

ROSALIA

GISBORNE

Stage 1&2 Construction / External Works Fact Sheet

Swinburne Avenue, Skyline Drive, Cherry Lane and Ormerod Crescent Residents

Project	Rosalia
Address	89 Ross Watt Road, Gisborne
Developer	ID_Land (03) 9867 4700
Civil Contractor	Winslow (03) 9358 7700
Construction Work Hours	Weekdays: 7am – 5pm Saturday: 9am – 1pm
Contractor Site Compound Location	See below.



Stages 1 & 2

Location of Works



Detail of Works

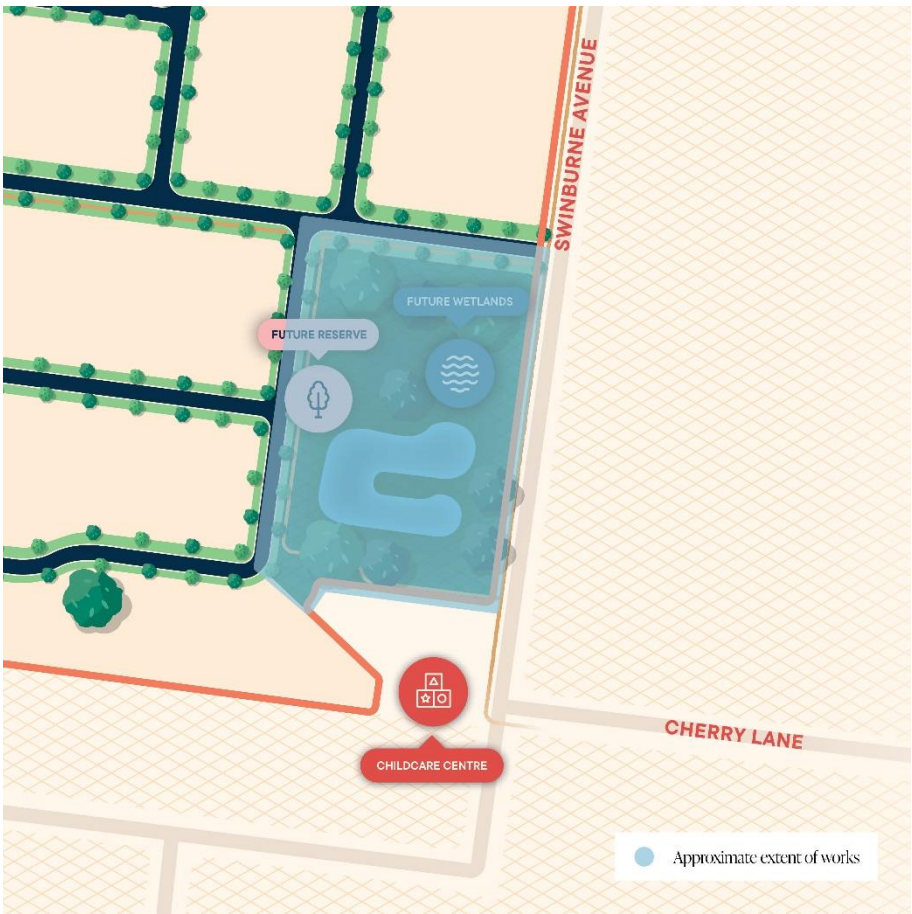
Earthworks, drainage, service connections and installation of internal roads for the delivery of 71 lots.

Duration of Works

March 2025 – December 2025*

Drainage Reserve

Location of Works



Detail of Works

Delivery of sediment and wetland retarding basins to cater for drainage from the Rosalia development. Landscaping will take place following civil works.

Duration of Works

March 2025 – December 2025*

Swinburne Avenue Upgrade (North)

Location of Works	
Detail of Works	Urbanisation of road shoulder / installation of kerb and channel on the western side of Swinburne Avenue.
Duration of Works	March 2025 – December 2025*

Swinburne Avenue Upgrade (South)

Location of Works



Detail of Works

Urbanisation of road including kerb and channel on the western side of Swinburne Avenue.

Duration of Works

September 2025 – February 2026*

Ross Watt Road / Swinburne Avenue Intersection

Location of Works



Detail of Works

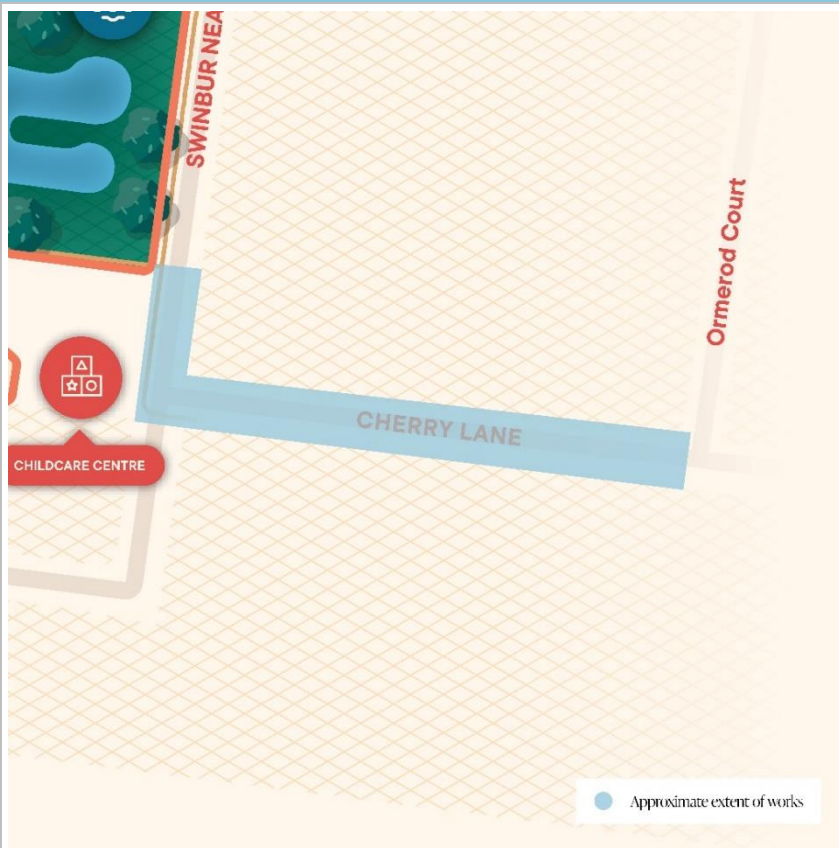
Upgrade of Ross Watt Road / Swinburne Avenue T-intersection, including the installation of a right-hand turning lane from Ross Watt Road travelling east into Swinburne Avenue.

Duration of Works

May 2025 – October 2025

Cherry Lane

Location of Works



Detail of Works

Phase 1: Sewer outfall connection from the Rosalia development to Cherry Lane and the corner of Ormerod Court (connection runs across/down Swinburne Avenue to Cherry Lane).

Phase 2: Upgrade of Cherry Lane / Skyline Drive intersection.
 Drainage outfall connection from Rosalia Drainage Reserve to Cherry Lane.
 Watermain installation along Cherry Lane.
 Urbanisation of road and addition of kerb on both sides of Cherry Lane.

Duration of Works

Phase 1: March 2025 – May 2025
Phase 2 September 2025 – March 2026

FAQs

Approvals

ID_Land has sought the necessary approvals from Macedon Ranges Shire Council (MRSC) and the relevant external authorities to facilitate the above works.

Dust Management

Winslow will manage dust on site throughout the duration of works in accordance with the Construction Site and Environmental Management Plan. Water carts will be used to suppress dust on site when required, and banner mesh will be installed on construction fencing to minimise the impact to nearby residents.

Tree Protection

Tree protection fencing will be installed in accordance with MRSC approved Tree Management Plans around nearby trees for the duration of works.

Road Closures

Road closures will need to occur to facilitate the external works. Winslow will notify residents ahead of closures commencing and will maintain access to all properties. Construction vehicle access will be via the Calder Freeway and Ross Watt Road. There will be no construction vehicle access via Station Road (unless required).