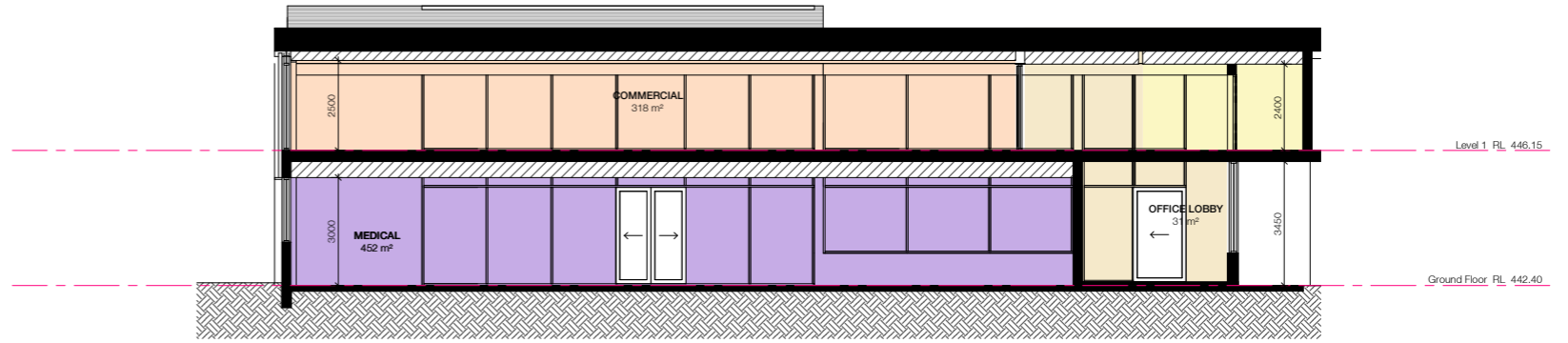
3 South Elevation
Scale 1 : 100



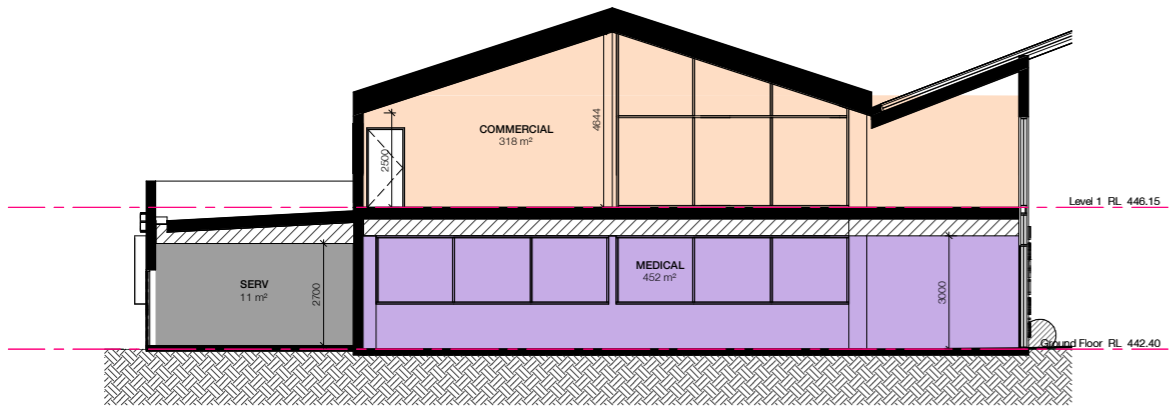
4 West Elevation
Scale 1 : 100



1 Building A - Section A
Scale 1 : 100



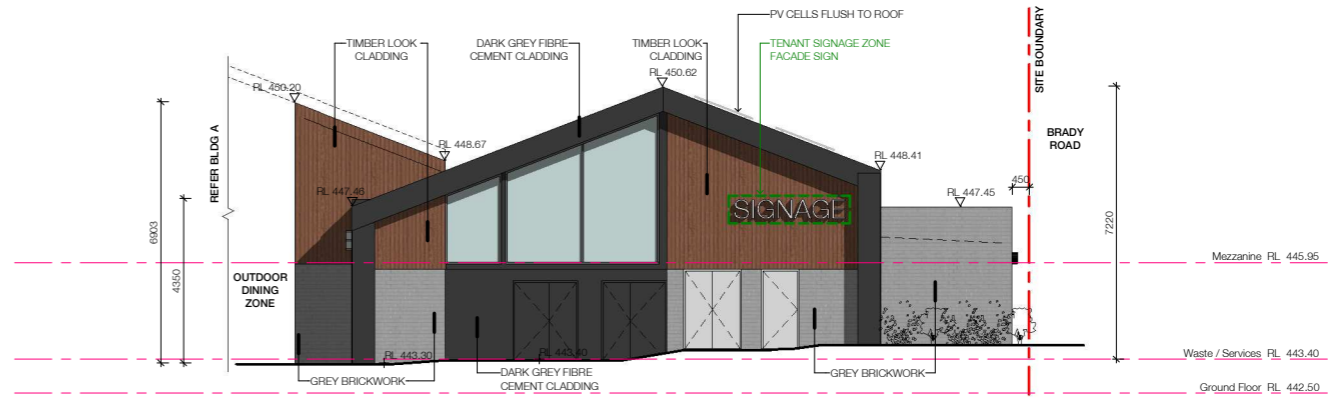
2 Building A - Section B
Scale 1 : 100



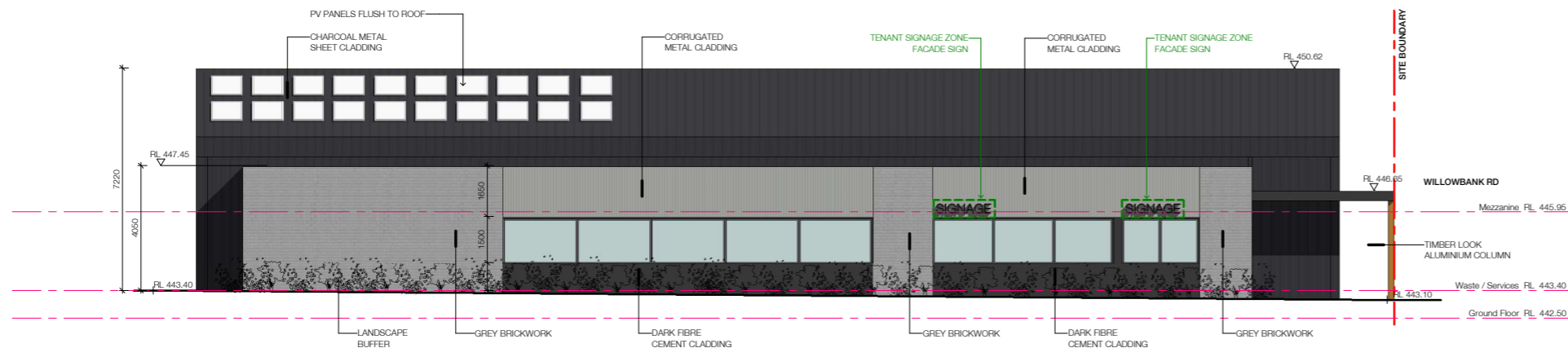
3 Building A - Section C
Scale 1 : 100



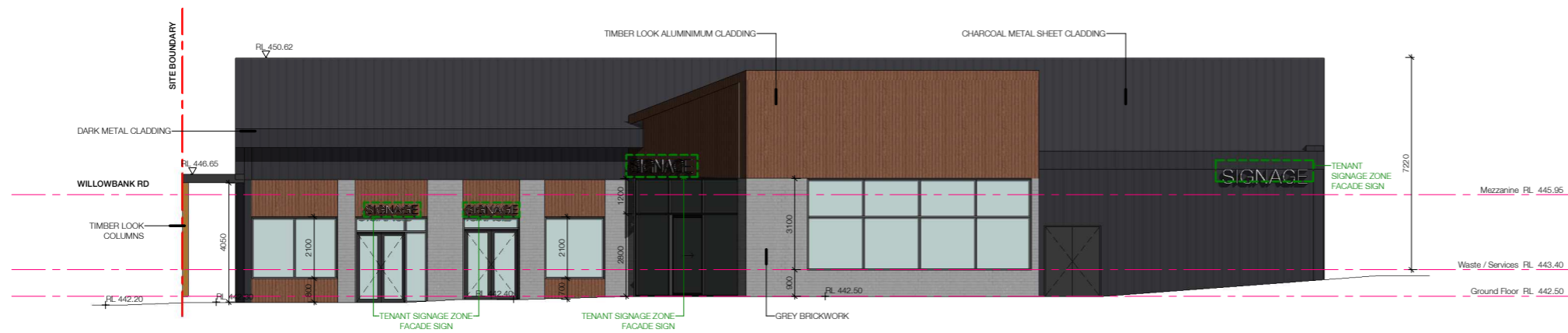
1 North Elevation
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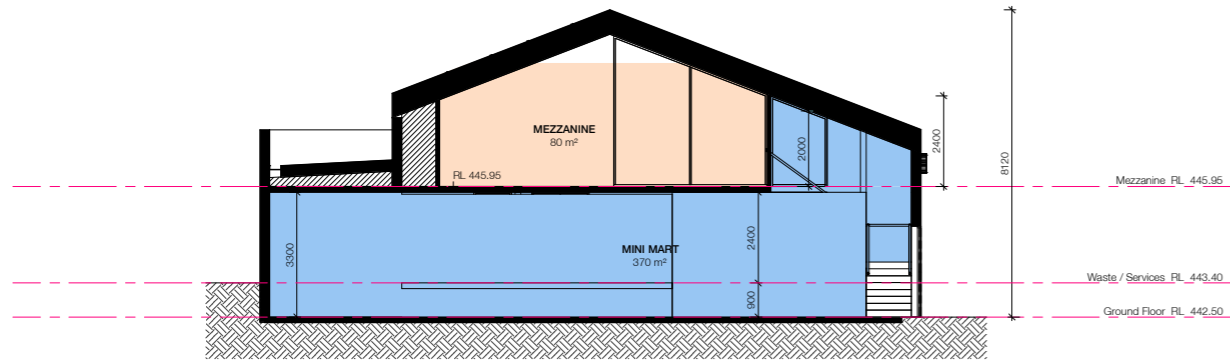
2 South Elevation
Scale 1 : 100



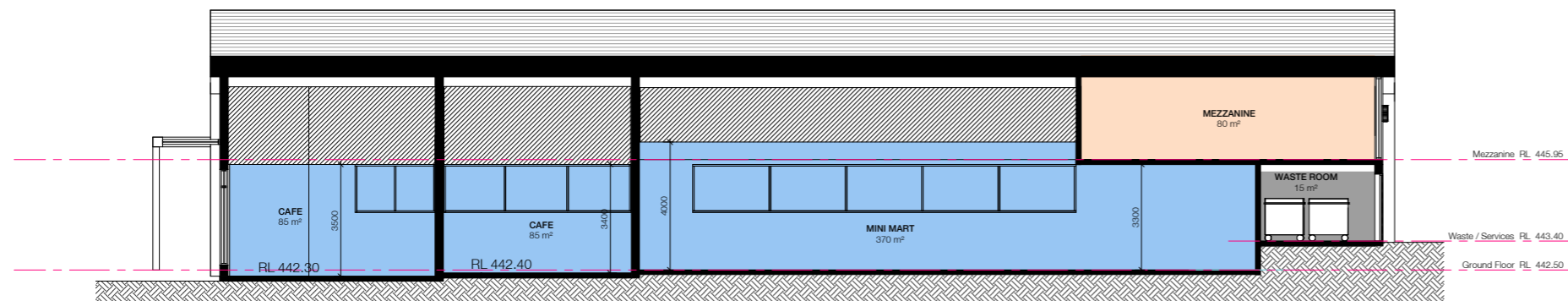
3 East Elevation
Scale 1 : 100



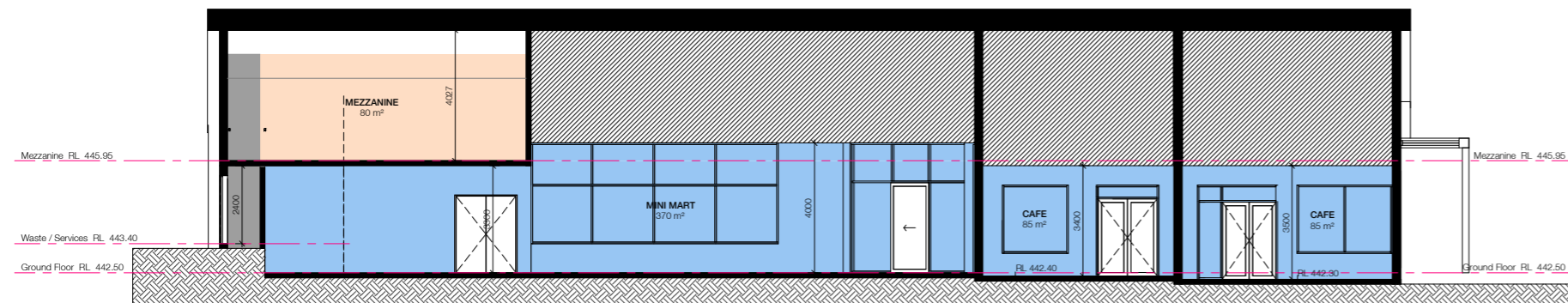
4 West Elevation
Scale 1 : 100



1 Building B - Section A
Scale 1 : 100



2 Building B - Section B
Scale 1 : 100



3 Building B - Section C
Scale 1 : 100



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ARTIST IMPRESSIONS & MATERIALS



01



02



03



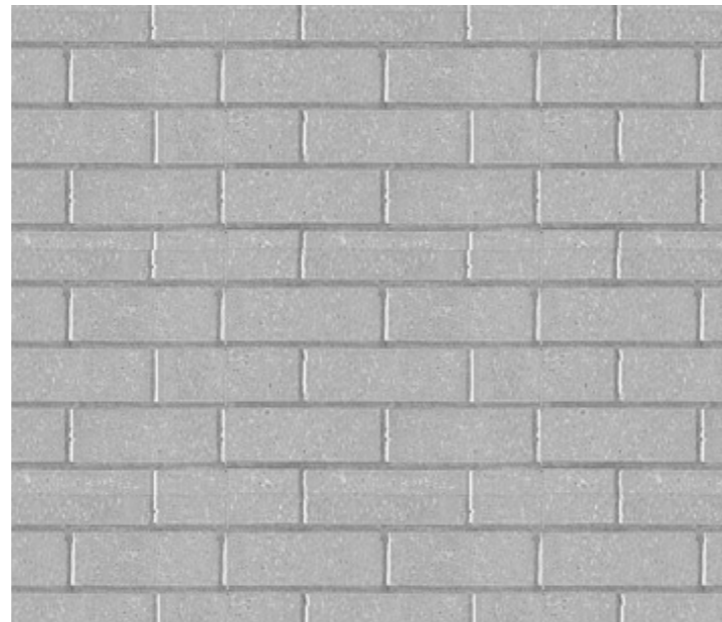
04

MATERIALS

- 01. PROFILED METAL CLADDING - GREEN
- 02. PROFILED METAL CLADDING - LIGHT GREY
- 03. TIMBER LOOK CLADDING
- 04. TIMBER LOOK BATTENS
- 05. PROFILED METAL CLADDING - DARK GREY
- 06. BRICKWORK - LIGHT GREY
- 07. FEATURE TENANCY SIGNAGE
- 08. MODULAR ACOUSTIC PANEL FENCE - LIGHT GREY PAINT FINISH



05



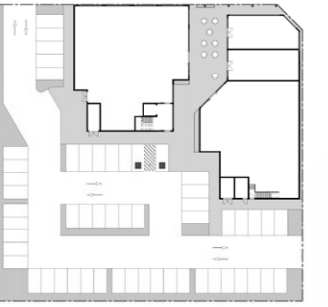
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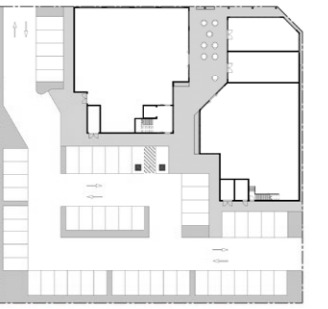


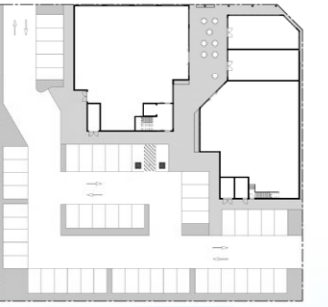
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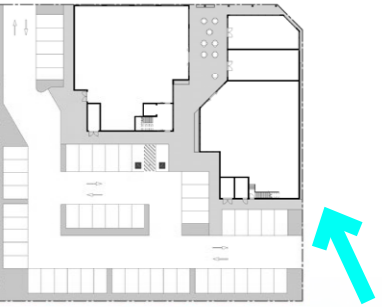


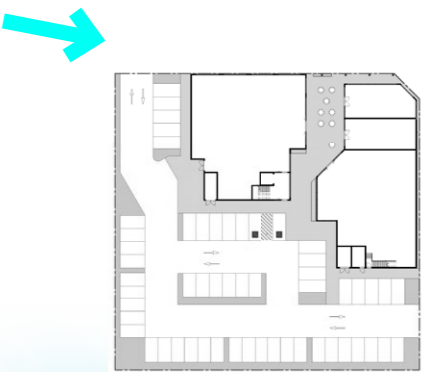
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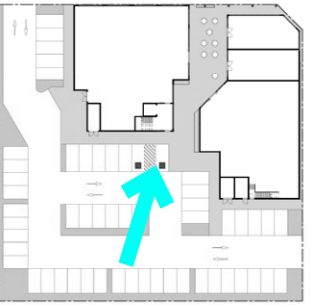


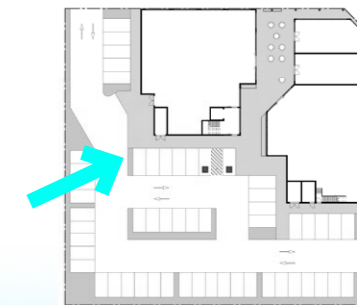














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