

# Gisborne Futures



Draft structure plan

August 2023



**Macedon  
Ranges**  
Shire Council

DRAFT

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

Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, present and emerging.

Council also acknowledges local Aboriginal and/or Torres Strait Islander residents of Macedon Ranges for their ongoing contribution to the diverse culture of our community.

## Contents

<b>1.</b>	<b>Introduction .....</b>	<b>6</b>	<b>7.</b>	<b>Heritage and culture .....</b>	<b>44</b>
1.1.	Project stages.....	7	7.1.	Aboriginal cultural heritage.....	46
1.2.	Regional context.....	8	<b>8.</b>	<b>Landscape, open space and environment.....</b>	<b>48</b>
1.3.	About Gisborne .....	10	8.1.	Gisborne's landscape setting .....	48
1.4.	Study area.....	10	8.2.	Entrances and edges.....	50
1.5.	Township character .....	12	8.3.	Trees .....	52
1.6.	Population and housing snapshot.....	13	8.4.	Environmental values .....	54
1.7.	Drivers of change.....	14	8.5.	Open space.....	58
1.8.	Background and technical analysis .....	15	8.6.	Bushfire risk.....	60
<b>2.</b>	<b>Vision.....</b>	<b>16</b>	<b>9.</b>	<b>Movement and transport .....</b>	<b>61</b>
2.1.	Delivering the vision .....	17	9.1.	Road network.....	62
2.2.	Guiding principles.....	18	9.2.	Car parking.....	64
<b>3.</b>	<b>Protected settlement boundary .....</b>	<b>20</b>	9.3.	Public transport .....	64
<b>4.</b>	<b>Activity centres .....</b>	<b>22</b>	9.4.	Walking and cycling.....	66
4.1.	Gisborne town centre .....	23	<b>10.</b>	<b>Community infrastructure.....</b>	<b>68</b>
4.2.	New Gisborne town centre .....	26	<b>11.</b>	<b>Utilities and sustainable development .....</b>	<b>70</b>
4.3.	Local activity centres .....	28	11.1.	Servicing infrastructure .....	71
<b>5.</b>	<b>Housing framework.....</b>	<b>30</b>	11.2.	Environmentally Sustainable Development ..	72
5.1.	Neighbourhood character.....	34	<b>12.</b>	<b>Next steps .....</b>	<b>74</b>
5.2.	Sustainable housing in New Gisborne.....	36			
<b>6.</b>	<b>Economic and employment growth.....</b>	<b>39</b>			
6.1.	Gisborne Business Park .....	40			
6.2.	Tourism .....	43			

## Acknowledgements

We thank the community groups and individuals, business owners and other community stakeholders who gave generous input to the generation of the Gisborne Futures Plan. Your feedback and ideas have been invaluable to the project.

We also thank the Victorian Planning Authority (VPA) for initial grants and funding to commence the Gisborne Futures project in 2018.

## Project Team

Macedon Ranges Shire Council has prepared this report, which has been underpinned by extensive background and technical analysis from the following project partners:

### Ethos Urban

- Project coordination and management (Stages 1, 2 and 3)
- Community engagement (Phases 1 and 2)
- Background and technical analysis
- Strategic planning and urban design (2020)

### Urban Enterprise

- Economic & Employment Analysis (2020)
- Residential Land Demand and Supply (2020)
- Economic and Retail Update 2023

### Extent Heritage

- Heritage Assessment

### Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation

- Cultural Heritage Values Assessment

### Cardno

- Movement and Transport Recommendations Report (2020)
- Traffic and Transport Assessment
- Strategic Traffic Modelling

### Movement and Place

- Movement and Transport Strategy Review and Recommendations (2023)

### TGM Engineers

- Servicing Report

### SGS Economics

- Gisborne Community Infrastructure Assessment (2023)

### Terralogic

- Bushfire Risk Assessment (2023)

# 1. Introduction

The Gisborne Futures Structure Plan has been developed to manage growth and change in Gisborne and New Gisborne over the next 30 years.

The Gisborne Futures Project comprises three key documents:

- structure plan
- urban design framework
- neighbourhood character study

This report presents the Gisborne Futures Structure Plan which provides:

- a sustainable vision for Gisborne and New Gisborne that is consistent with state and local policy
- a land use framework to manage urban development and growth opportunities and promote sustainable outcomes
- directions for social, community and physical infrastructure for existing and future residents
- a proposed settlement boundary that protects the environmental and rural qualities of the landscape surrounding Gisborne and New Gisborne.

The revised draft structure plan has been prepared with consideration given to community feedback received on the 2020 draft plans and the actions that were identified to progress further work on the plans.

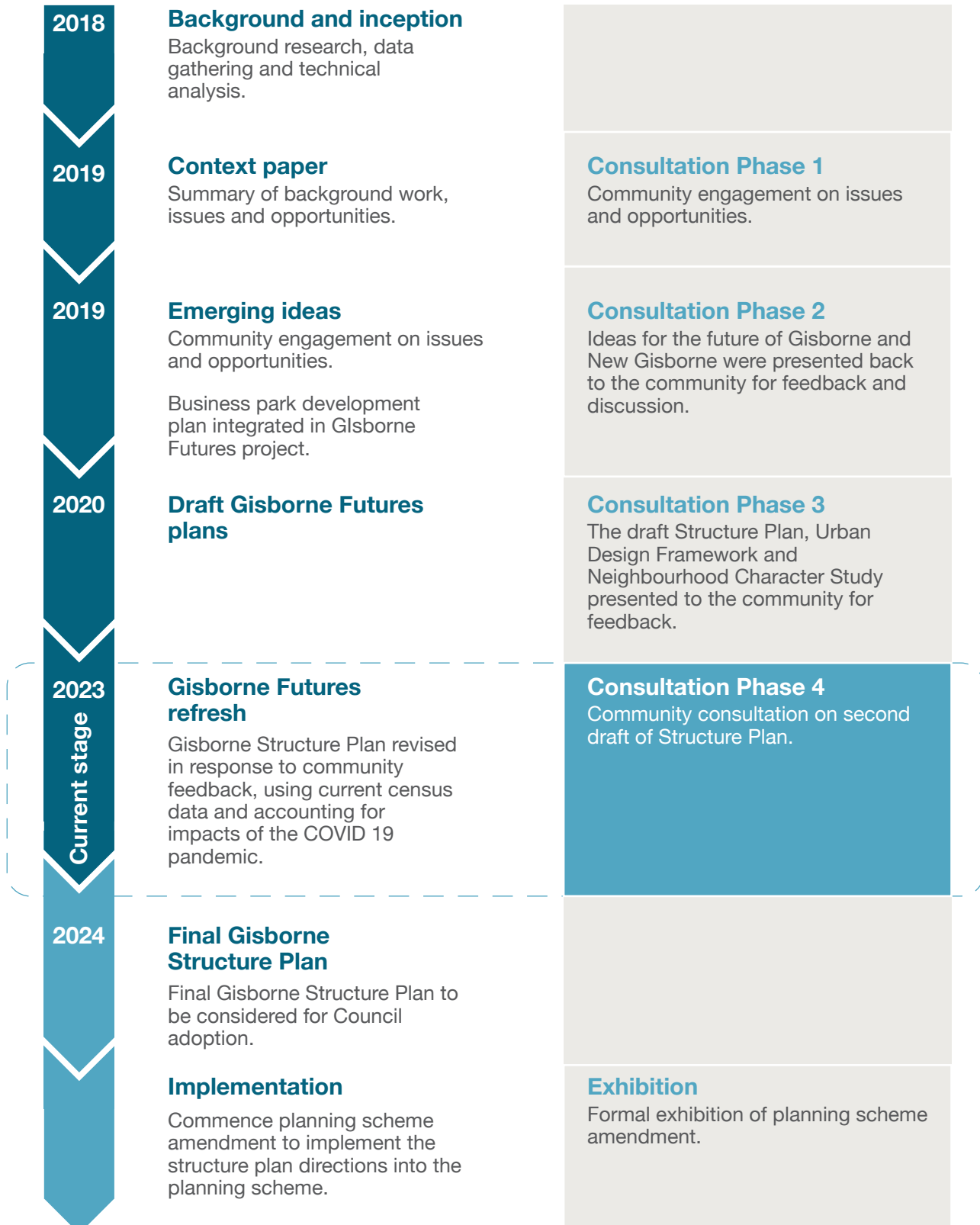
This draft structure plan is underpinned by principles of sustainable community development and proposes a new town centre for New Gisborne to provide walkable access to basic daily necessities.

Increased residential densities are proposed to minimise outward sprawl, protecting the environment and surrounding landscape, while planning for housing is affordable and accessible to a diverse range of people within the community. An expanded business park is proposed to provide opportunities for local jobs and business growth.

The draft structure plan has been prepared with significant input from the community, Councillors, internal departments and service agencies, and has been informed by expert consultant advice.



## 1.1. Project stages



## 1.2. Regional context

Gisborne (including New Gisborne) is located 55 kilometres from the Melbourne city centre at the southern end of the Macedon Ranges Shire which sits within the peri-urban region of metropolitan Melbourne.

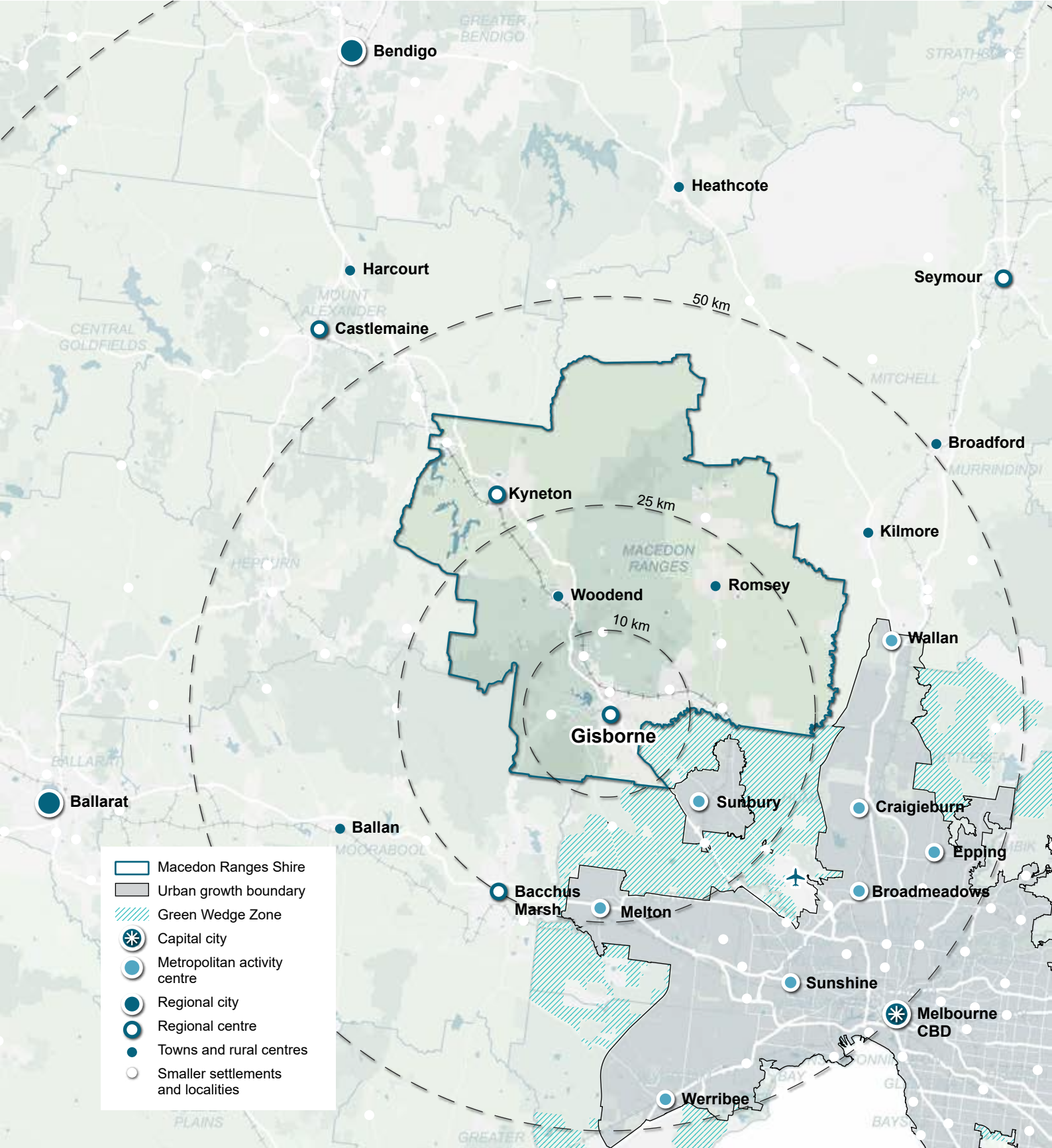
This region acts as an interface between city and country, falling within the social and economic influence of metropolitan Melbourne while being predominantly rural in character.

The Macedon Ranges Shire was the first local government area to be recognised as a distinctive landscape and area in state legislation. This is recognised in the planning scheme through the Macedon Ranges Statement of Planning Policy (SPP).





Figure 1. Regional context map



## 1.3. About Gisborne

Gisborne and surrounds lies within the traditional lands of the Wurundjeri Woi-wurrung people who lived and traded here for thousands of years before European settlers arrived in the early nineteenth century.

The road from Melbourne followed the escarpment of Jacksons Creek, and entered the valley in a series of turns to a low point within the valley. Around these cross-roads the town of Gisborne evolved. The original village was laid out on a formal grid with wide tree lined streets, and confined to the inner slopes of the Jacksons Creek Valley on the south side of the creek.

The railway line was constructed to service the goldfields in the 1850s. It follows the northern edge of the escarpment from Sunbury, avoiding negotiating the difficult topography of the valley and following the gentler terrain to the north. The station at New Gisborne was constructed along this line, and the smaller village of New Gisborne evolved in proximity to the station.

Today, Gisborne and New Gisborne form the Gisborne Regional Centre as a single community that shares facilities and resources and acts as a district hub to nearby smaller settlements and rural areas. The township offers a diversity of retail and community services, recreational and cultural facilities and is a focus area for economic and employment growth in the region.

Gisborne's location approximately one hour from Melbourne or Bendigo makes the town a popular choice for commuters, families and those seeking a well-connected semi-rural lifestyle.

## 1.4. Study area

The study area for the Gisborne Futures Structure Plan includes all land within the existing Gisborne and New Gisborne town boundary, and the investigation areas for township growth as set out on Figure 2 on page 11.

This report includes references to statistical areas defined by the Australian Bureau of Statistics (ABS), including the Gisborne District SA2 which includes the rural localities of Bullengarook and South Gisborne.

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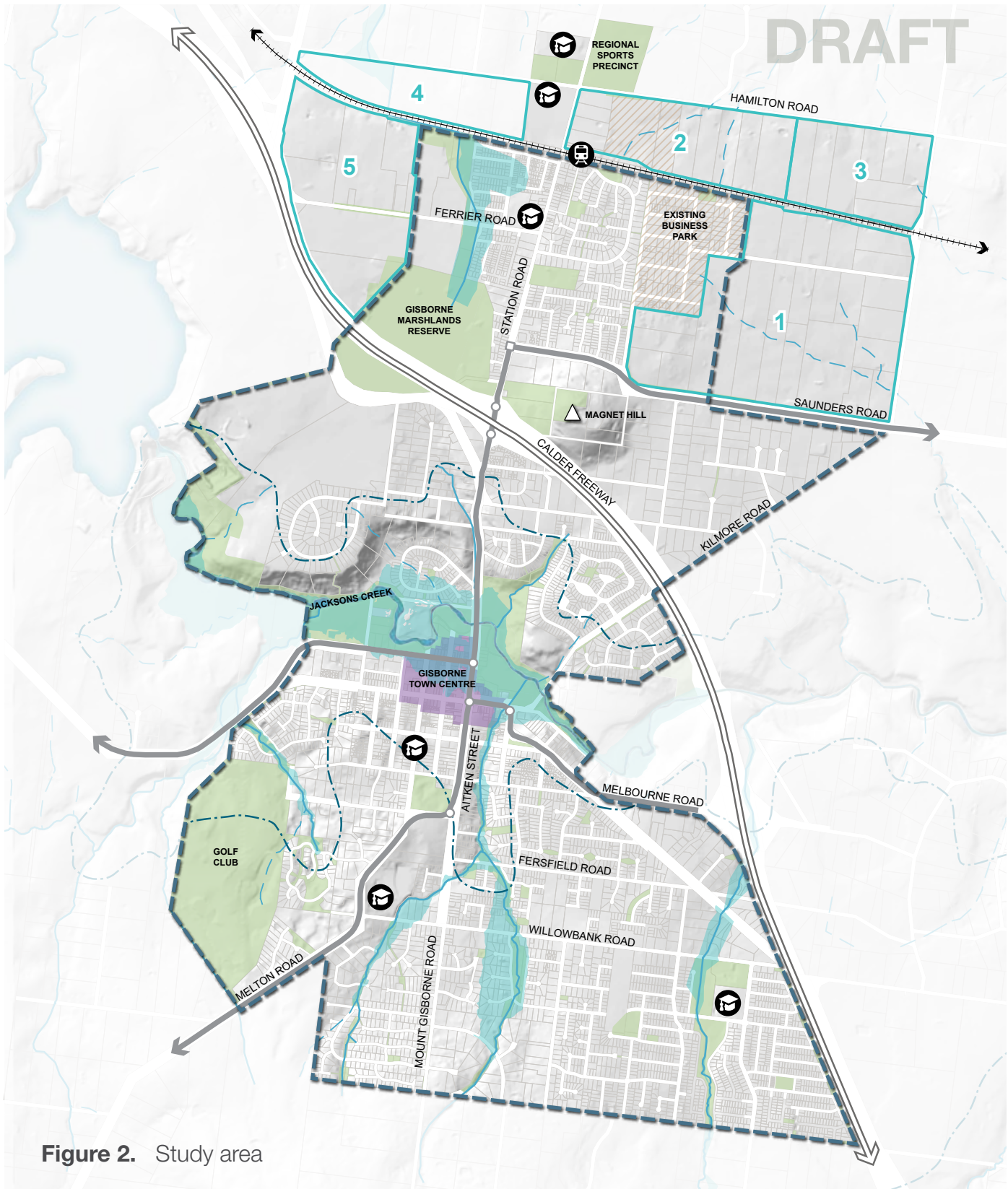












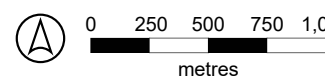


Figure 2. Study area

- |   |  |
|---|--|
|  Existing township boundary            |  Gisborne town centre |
|  Township boundary investigation areas |  Industrial land      |
|  Railway                               |  Railway station      |
|  Freeway                               |  Existing schools     |
|  State arterial roads                  |  |
|  Open space                            |  |
|  Flood prone land (1/100 ARI)          |  |
|  Jacksons Creek Valley landscape       |  |



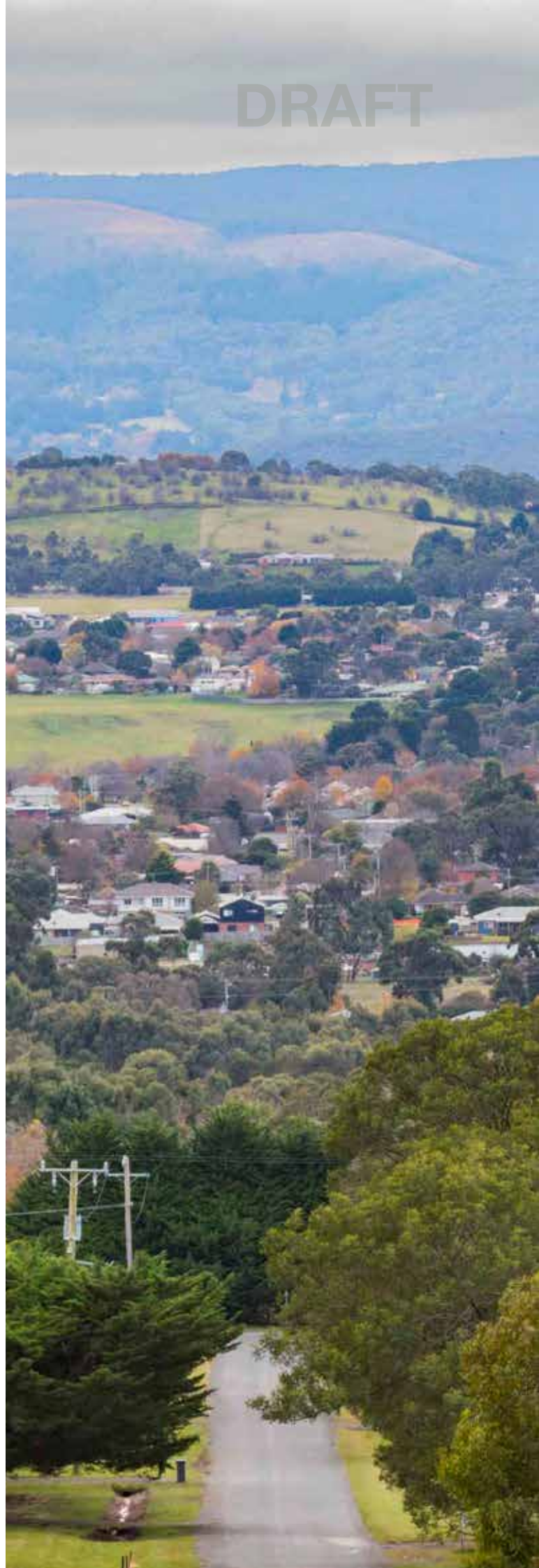
## 1.5. Township character

Gisborne's township character is defined by the topographical change, wide streets lined by mature deciduous trees, mountain views to the north and south and generous open spaces. These elements contribute to the beauty of the township, and its unique sense of place.

Planning for Gisborne in the past has focused on the concept of the 'village in the valley' with the commercial township confined to the central grid and preservation of the escarpment landscape to provide a sense of township containment within the valley.

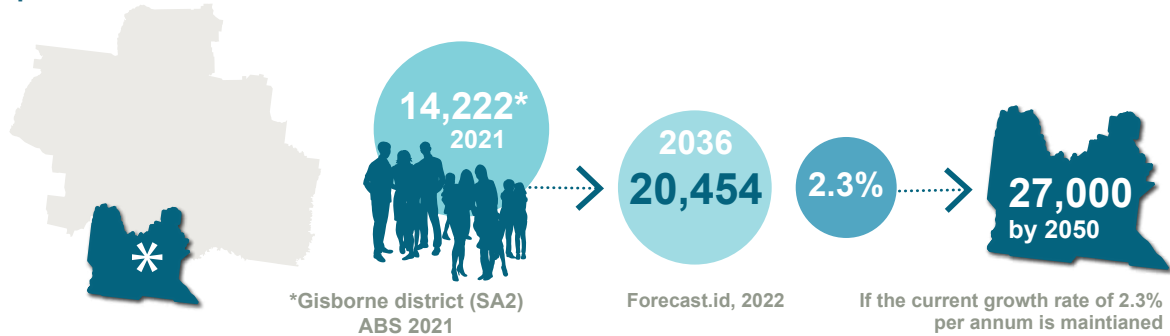
The key elements that influence Gisborne's character include:

- a clearly defined commercial town centre that is compact with a pedestrian scale streetscape and a diverse mix of local businesses
- township edges that are legible and mark the transition from open rural or forested landscapes
- entrance roads and linear viewing corridors that provide memorable entry experiences
- outward views that provide visual connection to the surrounding landscape and the containment of the older township within the valley landscape
- historical features including buildings, broad avenues and streetscapes that provide a sense of identity and connection to township heritage
- wide streets lined with stunning, mature canopy trees
- distinctive, large lot and 'semi-rural' residential neighbourhoods
- a distinct separation between the Gisborne town centre and New Gisborne to the north, with the Calder Freeway, Gisborne Marshlands and Magnet Hill forming a rural break in between
- community facilities, sporting grounds and parkland and bushland reserves within the town centre forming a 'village green'.

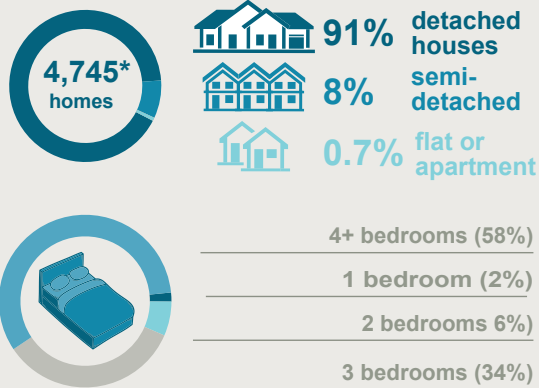


## 1.6. Population and housing snapshot

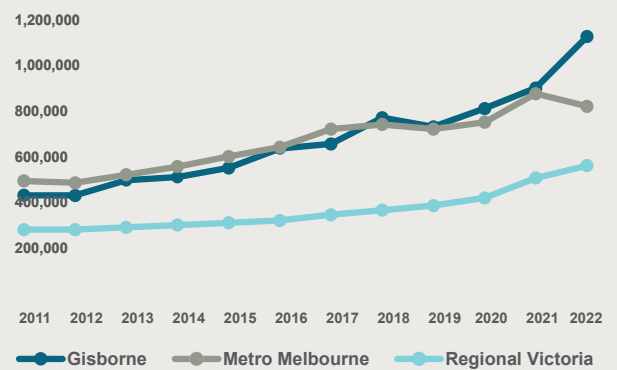
### Population forecasts



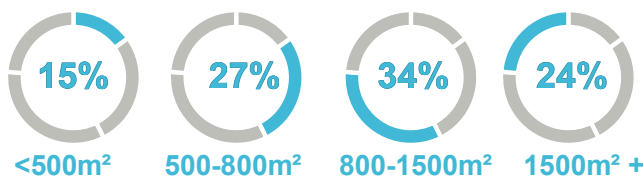
### Housing types



### House price growth



### Lot size distribution



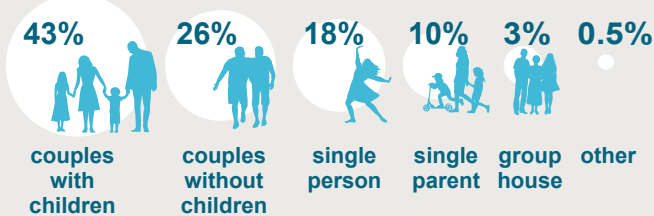
### 2023 Median house price



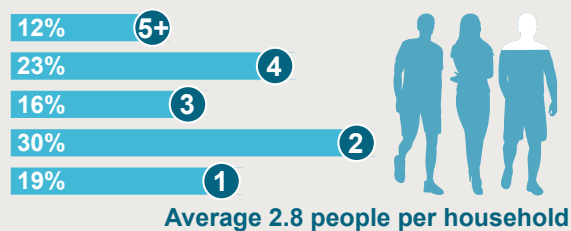
### 2023 Median unit price



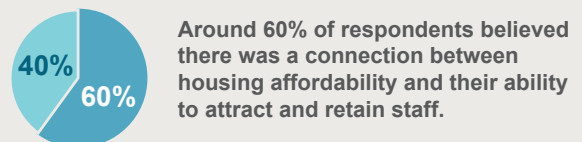
### Household structure



### Number of people per home



### Housing and employment survey



The following responses were recorded when participants were asked if they you aware of any gaps in housing types in the current housing market:



## 1.7. Drivers of change

### Gisborne as a regional centre

State and local policy nominates Gisborne as a regional centre where growth is to be managed and supported.

The Macedon Ranges Statement of Planning Policy (SPP) reinforces the role and function of settlements through a settlement hierarchy that informs future direction to accommodate housing, employment and services to meet community needs and promote jobs, investment and infrastructure delivery.

As a regional centre Gisborne is to be a focus for higher-order services and amenities for surrounding rural communities and smaller settlements.

### Setting a protected settlement boundary

The SPP requires that long-term protected settlement boundaries be set around townships with capacity for growth in the Macedon Ranges Shire, to conserve and enhance significant landscape features, biodiversity, ecological values and 'working' rural landscapes.

### Population change

The Gisborne District has experienced ongoing population growth in recent years and is projected to continue growing at a rate of 2.3% per year, increasing from 14,222 residents in 2021 to over 20,100 by 2036.

If a 2.3% growth rate remains consistent, the district population could reach 27,000 people by 2050.

The structure plan will ensure that housing, services, and infrastructure are provided while protecting the character of the natural environment and landscapes surrounding the town

### Realising the potential of New Gisborne

As a community, Gisborne and New Gisborne are strongly linked, but they are physically separated.

New Gisborne has the advantage of a railway station, but limited local shopping and services which means residents largely have to drive into the Gisborne town centre, contributing to congestion and car dependency.

There is an opportunity to focus new growth in the precinct surrounding the New Gisborne train station, to develop a self-contained community serving new and existing residents, while easing the pressure on the Gisborne town centre and Station Road.

### Climate change

Climate change is one of the most significant challenges of our time and is no longer an abstract concern for future generations – it is an issue that is affecting Australians now. The consequences of increasing temperatures, changed rainfall patterns and increases in the frequency and intensity of extreme weather events are being experienced more often, by more people, in more locations.

Planning is required to set the framework for sustainable urban development that is designed to mitigate the impacts of climate change and adapt to harsher conditions including a hotter and drier climate and more frequent storms, floods and bushfires. Responses include:

- providing new housing within walking or cycling distance to shops, jobs, services and public transport to reduce transport emissions and enable development of a resilient and connected community
- facilitating infill development which can reduce environmental and economic costs by building on existing services and infrastructure
- avoiding low density sprawl in favour of more compact and efficient urban form
- requiring new developments to be underpinned by Environmentally Sustainable Development (ESD) principles.

### Housing affordability and diversity

Gisborne has a lack of housing diversity and poor housing affordability with over 91% of homes being single dwellings on large lots, and a median house price of over \$1.1 million (2023).

High housing costs makes it difficult for key workers such as teachers, early childhood educators, healthcare and emergency service workers to live close to their workplace. Long commutes increase the cost of living and impact physical and mental health, while businesses and service providers may struggle to attract and retain staff who cannot afford to live nearby.

The structure plan can help to address housing affordability by identifying areas appropriate for greater housing density and diversity to increase housing choice. This complements other social and affordable housing measures delivered by state and federal governments and the not-for-profit sector.

## 1.8. Background and technical analysis

### Planning context

#### Distinctive Areas & Landscapes

In 2018 the Macedon Ranges was the first local government area to be declared a Distinctive Area and Landscape under Part 3AAB of the Planning and Environment Act 1988.

This legislation identifies the Macedon Ranges Shire as an area of outstanding environmental and cultural significance to be protected. It acknowledges the unique environmental, productive and scenic qualities of the landscapes and recognises the pressure on these from urban encroachment due to its proximity to Melbourne and other regional cities.

#### Macedon Ranges Statement of Planning Policy

The Macedon Ranges Statement of Planning Policy (SPP) implements the Distinctive Areas and Landscapes legislation and provides mechanism for implementing protected settlement boundaries and

Set objectives and strategies for landscape, environment and cultural heritage protection.

#### Gisborne as a regional centre

Gisborne is nominated as a regional centre with capacity for growth in the Macedon Ranges Planning Scheme and in the following policy documents:

- Loddon Mallee Regional Growth Plan (2014)
- Plan Melbourne (revised 2017)
- Macedon Ranges Shire Council Settlement Strategy (MRSC, 2011)

### Analysis and inputs

The structure plan has been informed by a number of technical reports and detailed investigations into housing, landscape and township character and context analysis. Consultant inputs include:

- Economic & Employment Analysis (Urban Enterprise, 2020)
- Economic Update (Urban Enterprise, 2023)
- Heritage Assessment (Extent, 2019)
- Cultural Values Assessment (Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation)
- Movement and Transport Recommendations Report (Cardno, 2020)
- Transport Peer Review and Recommendations (Movement & Place, 2023)
- Town Servicing Report (TGM, 2018)
- Community Infrastructure Assessment (SGS Economics, 2023)
- Bushfire Risk Assessment (Terralogic, 2023)

This work is summarised in the Gisborne Futures Structure Plan Background Report.

### Community consultation

The structure plan has been influenced by three phases of community consultation.

Summaries of consultation processes, submissions, council responses and how these have influence the plans are provided in the following consultation reports:

- Gisborne Futures Phase 1 and 2 Consultation Report (Ethos Urban, 2019)
- Gisborne Futures Phase 3 Consultation Report (MRSC, 2022).

## 2. Vision

In 2050, the twin villages of Gisborne and New Gisborne will be a thriving regional centre that provides a range of housing, employment and lifestyle opportunities for a diverse and inclusive community.

A protected settlement boundary will cater for future growth and define areas protected for environmental conservation and landscape value.

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

The town centres will be inviting places for people to meet, explore and do business in a safe, attractive and pedestrian-friendly environment.

The growth of creative and innovative businesses and a diverse mix of local job opportunities will allow residents to live and work locally.

New development will contribute to the defining village character, environmental and landscape qualities of the town and its surrounds and be designed to ensure it will function well under forecast climate scenarios.

Future communities will have convenient access to services and facilities and an accessible environment that is connected by a network of pedestrian and cycle paths.

Lifestyle opportunities will be provided for all ages, abilities and cultures to ensure that existing and future generations can live within a connected, sustainable and vibrant community.



## 2.1. Delivering the vision

Gisborne and New Gisborne will develop as ‘twin villages’ that complement each other through provision of a range of services and facilities, and reduce the need for residents to travel into the town centre by private vehicles.

The Gisborne town centre will continue to grow as an attractive regional centre that provides a range of integrated land uses and is enhanced through place-based activation and amenity improvements, while New Gisborne will become a vibrant, self-sufficient and sustainable community that provides for the daily needs of residents within a compact, walkable catchment, set against the magnificent backdrop of the Macedon Ranges.

The Gisborne Business Park will provide for long-term employment growth, with clear guidelines to protect the amenity of surrounding areas

The structure plan seeks to concentrate residential densities and avoid outward sprawl to facilitate the development of a sustainable community that respects the surrounding landscape and environmental values while providing housing that is inclusive and affordable for a broad cross-section of the community, including young people, older people, single people and key workers.

The structure plan boundaries take into account the sensitive environmental and landscape values of the surrounding rural area, while ensuring there is sufficient land within the protected settlement boundary to future-proof longer term expansion of employment and residential opportunities, beyond the life of the plan.

## 2.2. Guiding principles

### Protected settlement boundary

Establish a protected settlement boundary that protects the environmental and rural qualities of the landscape surrounding Gisborne and New Gisborne while providing sufficient land to accommodate the potential growth for the next 30 years.

### Activity centres

Plan for the development of Gisborne and New Gisborne as vibrant and attractive ‘twin villages’ that are complemented by a network of accessible local destinations.

### Housing

Provide inclusive and diverse housing including options that are accessible for a range of ages, household structures and affordability levels in locations with good access to services and infrastructure.

Ensure that new development makes a positive contribution to the sense of place and responds to the existing or preferred future character.

### Economic and employment growth

Increase opportunities for economic growth, business development and local employment so people can live close to where they work.

### Heritage and culture

Identify, protect and celebrate important elements that contribute to Gisborne’s unique post-contact and Aboriginal cultural heritage.

### Landscape, open space and environment

Enhance landscape, open space and environmental values through connected green spaces, protection of important landscape features, and integration of biodiversity values while planning for more resilient and sustainable communities that can withstand the effects of a changing climate

### Movement and transport

Provide safe and accessible walking and cycling infrastructure and an efficient public transport system that provides a convenient alternative to private vehicles.

### Community infrastructure

Strengthen community services and facilities, and ensure these are delivered for the existing and future people of Gisborne and New Gisborne, and the surrounding district.

### Utilities and sustainable development

Sequence and deliver sustainable development in collaboration with development proponents, state government departments and servicing authorities.

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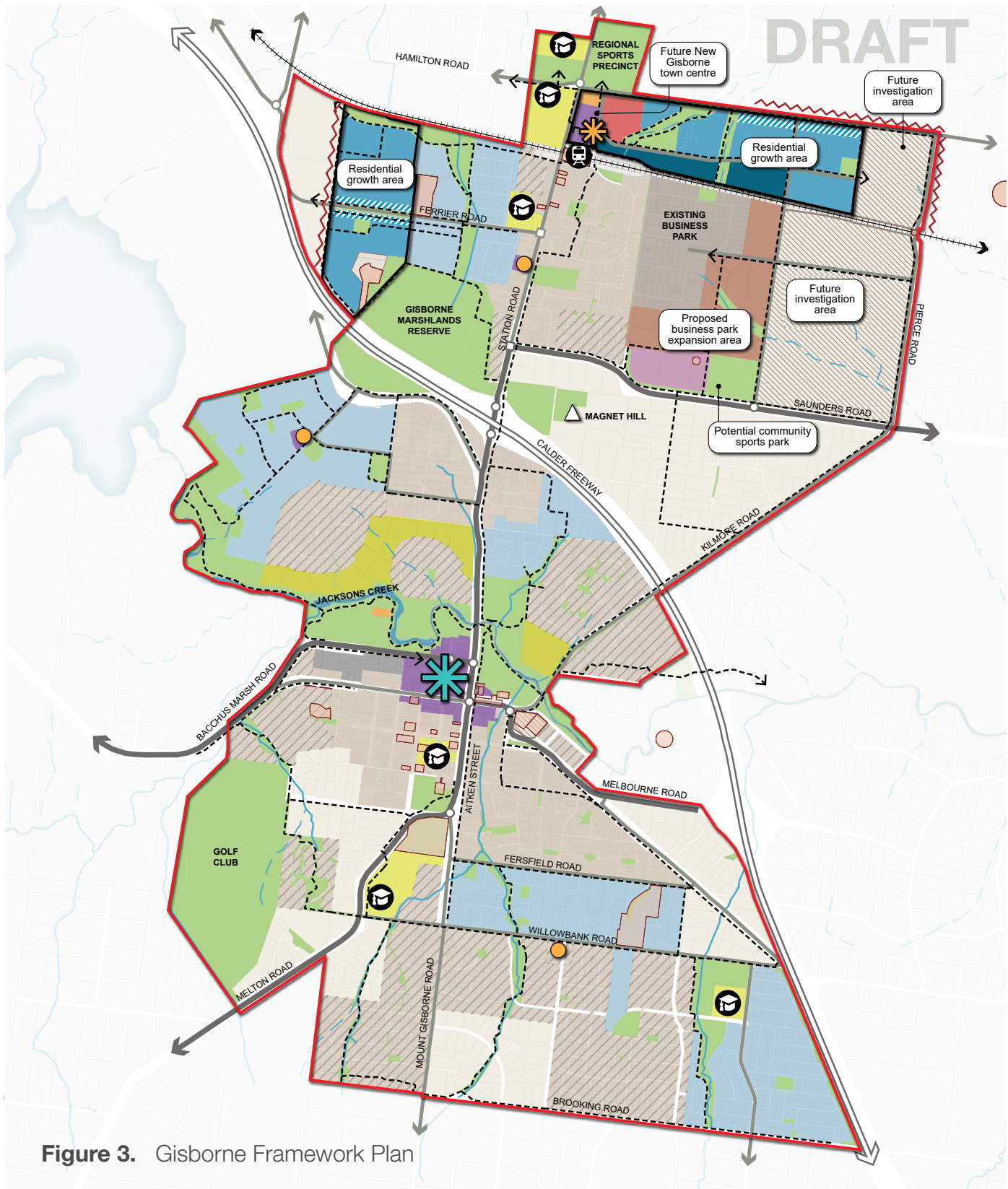
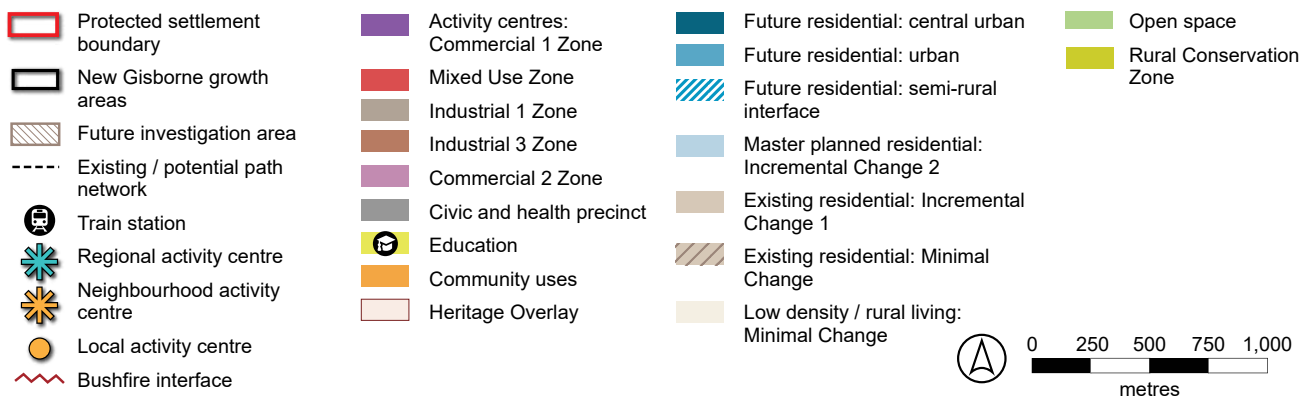


Figure 3. Gisborne Framework Plan



### 3. Protected settlement boundary

Establish a protected settlement boundary that protects the environmental and rural qualities of the landscape surrounding Gisborne and New Gisborne while providing sufficient land to accommodate the potential growth for the next 30 years.

The Macedon Ranges Statement of Planning Policy identifies the need to set a long-term protected settlement boundary (PSB) for Gisborne.

The proposed PSB provides for the continued growth of Gisborne as a regional centre with additional land supply for housing and employment to 2050 and beyond.

The PSB along Hamilton Road protects the visual and environmental values of the landscape to the north, while providing an opportunity to facilitate a transit-oriented development in New Gisborne between the train line and Hamilton Road, on less visually sensitive and highly modified Rural Living Zoned land.

The proposed boundary to the east is formed by Pierce Road. Part of the landscape further east of Pierce Road is protected through the planning scheme through DDO13 which seeks to prevent further fragmentation to preserve the rural landscape.

Cultural heritage values are recognised and will be celebrated through the careful planning and design of new communities.

Flood prone land has been avoided. A bushfire risk assessment has identified interfaces of higher risk adjacent to areas of forest or woodland. This risk is to be reduced through mechanisms including perimeter roads, managed vegetation and building setbacks.

Rural living land is retained within the PSB as future investigation areas to allow for development in the longer term, beyond the horizon of this structure plan.

#### Objectives

**To provide clear limits to township growth and protect the landscape, environmental and cultural heritage values of the landscape surrounding Gisborne and New Gisborne.**

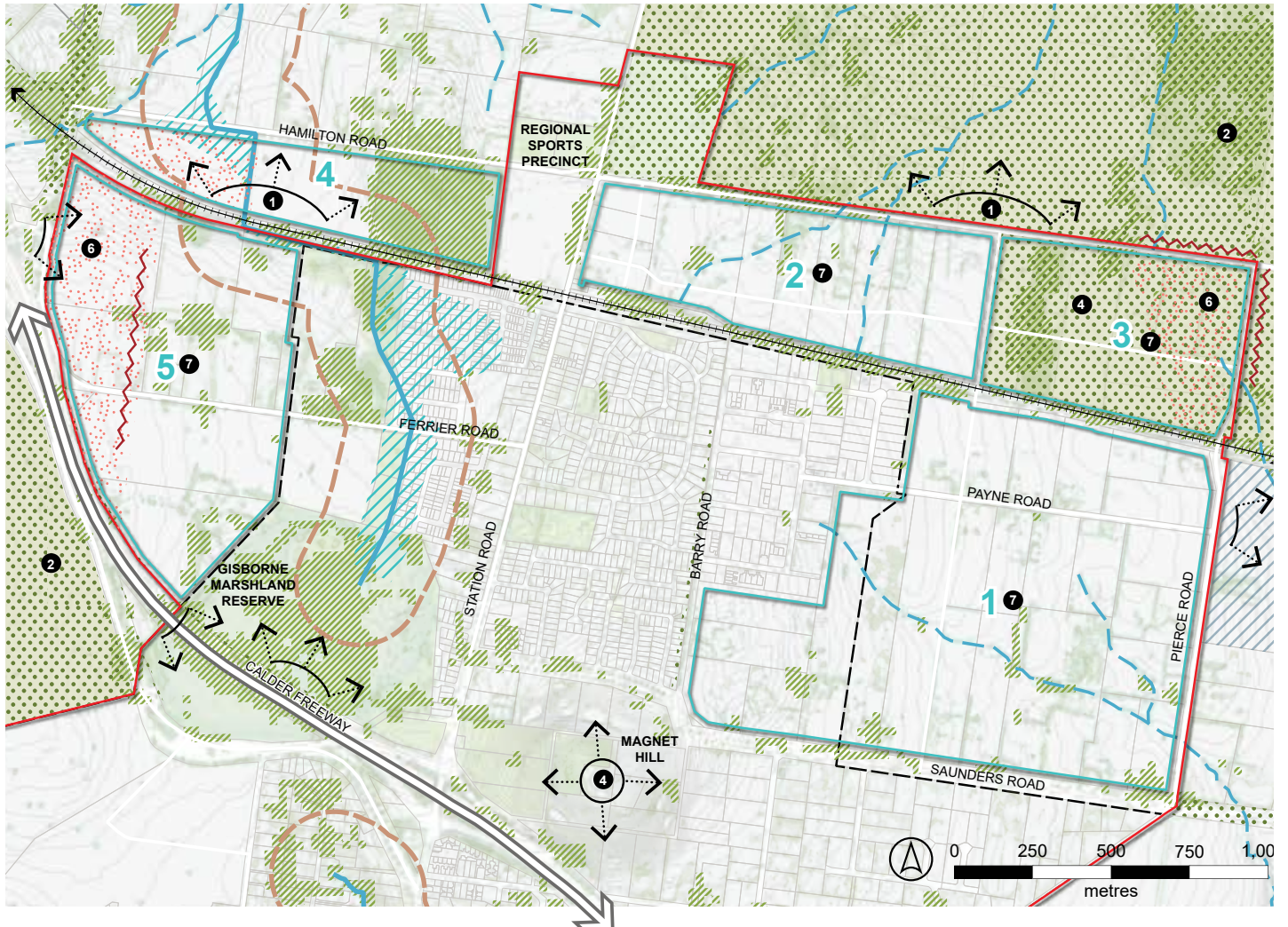
**To maintain a rural break and separation between townships.**

#### Strategy

- Manage future township growth within the protected settlement boundary as set out in the Gisborne Framework Plan at Figure 3.

#### Actions

- Amend the Macedon Ranges Statement of Planning Policy to include the proposed protected settlement boundary for Gisborne.



- Protected settlement boundary
- Existing township boundary
- Township boundary investigation areas
- Rural Conservation Zone (RCZ)
- Vegetation Protection Overlay (VPO)
- Likely remnant EVC patches
- Waterways
- Flood prone land
- Bushfire interface
- Area constrained by bushfire risk
- Key views
- Cultural heritage sensitivity
- Design and Development Overlay (DDO13)

- 1** Significant views to Macedon Ranges from Hamilton Road and train line
  - 2** The RCZ Schedule 1 protects areas of high conservation and landscape value to the north and west of Gisborne, providing a buffer to areas of public land and providing further protection to water catchments.
  - 3** DDO13 is applied to prevent further fragmentation of the landscape and maintain its character.
  - 4** Culturally significant views from summit of Magnet Hill.
  - 5** Desktop review of Investigation Area 3 shows this landscape is unlikely to contain the values represented through the RCZ.
- A full ecological assessment will be required prior to any rezoning or development application.

- 6** Areas least preferred for development from a bushfire risk perspective.
- 7** Heavily modified rural living land.

**Figure 4.** Protected settlement boundary considerations

## 4. Activity centres

Plan for the development of Gisborne and New Gisborne as vibrant and attractive ‘twin villages’ that are complemented by a network of accessible local destinations.

The Gisborne Futures Structure Plan presents a unique opportunity to create a vibrant regional town with ‘twin villages’ in Gisborne and New Gisborne through residential activation combined with mixed use street level retail, commercial and community services.

Gisborne has traditionally evolved with the current town centre being the focus for retail, community and service uses. Although the township has expanded to the south and to the north-west in New Gisborne, these areas do not currently have walkable access to convenience shopping, gathering points or services that can provide local destinations for the community. This leaves many people little option but to drive to access these amenities.

Research has shown that residents living within convenient walking distance of local destinations, such as supermarkets, shops, parks and public transport, are more likely to choose walking as a transport option over driving.

The activity centre hierarchy in Gisborne will provide a network of places for people to shop, work and live, with access to a variety of goods and services at a range of scales. Key to this is providing a neighbourhood activity centre in New Gisborne that is viable and can perform a second ‘town centre’ role for the community, and a network of smaller, local centres that can serve as local destinations in outlying residential areas.

**Table 1.** Activity centre hierarchy

Activity Centre	Centre type
Gisborne town centre	Regional Activity Centre
New Gisborne town centre	Neighbourhood Activity Centre
Station Road, New Gisborne	Local Activity Centre
Willowbank Road	Local Activity Centre
Ross Watt Road Estate	Local Activity Centre

**Figure 5.** Activity centre hierarchy



## 4.1. Gisborne town centre

The Gisborne town centre will continue to grow as a vibrant and attractive regional activity centre that provides a range of integrated land uses and is enhanced through streetscape activation and amenity improvements.

Gisborne's town centre is contained within the Jacksons Creek valley. The topographical change, wide streets lined by mature deciduous trees, mountain views to the north and south and generous open spaces all contribute to Gisborne's unique sense of place.

Gisborne is an important employment hub for local residents and the broader region. As a regional activity centre, Gisborne's town centre will provide the daily shopping needs for the local community and the surrounding rural area.

The local village character is influenced by the compact nature of the town centre and physical features including:

- a pedestrian-scale streetscape with generous footpaths, verandahs and established street trees
- a fine grain pattern of development that accommodates a diverse mix of local, small businesses
- community facilities, sporting grounds and parklands within the town centre.

There is opportunity and capacity in the Gisborne town centre to accommodate further housing by including shop-top residential development in the mix of retail, commercial and community uses.

Increasing the number of people living in the town centre will provide greater housing diversity, promote walking and street activity and support the viability of local businesses.

To maintain the compact, walkable nature of the town centre all town centre development is to be focussed on available vacant and strategic redevelopment sites rather than expansion of the town centre commercial zoning. There is limited vacant land in the Commercial 1 Zone, meaning that future commercial and retail floorspace will be accommodated through multi-level development of these sites.

Large areas of surface car park have capacity to accommodate a greater mix of uses. They are relatively unconstrained by existing buildings and have existing access points that are clearly defined. There is also opportunity for renewal of existing sites, including the laneway environment of Heritage Way and consolidation of some of the older commercial buildings.



Concept image Brantome Street (looking north) (image courtesy of Ethos Urban).

## Objectives

**To strengthen the role of the Gisborne town centre as a local and regional destination that supports a wide range of activities, jobs and housing options.**

**To encourage residential development in the Gisborne town centre that provides opportunities for greater housing diversity, promotes walking and street activity, and supports the economic viability of businesses.**

## Strategies

- Support development that accommodates a mix of uses including main street retail, commercial and community uses, and complementary residential development.
- Ensure ground floor uses are reserved for retail, commercial and other uses that promote street-level activity, and locate residential and office-type uses on upper floors.
- Encourage co-working spaces and adaptive reuse of vacant retail shopfronts for start-ups, creative industries, and small enterprises.
- Support built form which provides opportunities for night-time dining, entertainment, arts, cultural and tourism uses.
- Discourage the location of light industrial, trade supplies, restricted retail and bulky goods within the Gisborne town centre and direct these uses to the business park.

## Objectives

**To maintain the compact, walkable form of the Gisborne town centre.**

**To enhance Gisborne's public realm through active and vibrant streets designed for pedestrian comfort and enjoyment.**

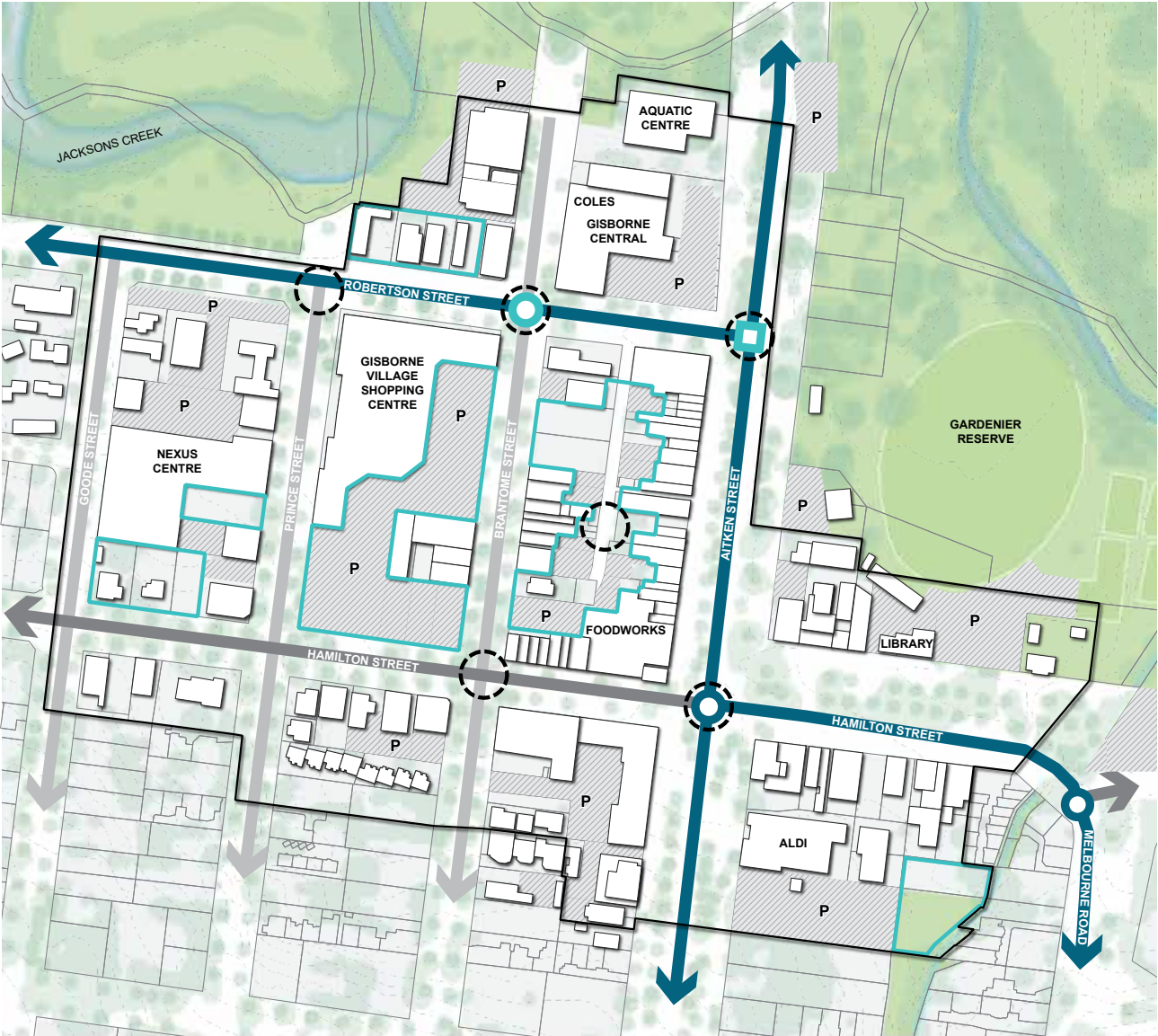
## Strategies

- Consolidate future town centre development within the current extents of town centre commercial zoning.
- Support development that maximises the capacity of available vacant and strategic redevelopment sites.
- Ensure that new development contributes to pedestrian amenity, business presentation and streetscape activation through design and built form.
- Ensure that the external edges of development that traditionally has blank walls on the street (such as supermarkets or car parks) provides active uses such as office, retail or residential units on the street edge.
- Ensure that access to services, vehicle entries, car parking and loading facilities are located and designed to minimise amenity impacts on the street.
- Support adaptive re-use of heritage buildings that contribute to the character of the town centre.

## Actions

- Finalise the Gisborne Urban Design Framework (UDF) to provide: a vision and set of principles to guide growth and change in the Gisborne town centre that includes:
  - built form design requirements and guidelines that are tailored to respond to the township character
  - streetscape concepts designed to improve pedestrian amenity and safety, and encourage private-sector investment in the town centre
  - placemaking strategies to revitalise and activate underutilised buildings and spaces, including through use of public art, decorative lighting and local cultural interpretation.
- Prepare a Design and Development Overlay for the town centre that embeds directions provided in the UDF into the planning scheme to ensure a high quality built form and streetscape outcome is achieved through future planning applications.
- Prepare local policy and decision guidelines to ensure that development applications in the town centre deliver on the vision contained within the structure plan.













-  Town centre boundary
-  Strategic redevelopment sites
-  Car parks
-  State arterial roads (DTP)
-  Connector roads (MRSC)
-  Local Roads (MRSC)
-  Intersections upgrades (roundabout/signals)
-  Priority focus areas for pedestrian safety upgrades

Figure 5. Gisborne town centre

## 4.2. New Gisborne town centre

New Gisborne will become a vibrant, self-sufficient and sustainable community that provides for the daily needs of residents within a compact, walkable catchment, set against the magnificent backdrop of the Macedon Ranges.

New Gisborne has excellent access to public transport and the Calder Freeway. A collection of community and social facilities have emerged to support the growing community, including a medical centre, schools, child care and aged care services. Council's regional sports facility will enhance the sporting, leisure and community focus for the precinct, and the Regional Shared Trail will provide an active, recreational connection to nearby smaller settlements.

New Gisborne is currently lacking a town centre, shops and access to basic daily necessities. Currently residents rely on private vehicles to travel into the Gisborne town centre which contributes to congestion, transport-related emissions and increased car dependency.

New Gisborne has the potential to deliver on the 20 minute neighbourhood concept, supporting local residents' daily living needs such as:

- retail services and goods (local shops, bakery, supermarket),
- local entertainment facilities (cafes and restaurants)
- local health services and facilities.

The housing densities proposed in the housing framework (Figure 7 on page 31) will create a sustainable catchment for a neighbourhood activity centre (NAC), including a full-line supermarket along with speciality retail, accommodated in new, mixed use developments.

The structure plan nominates space for a community hub on the corner of Hamilton Road and Barringo Roads. The Community Hub can facilitate co-location of a range of services and programs, with the proposed location providing ready access to the schools and regional sports precinct.

The community hub presents an opportunity to develop landmark buildings and public spaces that will strengthen the civic role of the town centre, and can act as a pedestrian 'anchor' to activate future town centre development adjacent to the train station. Refer to further detail on this in the Community infrastructure section on page 68.

### Objectives

**To provide for a self-contained town centre at New Gisborne which capitalises on existing infrastructure.**

**To facilitate development of a neighbourhood activity centre in New Gisborne that accommodates a mix of uses anchored by key pedestrian destinations including the station, Regional Sports Precinct and local schools.**

### Strategies

- Support the location of a full-line supermarket in the New Gisborne Neighbourhood Activity Centre to anchor future fine-grain retail, commercial and residential uses.
- Plan for increased population within 1,200m of the NAC to support the viability of businesses.
- Encourage a mix of uses that adds to vitality on the street.



**Figure 6.** New Gisborne town centre framework concept

### Action

As part of any development plan or precinct structure plan for New Gisborne growth areas, prepare an urban design framework for the NAC that provides for:

- a street network which is oriented to maximise connectivity to the railway station and other key destinations, and provide views to the Macedon Ranges from the rail corridor
- fine-grained main streets with an engaging pedestrian environment, including active frontages and a diversity of businesses, rather than internal, car-based shopping centres
- a layout and format that capitalises on the existing pedestrian anchors with short, walkable blocks
- wide footpaths to support pedestrian safety and mobility, and activities such as outdoor dining and footpath trading
- built form designed to attract a range of commercial and business services, in addition to retail, to facilitate business growth and provide a variety of employment opportunities
- a preferred maximum building height of 4 storeys
- substantial canopy trees and landscaping to buffer the visual impact of commercial built form as visible from nearby entrance roads and the rail corridor
- controls for signage and building quality and presentation that respect the character and visual qualities of the semi-rural landscapes and backdrop of the Macedon Ranges
- publicly-owned and managed civic open space to support events, community gatherings and social interaction
- car parking that is consolidated away from active street frontages to encourage walking throughout the precinct
- a community hub on the corner of Hamilton and Baringo Roads that can provide high-quality built form presentation to the corner, provide key community infrastructure and services and act as a catalyst for further development in the precinct
- local placemaking elements including art, cultural interpretation and public lighting.

### 4.3. Local activity centres

Local Activity Centres (LACs) will provide community focal points for walking and cycling, reduce the need to drive for basic convenience shopping, and will generate opportunities for incidental interaction in communal social spaces.

Local Activity Centres (LACs) will provide community focal points for walking and cycling, reduce the need to drive for basic convenience shopping, and will generate opportunities for incidental interaction in communal social spaces.

#### Station Road, New Gisborne

To avoid compromising the viability of the New Gisborne NAC, the Station Road centre will retain a focus on retail, community and non-retail commercial uses such as medical, office and smaller shopfront retailers, with supermarket development directed to locate in the NAC.

The site has capacity to incorporate a mix of uses, including residential upper levels, with a form and scale that is complementary to the highly valued character of the Station Road streetscape.

Achieving this requires an amendment to the New Gisborne Development Plan (2015) that revises the vision for the activity centre site to include opportunities for additional residential uses.

#### Willowbank Road

Willowbank Road is the subject of a current proposal to accommodate a retail development with a total of approximately 600sqm of retail space.

Given the recent housing growth that has occurred in this area and the newly completed Willowbank Primary School, a local convenience and community services role for the activity centre is encouraged and supported.

There is opportunity to improve the streetscape environment and enhance connections between existing and emerging land uses in proximity to the activity centre.

#### Ross Watt Road

The Ross Watt Road Development Plan proposes a small activity centre that will provide convenience retail and community services for the surrounding residential catchment.



Proposed local activity centre at Willowbank Road (image courtesy of Clarke Hopkins Clarke).

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## Objective

**To facilitate delivery of local activity centres that act as community focal points and provide walkable access to convenience retail and local services.**

## Strategies

- Support the provision of convenience retail and community infrastructure in LACs to meet the daily needs of residents, without compromising the function and roles of the Gisborne and New Gisborne activity centres.
- Support the planning and delivery of a LAC on Willowbank Road, including the current proposal to rezone to Commercial 1 Zone and apply the Design and Development Overlay to guide built form outcomes.
- Encourage development of a LAC in the early stages of Ross Watt Road development to provide walkable access to convenience retail.
- Promote a high quality streetscape outcome for the Ross Watt Road LAC that includes safe pedestrian crossing facilities, landscaping, and a streetscape that is wide enough to support outdoor dining and on-street activities.
- Ensure the Station Road NAC retains a focus on local convenience and services, with any supermarket development to be directed to the New Gisborne NAC.

## Actions

- Review and amend the New Gisborne Development Plan to re-define the role of the Station Road LAC to accommodate a mix of uses, including residential, and amend preferred locations for supermarket retailing.
- Prepare a streetscape master plan for the Willowbank Road LAC that focuses on improving pedestrian and cyclist amenity and provision of safe and comfortable access between the existing and emerging activity nodes and traffic calming on Willowbank Road.
- Support the rezoning of LACs together with appropriate design controls, consistent with their intended scale and role.



## 5. Housing framework

Provide inclusive and diverse housing including options that are accessible for a range of ages, household structures and affordability levels in locations with good access to services and infrastructure.

The housing framework will guide Gisborne and New Gisborne's residential development to ensure that housing supply is inclusive and caters for the needs of a growing and diverse community.

Currently, over 90% of homes are detached dwellings on large lots, with over 50% of houses containing only one or two people. House prices put home ownership beyond the reach of most moderate to low income households, particularly for key workers who provide essential services for the town.

As a regional centre, the Gisborne township will provide housing choice for all members of the community, including key workers, smaller families, single person households and younger and older people.

The housing framework seeks to increase diversity and affordability of housing. Offering greater choice in dwelling size, tenure type and price will support local businesses and provide essential workers with places to live close to where they work.

Greater housing diversity is to be achieved by increasing the range of dwelling types including shop-top dwellings, low-rise apartments, units and townhouses and detached family homes of different sizes, and on different sized lots, that provide for a range of affordability levels.

The structure plan identifies housing change areas, including neighbourhoods with larger lots that have capacity for further subdivision, and where these opportunities are limited, as described in Table 2 below and on the housing framework map (Figure 7).

**Table 2.** Housing change areas

Substantial change	
<p><b>Enable housing growth and diversity at increased densities close to jobs, services, facilities or public transport.</b></p>	<p>In Gisborne, the following substantial change areas are nominated:</p> <ul style="list-style-type: none"> <li>• <b>Gisborne town centre</b> and <b>Station Road LAC</b> – to increase the number of residential opportunities in activity centres.</li> <li>• <b>New Gisborne</b> – to facilitate the development of a sustainable community within proximity to the train station, schools and sports precinct.</li> </ul>
Incremental change	
<p><b>Incremental change areas have capacity to accommodate additional housing that respects existing valued neighbourhood character attributes while allowing for a degree of change to occur over time.</b></p>	<p>Two incremental change area types have been identified in Gisborne:</p> <ul style="list-style-type: none"> <li>• <b>Incremental 1:</b> Existing residential areas that could accommodate additional dwellings</li> <li>• <b>Incremental 2:</b> Existing greenfield and infill sites that are being developed under development plans.</li> </ul>
Minimal change	
<p><b>Minimal change areas are established residential areas that have limited capacity for housing growth due to special neighbourhood, environmental, heritage, landscape characteristics.</b></p>	<p>Areas nominated for minimal change have developed under recent development plans or have other planning controls or restrictions on title that constrain further development.</p>

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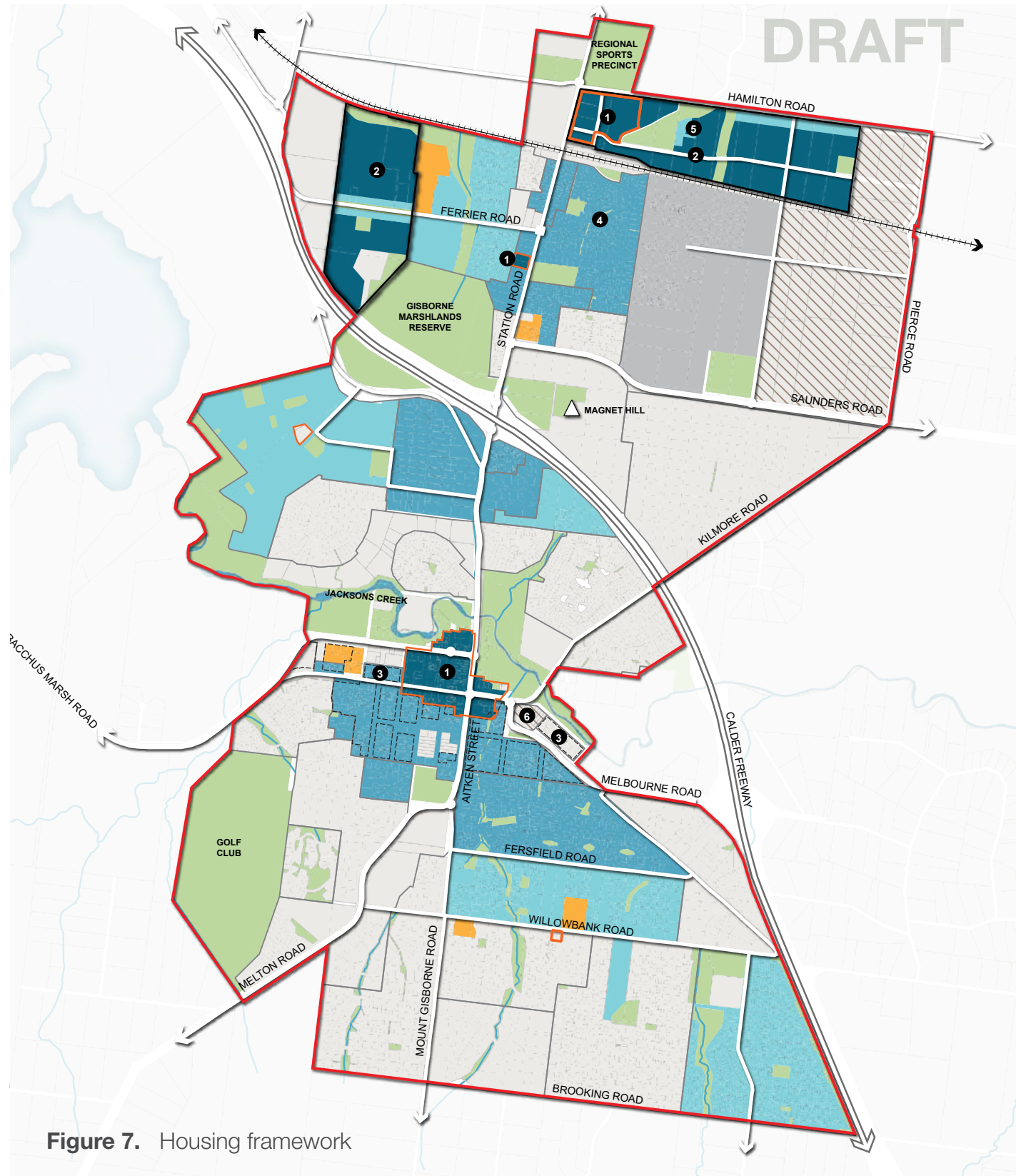
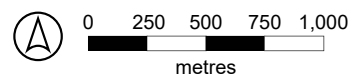


Figure 7. Housing framework

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|--|---|---|---|
| <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Protected settlement boundary</li> <li><span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> New Gisborne growth areas</li> <li><span style="border: 2px solid orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Activity centre boundaries</li> <li><span style="background-color: grey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing and proposed business park</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing and proposed DDO17</li> <li><span style="background-color: orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing and proposed aged care or retirement living</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Future investigation area</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Neighbourhood areas</li> </ul> <p>Rezone all existing GRZ areas to NRZ and prepare schedules for character types to guide the preferred future character.</p> | <ul style="list-style-type: none"> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> <b>Substantial Change</b><br/>Enable housing growth and diversity at increased densities.</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> <b>Incremental Change 1</b><br/>Existing residential areas that could accommodate additional dwellings.</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> <b>Incremental Change 2</b><br/>Existing greenfield and infill sites that are being developed under development plans.</li> <li><span style="background-color: lightgrey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> <b>Minimal Change</b><br/>Limited capacity for housing growth due to special neighbourhood, environmental, heritage, landscape characteristics.</li> </ul> | <ul style="list-style-type: none"> <li><b>1</b> Promote shop-top residential and mixed use development in activity centres.</li> <li><b>2</b> Facilitate sustainable community development with greater housing diversity and choice within proximity to the train station, schools and sports precinct.</li> <li><b>3</b> Proposed extension of DDO17.</li> <li><b>4</b> Remove DDO8 and restrictive covenants from the Chessy Park estate to allow incremental housing growth.</li> <li><b>5</b> Development subject to ecological investigation and vegetation retention.</li> </ul> | <ul style="list-style-type: none"> <li><b>6</b> Investigate planning controls for the Macedon House site that address:             <ul style="list-style-type: none"> <li>• the heritage values of the significant building</li> <li>• flooding and contamination constraints</li> <li>• protection of the escarpment landscape and significant trees</li> <li>• the visual sensitivity of the gateway location.</li> </ul> </li> </ul> |
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## Objective

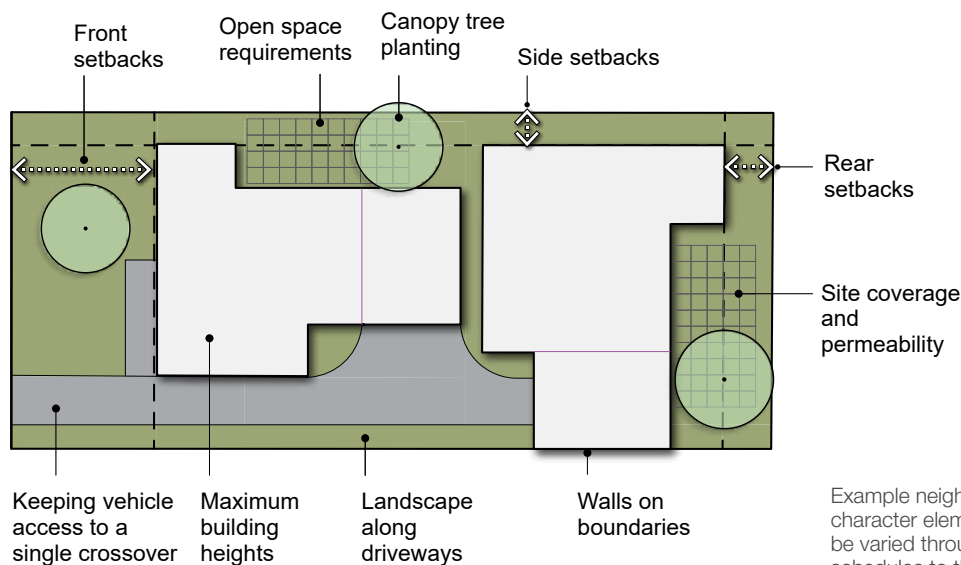
**To increase the supply of more diverse and affordable housing that is suited to a range of household structures and ages.**

## Strategies

- Direct new housing to locations with access to services and infrastructure.
- Support the subdivision of larger lots in Incremental Change Area 1 into dual occupancies or multi-unit developments providing neighbourhood character requirements are met.
- Provide greater housing diversity and choice in Substantial Change areas through a range of lots and buildings that are capable of accommodating a variety of dwelling types.
- Ensure that multi-unit and apartment developments provide for a range of household structures, including three and four bedroom family units as well as one and two bedroom homes.
- Promote shop-top residential and mixed use development in activity centres.
- Support the provision of social and affordable housing in new residential developments.

## Actions

- Amend the local policy for Gisborne and New Gisborne to reflect the housing aspirations contained within the structure plan.
- Extend DDO17 to include the block bound by Hamilton Street, Lyell Street, Goode Street and Neal Street, and lots with infill capacity at township entrances.
- Remove DDO8 and restrictive covenants from the Chessy Park estate to allow incremental housing growth within proximity to the train station and future New Gisborne town centre.
- Translate planning controls contained within Development Plan Overlays into new schedules to the residential zones in areas that have been developed.
- Work with government, the community sector and the development industry to improve the supply of social and affordable housing in Gisborne and New Gisborne.
- Investigate planning controls for the Macedon House site that address:
  - the heritage values of the significant building
  - flooding and contamination constraints
  - protection of the escarpment landscape and significant trees
  - the visual sensitivity of the gateway location.



Example neighbourhood character elements that can be varied through policy and schedules to the residential zones.





Example contemporary townhouses using natural materials and muted colours. Image courtesy of MGS.



Example low rise apartments in a garden setting. Image courtesy of MGS.



Mixed use development with apartments, office space and active ground floor level. Image courtesy of Hayball.



Use of trees and landscaping to mitigate views to higher density built form.

## 5.1. Neighbourhood character

Gisborne's existing residential neighbourhoods have a highly valued character that is defined by large houses on large lots set back in an established garden setting.

The draft Gisborne Neighbourhood Character Study (NCS) brings together a large volume of research that explores the various characteristics of streetscape and housing elements that define each neighbourhood.

Across the township a sense of spaciousness around houses is enhanced by:

- generous front and side setbacks
- low, permeable or non-existent front fences that allows for a generous visual connection between public and private realms.
- wide, tree lined streets with roads that follow topography and are aligned to capitalise on views to mountains, hills and open, rural landscapes.

The NCS has identified five broad Neighbourhood Character Types that reflect the same existing and preferred future character and design objectives:

1. Township Residential
2. Established Garden Suburban
3. Contemporary Garden Suburban
4. Large Lot Residential
5. Semi-Rural Living

All residential areas in Gisborne are currently zoned General Residential Zone (GRZ) (excluding low density and rural living areas). The purpose of this zone is to facilitate housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport. The GRZ permits building heights of up to 3 storeys, or 11 metres.

It is proposed to rezone most existing residential areas to Neighbourhood Residential Zone (NRZ) which places a two storey height limit on developments.

Implementation of the NCS will include greater setback and built form requirements in the schedules to the zones to ensure that any new development responds to the preferred future character of each area.

### Objective

**To ensure that new development makes a positive contribution to Gisborne's sense of place and responds to the existing or preferred future character.**

### Strategies

- Maintain the character of single and double storey development in Gisborne and New Gisborne's existing residential areas.
- Accommodate infill housing development that respects the existing rhythm, spacing and alignment of dwellings along the street.
- Ensure the design and siting of new buildings includes generous landscaping through the retention of existing canopy trees (where practicable) and allowance for the planting of new canopy trees and vegetation.
- Encourage innovative, contemporary design that is high quality and complementary to the prevailing form of development along the street.
- Maintain the spaciousness of front gardens and the view of these gardens and surrounding trees from the street.
- Ensure new development respects any visually sensitive interfaces with open space or the escarpment landscape.
- Support development proposals that demonstrate how the siting and design of new buildings and landscape response respects the existing or contributes to the preferred future character of the area.
- Align future character statements for character types/precincts to the housing change areas nominated in Figure 7 on page 31.

### Action

- Finalise the Gisborne NCS.
- Prepare a local policy that embeds preferred future character statements and design objectives for Gisborne and New Gisborne's residential areas into the planning scheme.
- Rezone most existing GRZ areas to NRZ and prepare schedules for precincts to guide the preferred future character.

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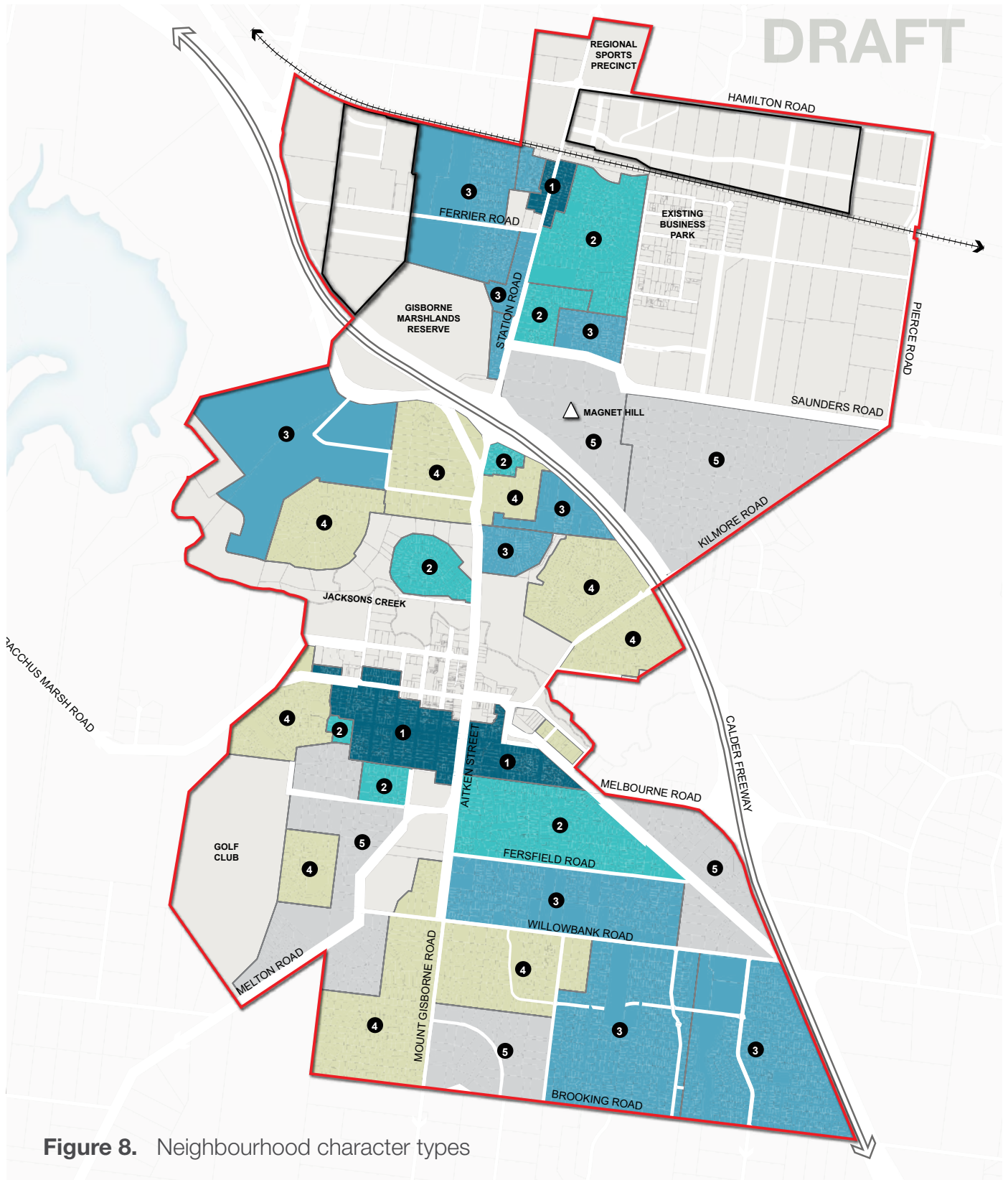
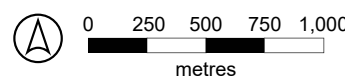


Figure 8. Neighbourhood character types

- |  |  |
|--|--|
|  Protected settlement boundary |  Township Residential         |
|  New Gisborne growth areas     |  Established Garden Suburban  |
|  Neighbourhood areas           |  Contemporary Garden Suburban |
|  |  Large Lot Residential        |
|  |  Semi-Rural Living            |



## 5.2. Sustainable housing growth in New Gisborne

The structure plan envisions a sustainable new community in New Gisborne with an urban form that prioritises walking and cycling to shops, jobs, public transport and schools to assist in reducing car dependency and transport-related emissions.

Future development in the New Gisborne growth areas will:

- provide greater housing diversity and choice,
- facilitate walking or cycling for everyday trips
- boost business viability and increase economic activity
- provide a sensitive design response to the character of nearby rural landscapes.

To achieve this, increased densities in the form of low-rise apartments, (up to four storeys), townhouses and small-lot housing development are proposed within 1,200m of the New Gisborne town centre.

A minimum density of 35 dwellings per hectare is often cited as the threshold required to reduce car dependency and support sustainable public transport and active transport networks. Below this intensity distance and travel times to access daily necessities result in car dependency.

Higher housing densities in New Gisborne will be supported by a high quality public realm, as smaller dwellings will require connections to outdoor communal and public open spaces that provide amenity for residents.

New streets will be wide enough to contain landscaping, active spaces and WSUD, and support substantial canopy trees to visually buffer higher built form.

Proposed densities will achieve a viable population to support a neighbourhood activity centre that includes a range of shops and services and will reduce the need for residents to drive into the Gisborne town centre to access everyday necessities.

If developed at the proposed densities, this can be achieved in New Gisborne while limiting the need for excessive outward sprawl.

### Objectives

**To achieve residential densities and urban design that supports the viability of local shops and services, promotes walking and cycling and decreases car dependency.**

**To provide medium density housing that is responsive to the site and local context, with high levels of amenity and contemporary design.**

**To achieve wide streets that support substantial tree canopies for cooler urban environments and to visually soften the appearance of higher density housing.**

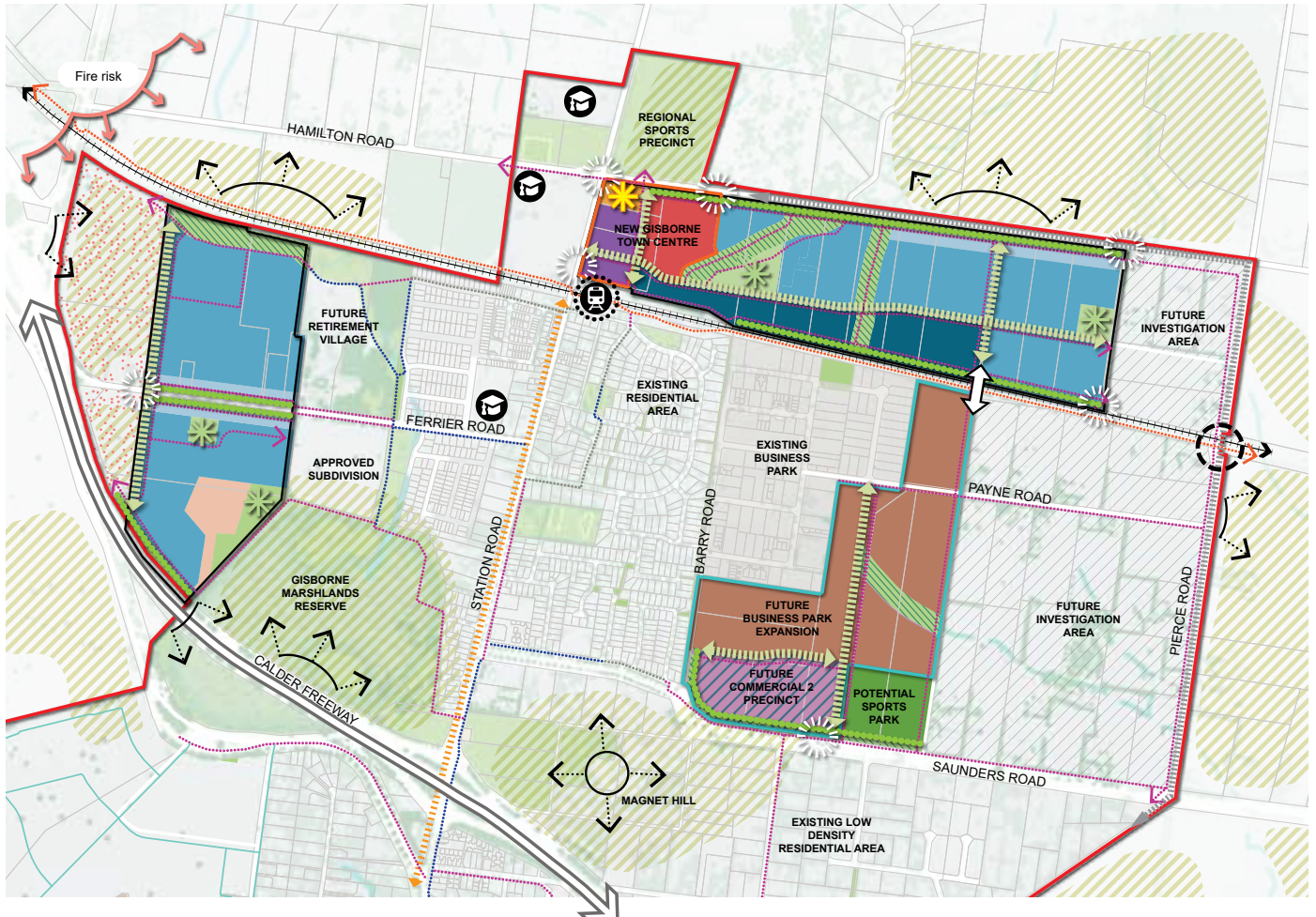
### Strategies

- Encourage a range of built form typologies including low-rise apartments, duplexes, townhouses and smaller housing lots in New Gisborne growth areas.
- Aim for residential densities in proposed residential growth areas in New Gisborne that achieve minimum targets of:
  - 50 dwellings per hectare in ‘central urban’ areas
  - 35 dwelling per hectare in ‘urban’ areas
  - 6.5 dwellings per hectare along the ‘semi-rural’ interfaces.
- Support developments that provide ample green spaces within verges and road reserves.
- Ensure medium density housing developments include communal open spaces and gardens.

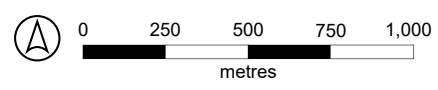
### Action

Prepare design guidelines/controls for medium density and low-rise developments to ensure a high-quality built form, amenity and landscape response is provided.

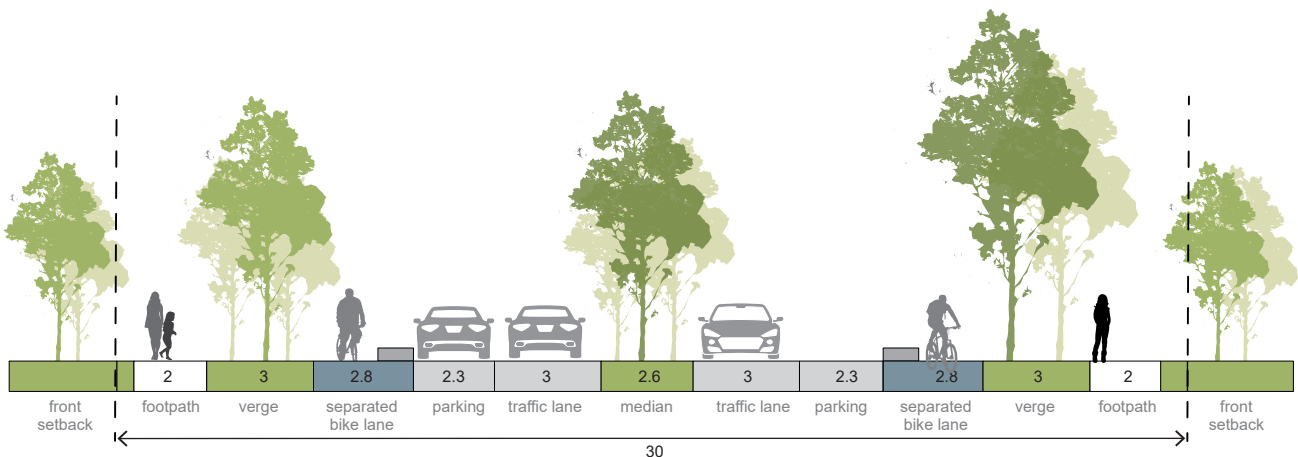
**Figure 9.** New Gisborne Framework Plan



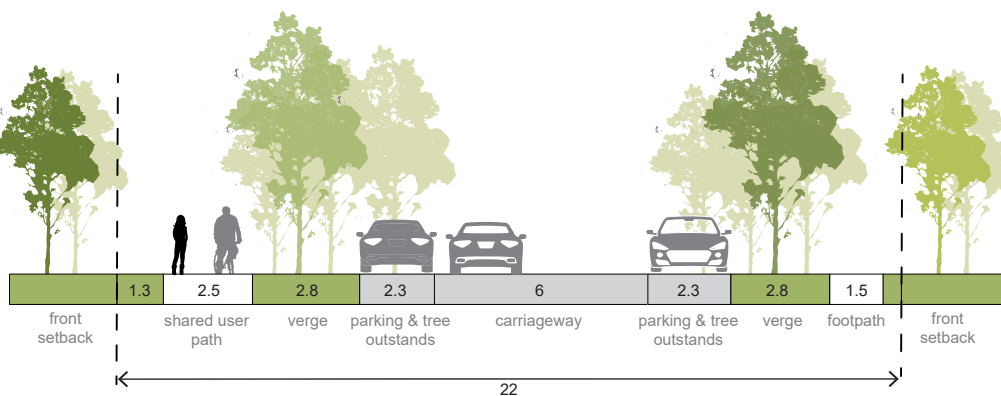
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|---|--|---|
| Protected settlement boundary   | New Gisborne growth areas<br>Detailed design subject to future Precinct Structure Plan or Development Plan.  | Business park expansion area<br>Apply Development Plan Overlay (DPO)                                  |
| Key views   | Central urban<br>50 dwellings per hectare<br>Small lot housing, townhouses / units, low-rise apartment buildings (up to 4 storeys).                            | Proposed Design and Development Overlay (DDO)   |
| Visually sensitive landscapes   | Urban<br>35 dwellings per hectare<br>Detached dwellings, dual-occupancy, small lot housing, townhouses / units, low-rise apartment buildings (up to 3 storeys) | Rezone to Industrial 3 Zone   |
| Area constrained by bushfire risk   | Semi-rural interface<br>6.5 dwellings per hectare<br>Detached dwellings  | Rezone to Commercial 2 Zone   |
| Landscape buffer to sensitive interfaces  | New Gisborne town centre<br>Prepare an Urban Design Framework for New Gisborne town centre, consider use of DDO or DPO to guide development.                   | Future investigation area   |
| 30m boulevard connector roads<br>Refer to section diagram   | Potential community hub and civic open space   | Upgrade the Hamilton Road, Pierce Road and Kilmore Road corridor to relieve pressure on Station Road. |
| Open space: social recreation and local parks   | Rezone to Commercial 1 Zone  | Existing / planned shared path  |
| Open space: potential sports park   | Rezone to Mixed Use Zone   | Potential shared path   |
| Open space: future conservation, waterways, encumbered land and landscape buffers   | Integrated transport hub   | Potential on-road connections   |
| Town entry points<br>Reinforce town centre entry points and key intersections with high quality built form and landscape treatment that provides a clear signal of entry. | Potential community hub and civic open space   | Regional shared trail   |
| Potential pedestrian and bicycle connection across railway line.  |  | Investigate feasibility of alternative road bridge  |
| Existing schools  |  | Potential high-frequency bus route along Station Road / Aitken Street / Mount Gisborne Road           |



**Figure 10.** Example street cross sections



**30m boulevard connector road**



**22m internal connector**

## Action

Work in collaboration with the state departments, utility and service providers and land owners to develop a precinct structure plan or development plan for the New Gisborne growth areas that captures the direction provided in the Gisborne Structure Plan.

Future growth areas are to include:

- residential housing densities as set out Figure 7 on page 31.
- open spaces that are designed to be multi-functional and integrate active, passive and drainage and conservation uses
- a subdivision and built form interface that reflects the semi-rural setting at the township edge and provides breaks for views to the ranges
- a landscape and streetscape plan that demonstrates how the layout and design of public and private spaces and selection of plants can improve urban biodiversity outcomes, and encourage landscape connectivity through areas of new development
- future roads that accommodate a fine-grain shared user path network with verges and medians that accommodate substantial tree planting and green infrastructure.
- an integrated water management plan (IWMP) that demonstrates efficiency in the capture, storage, treatment and re-use of water resources
- hydrology modelling to ascertain flood conditions and a storm water management strategy that supplements the IWMP
- application of ESD and sustainable subdivision principles
- residential design guidelines that demonstrate how housing is to be responsive to the site and local context, with high levels of amenity, open space and landscaping, contemporary design and use of natural materials and muted colours that reflect the surrounding rural landscapes.

## 6. Economic and employment growth

Increase opportunities for economic growth, business development and local employment so people can live close to where they work.

### Regional and local economic context

Gisborne is located at the southern edge of the Loddon Campaspe region, with the advantage of ready access to Melbourne's infrastructure, markets and workforce.

The Loddon Mallee Economic Growth Strategy (LMEGS, RDV, 2019) identifies the 'Regional Employment and Innovation Corridor' between Gisborne and Echuca-Moama as a focus for investment. Among other things, the strategy seeks to:

- attract new business investment, particularly manufacturing
- ensure provision of adequate industrial and employment land to support the growth of regional industry
- boost resource recovery and materials reprocessing
- invest in township renewal to increase amenity and attract a skilled workforce.

The 'Thriving Townships' objective in Council's Economic Development Strategy 2021-2031 expands on the LMEGS and emphasises the importance of

'investment in township infrastructure, land for local employment and future housing requirements that underpin sustainable local economic development'.

It highlights the need for integration of economic development activity with land use planning through township structure plans.



## 6.1. Gisborne Business Park

The Gisborne Business Park performs an important economic and employment role for the district and, along with Kyneton, is one of the key employment areas within the shire.

Despite the economic disruption caused by the COVID pandemic, the business park has continued to experience business and employment growth in recent years.

The precinct is home to a diverse mix of businesses, many of which are more commercial than industrial including private recreation facilities, trade supplies and a distillery. Demand for commercial uses serving the local population will continue to grow as Gisborne's population expands.

In addition to 'core' retail-based activity centres, there is projected to be substantial growth in demand for bulky goods and restricted retail.

A Commercial 2 precinct on Saunders Road will attract both new businesses seeking affordable land and allow some businesses in the town centre to relocate, freeing up existing town centre sites for more integrated land uses.

Expansion of the precinct to the south and east will improve the profile of the business park by increasing exposure, however the built form interface must be carefully designed to respect the visual values of the township entrance.

It is vital the Gisborne Business Park is protected and supported to:

- increase local employment opportunities
- provide goods and services to the local resident and business population, and reduce the need to travel outside the Shire
- attract new business opportunities aligning to growth sectors of the economy
- reduce escape expenditure.

Economic and land supply modelling recommends:

- that the business park accommodate an additional 30-46 hectares of land over the next 20-30 years to support local and regional jobs and services
- that 5-10 hectares of Commercial 2 land be provided.

### Objectives

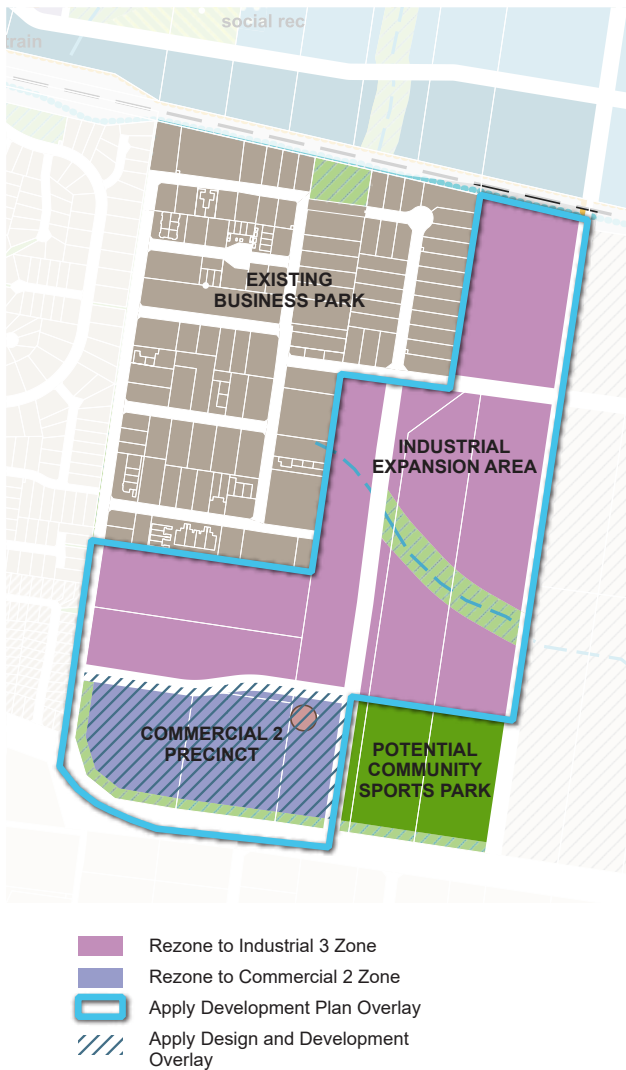
**To promote the Gisborne Business Park as a key location for commercial and industrial business growth and local employment opportunities, complementing the roles of the Gisborne and New Gisborne activity centres.**

**To reduce the need for residents and business to travel outside of the municipality to access goods and services, improving economic efficiencies and reducing travel emissions.**

### Strategies

- Facilitate expansion of the Gisborne Business Park to the south and east to attract business investment and the creation of new employment opportunities.
- Concentrate large format and restricted retailing in the business park and direct higher-order uses, including commercial and residential, to the Gisborne and New Gisborne town centres.
- Ensure that the provision of employment land can respond to demand by providing a diverse mix of lot sizes within the business park.
- Discourage supermarket and shop uses in the business park that may undermine the viability of the New Gisborne NAC.





**Figure 11.** Gisborne Business Park

## Actions

- Rezone land along Saunders Road and Barry Road in the business park expansion area to the Commercial 2 Zone.
- Rezone the balance of land within the business park expansion area to Industrial 3 Zone to provide for light industrial and commercial uses.
- Apply the Development Plan Overlay to ensure logical and coordinated delivery of the business park.
- Prepare a development contributions plan that ensures appropriate contributions to road, pedestrian, open space and community infrastructure are provided during development.
- Review and finalise the Gisborne Business Park Development Plan to include proposed expansion areas in accordance with the following key principles:
  - integration with the established business park
  - investment and business attraction
  - attractive and consistent design of the public realm
  - well-designed built form and treatment of sensitive interfaces
  - functional design of the movement network
  - functional design of servicing infrastructure.

## Objective

**To ensure that the business park is a high quality development designed to integrate with the semi-rural township character of Gisborne.**

## Strategies

- Support commercial development along Saunders Road that provides a high quality, attractive frontage to the business park, and a well-designed interface that is compatible with adjacent residential uses and provides a sensitive response to the visual qualities of views to the north.
- Support development of light industrial uses, including office-warehouses; automotive and building services; and small-scale manufacturing as a buffer between the existing industrial area and nearby sensitive land uses
- Design and locate use and development in the business park to protect the visual and physical amenity of adjacent residential land.
- Support public realm improvements within the existing business park area (landscaping, footpaths etc.) to improve access and amenity, and to provide an attractive setting for future private investment into the area.
- Ensure future development protects and retains the creek corridor within open space, and incorporates integrated water management, WSUD and BSUD to support the ecological and drainage functions.

## Objective

**To future-proof for longer term expansion of the business park beyond the horizon of the structure plan.**

## Strategies

- Support longer-term expansion of the business park to the east, along the train line to provide an appropriate buffer to sensitive uses.
- Retain Rural Living Zone within the township boundary to retain a 'semi-rural' edge in the interim, and to ensure that sufficient land is available for long term business needs in locations that are not likely to result in land use conflict.

## Actions

Prepare a Design and Development Overlay to control the built form outcome along the Saunders Road frontage of the business park. The DDO is to include (but not be limited to):

- built form height and setback controls to minimise visual impact of development from gateway entrance
- building separation that provides for views to the north
- a material/colour palette that includes muted and natural colours and materials that provide sensitive response to the entrance road and backdrop of views to the north
- an attracting, active interface that provides address to the road
- controls that minimise the extent of signage
- provision for attractive landscaping, active transport access and substantial canopy trees.
- Apply the Heritage Overlay to Woivurrung Cottage at 111 Saunders Road, and ensure adequate curtilage and a sympathetic design response is provided to protect the amenity of the cottage.
- Prepare policy guidelines to ensure advertising and building signage or branding does not detract from the amenity, streetscape or landscape character of the area, particularly in sensitive and strategic areas and along main roads.
- Amend the 'Design Guidelines for Industrial & Commercial Development for the Macedon Ranges Shire' (2012) to include new industrial and commercial zoned land.

## 6.2. Tourism

Gisborne is the gateway to the Macedon Ranges. It has a small but emerging tourism and events role, with smaller-scale accommodation and event spaces available. Although tourism is not currently identified as an economic strength, there is an opportunity to support ongoing provision of spaces for events, hospitality and visitor accommodation.

Gisborne is also a popular destination for day trippers to the Macedon Ranges and Hanging Rock for its food retail offerings, while the monthly Gisborne Olde Time Market is a popular regional attraction.

The benefits of tourism must be balanced against the protection of Gisborne's valued amenity and landscapes, including its reserves, the Jacksons Creek escarpment, and existing vegetation, street trees and landscaping.

Opportunities exist to support tourism including increased provision of overnight accommodation, as well as building on Gisborne's well-established strength in retail food by addressing gaps in night-time dining and entertainment.

Realising these opportunities will enhance the emerging brand of the town centre as a regional gathering place for food and trade in a village setting.



### Objective

**To promote Gisborne as the gateway to the Macedon Ranges, and an attractive place to visit for shopping, food, events and recreation.**

### Strategies

- Support development that provides opportunities to increase tourism in the town.
- Promote Gisborne as a destination for cycling, walking and recreation, in addition to food retail.
- Provide well-signed access that encourages visitors to extend their experience and explore the retail and hospitality offering of Gisborne as part of a new wayfinding strategy.
- Promote the Gisborne town centre as a destination village to be enjoyed, through prioritising the pedestrian experience and economic activity.
- Promote and develop community and entertainment facilities that attract visitors from the region and further afield.
- Encourage food and entertainment businesses and events that provide night-time activation.
- Support the Gisborne Market and work with organisers to ensure the location and operations remain appropriate.
- Facilitate development of and connections to the Regional Shared Trails project and support the development of complementary uses which support use of the trail and visitation to New Gisborne.

### Actions

- Develop a program of community events, festivals and activities to take place in the streets and open spaces within the town centre.
- Finalise the Gisborne Urban Design Framework to set out guidelines for signage and provide details of pedestrian and streetscape improvements in the town centre.
- Update the Macedon Ranges Shire-Wide Footpath Plan to identify and prioritise links between the New Gisborne NAC and the Regional Shared Trail.

## 7. Heritage and culture

Identify, protect and celebrate important elements that contribute to Gisborne's unique post-contact and Aboriginal cultural heritage.

Macedon Ranges Shire has a strong and proud Aboriginal heritage stretching back many thousands of years. Gisborne and surrounds is within the traditional country of the Wurundjeri Woi Wurrung people for whom natural landscapes form part of a single, holistic, cultural and spiritual landscape.

Contact between the Woiwurrung people and European settlers in the Gisborne region began in the early nineteenth century. Dispossession of the Woiwurrung was facilitated by the occupation of the land by squatters and pastoral settlers.

Robert Hoddle was commissioned to lay out a proper township in 1851. The original village was laid out on a formal grid with wide streets, and confined to the inner slopes of the Jacksons Creek Valley on the south side of the creek. Hoddle named it 'Gisborne' after Henry Fysche Gisborne, the Commissioner of Crown Lands who set up an outpost for his Border Police troopers in 1840 to assist colonists with the suppression of Aboriginal resistance.

From 1851, the town quickly grew as a result of the gold rushes in Bendigo and Castlemaine and the railway line was constructed to service the goldfields. Schools, churches, dwellings, hotels and other buildings and bluestone infrastructure were built from this time, and for at least seven decades, from 1871 Gisborne was the focus of a strong and dedicated tree planting program which has resulted in the stunning tree-lined avenues that contribute to the amenity of local neighbourhoods, open spaces and landscapes today.

A number of historic buildings and places from Gisborne's early development still stand today and are highly valued by the community. At least two of these early buildings are of state significance: Macedon House and the Gisborne Railway Station are both listed on the Victoria Heritage Register (VHR) and there is also a large number of locally significant heritage precincts and buildings in Gisborne that are protected by Heritage Overlays. These include the Gisborne Cemetery, current and former civic buildings, and historic homes.

### Objective

**Ensure new development appropriately responds to heritage sites, places and values.**

### Strategies

- Protect Macedon House and Gisborne Railway Station, including its curtilage and setting, when designing any development in and adjacent to the heritage buildings on these sites.
- Support sympathetic development around heritage sites so the heritage significance of a site or streetscape is protected and retained.
- Support sympathetic restoration and adaptation of heritage sites by allowing complementary uses that facilitate ongoing preservation and maintenance.
- Support adaptation and re-use of heritage buildings and older dwellings within the township.
- Continue work to identify, assess and document places of cultural heritage significance in Gisborne for protection under the planning scheme.

### Actions

- Undertake a heritage assessment to determine whether two sites in the vicinity of the Gisborne Railway Station should be included in the station's VHR citation and/or included under the Heritage Overlay in their own right:
  - possible former stationmaster's house at 4 Barringo Road
  - hotel building at 283 Station Road.
- Apply the Heritage Overlay to Woiwurrung Cottage at 111 Saunders Road.

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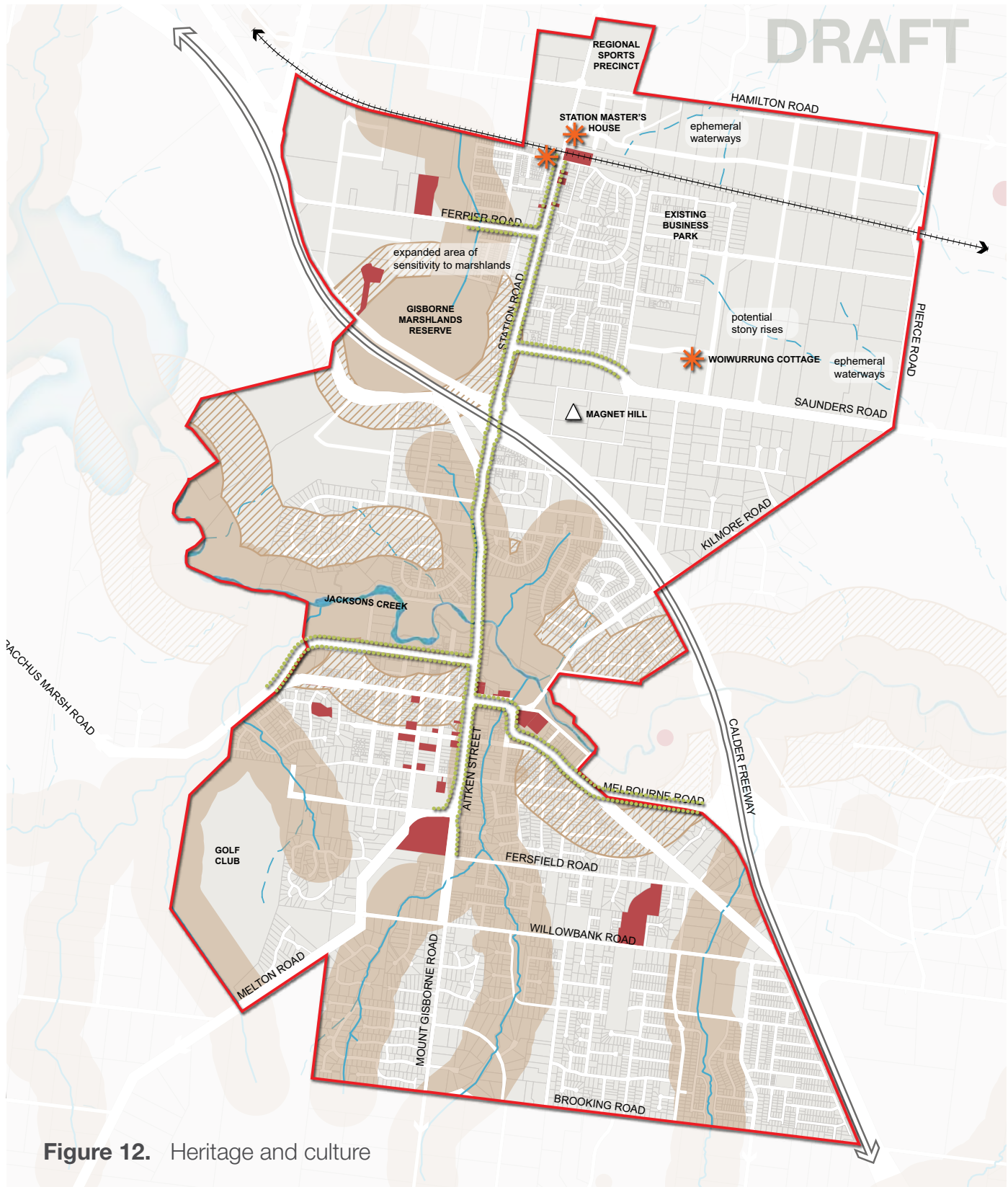
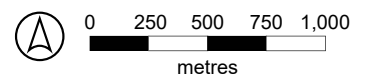


Figure 12. Heritage and culture

-  Protected settlement boundary
-  Waterways
-  Cultural heritage sensitivity
-  Potential expansion of cultural heritage sensitivity mapping.
-  Existing Heritage Overlay
-  Roads with significant avenue trees
-  Potential heritage site



## 7.1. Aboriginal cultural heritage

While the significance of tangible assets like scar trees and stone tools is well recognised, Aboriginal cultural heritage also encompasses intangible aspects such as cultural landscape associations, including with particular landforms and natural features, such as waterways and their corridors; and important views both to and from places of significance.

Areas of cultural heritage sensitivity are mapped around a number of Aboriginal cultural heritage sites in and around Gisborne, as well as along waterway corridors including Jacksons Creek. However Aboriginal artefacts have been found at numerous sites in the Gisborne region outside of these defined areas.

The following additional areas of Aboriginal cultural heritage sensitivity should be considered for further investigation prior to development:

- **Landscape features** and significant views, including towards Camel Hump, Mount Macedon, Mount Robertson and in the direction of the Sunbury Earth Rings, and to and from Mount Gisborne and Magnet Hill.
- The **Jacksons Creek corridor** is identified as having the potential for Aboriginal cultural significance as an important travel route and place of natural resources.
- The **Gisborne Marshlands Reserve** has cultural significance for the potential presence of items of cultural heritage significance, including flora and fauna.
- **Ephemeral creeks**, unnamed drainage lines and stony rises could contain artefact scatters.
- **Large old trees** should be retained and surveys for scar trees should be undertaken. Further regeneration is encouraged via natural recruitment and revegetation programs.

### Objective

**To enhance and celebrate Gisborne's Aboriginal cultural heritage in its open spaces and landscapes.**

### Strategies

- Provide a buffer to the Gisborne Marshlands Reserve to protect areas of potential cultural heritage sensitivity.
- Protect remnant large old eucalypts and other indigenous species and encourage their regeneration within the landscape.

### Actions

- Provide access along waterways and to landscape highpoints that would have been featured in the cultural interpretation of the landscape (i.e. wayfinding, travel routes, food sources).
- Use culturally significant species in revegetation projects, and landscaping of public open spaces and parks.
- Include interpretative signage, pause points and design elements that reflect Aboriginal values through the town centre and Gisborne's open space areas.
- In consultation with Wurundjeri Woi Wurrung, use Aboriginal names and terminology in the future naming of places, and symbolism in the future design and interpretation of places, which could be through layout or materiality.
- Continue to work with the Registered Aboriginal Party to identify cultural heritage values on public land, including the Jacksons Creek river terraces, ephemeral creeks and stony rises.

## Objective

**To ensure new development appropriately responds to Aboriginal cultural heritage sites, places and values.**

## Strategies

- Request desktop cultural heritage assessments prior to, or early in the design phase, for any development within the areas identified as having potential cultural sensitivity. These include:
  - undeveloped land within 500m of Jacksons Creek, including the escarpment and alluvial terraces
  - undeveloped land to the south and west of the Gisborne Marshland Reserve, ephemeral creeks and stony rises.
- Ensure identified sites are appropriately and respectfully integrated with open space and landscape connections during the early stages of the design process for new development.
- Encourage the use of culturally significant species in the landscaping of new development.

## Actions

- Identify, assess and document places of Aboriginal cultural heritage significance in Gisborne, and provide for their protection and conservation.
- Consult with the Registered Aboriginal Party on any development within the Jacksons Creek corridor area of sensitivity. The location and design of any crossing or works should:
  - maintain continuity of the creek line along this movement and resource corridor
  - retain unmodified natural outcrops and remnant native vegetation
  - be designed to minimise visual impact on the cultural landscape.
- Identify areas containing culturally valued species (not just rare or endangered) and explore the potential to protect these through Planning Scheme controls, such as Vegetation Protection or Environmental Significance Overlays.



## 8. Landscape, open space and environment

Enhance landscape, open space and environmental values through connected green spaces, protection of important landscape features, and integration of biodiversity values while planning for more resilient and sustainable communities that can withstand the effects of a changing climate.

### 8.1. Gisborne's landscape setting

Gisborne is located on the edge of the Victorian volcanic plain, near where the flat to undulating landscape intersects with hills and mountains of the upland region.

The township is established in the alluvial valley of Jacksons Creek that has worn a deep ravine into the basalt plain and provides a green backdrop to the town centre with its steep escarpments and adjoining open spaces.

Mount Gisborne provides a natural edge to the township to the south, and the smaller rise of Magnet Hill is a landmark featured in the middle ground of many views within and around town.

The Macedon Ranges are the defining landscape feature of the shire and are exemplary within the state context. The wide, forested backdrop of the ranges terminates views and makes a significant contribution to the visual landscape setting of Gisborne and New Gisborne.

Protection of the visual and physical qualities of the landscape around Gisborne has shaped the town's historic development. The protected settlement boundary will ensure that the views to significant landscape features and Gisborne's rural landscape setting is protected from further development in perpetuity.

Within the settlement boundaries the visual impact of residential development on the escarpment has the potential to compromise the quality of the landscape, and must be carefully managed.

Views and visually sensitive landscapes within the settlement boundary have been identified to ensure that the attributes of these are recognised and an appropriate design response is applied.

#### Objectives

**To enhance Gisborne's semi-rural character through retention of views to significant landscape features and surrounding rural landscapes.**

**To protect visually sensitive landscapes from development that will compromise their quality and influence on the semi-rural character of Gisborne.**

#### Strategies

- Recognise the local landscape significance of the Jacksons Creek escarpment and its visual sensitivity.
- Support development that minimises the visual intrusion and potential impact of buildings, earthworks and infrastructure on landscape features and views through sensitive siting, design and landscaping.
- Support contemporary design responses that minimise visual impact through low-scale built form and upper level setbacks, design detailing, use of muted colours and simple material palettes.
- Encourage subdivisions and new developments to orient streets and pedestrian links to capture views and vistas to nearby landscape features.

#### Actions

- Amend the Macedon Ranges Statement of Planning Policy to include the proposed protected settlement boundary for Gisborne.
- Assess the Jacksons Creek valley landscape for potential application of the Significant Landscape Overlay (SLO).



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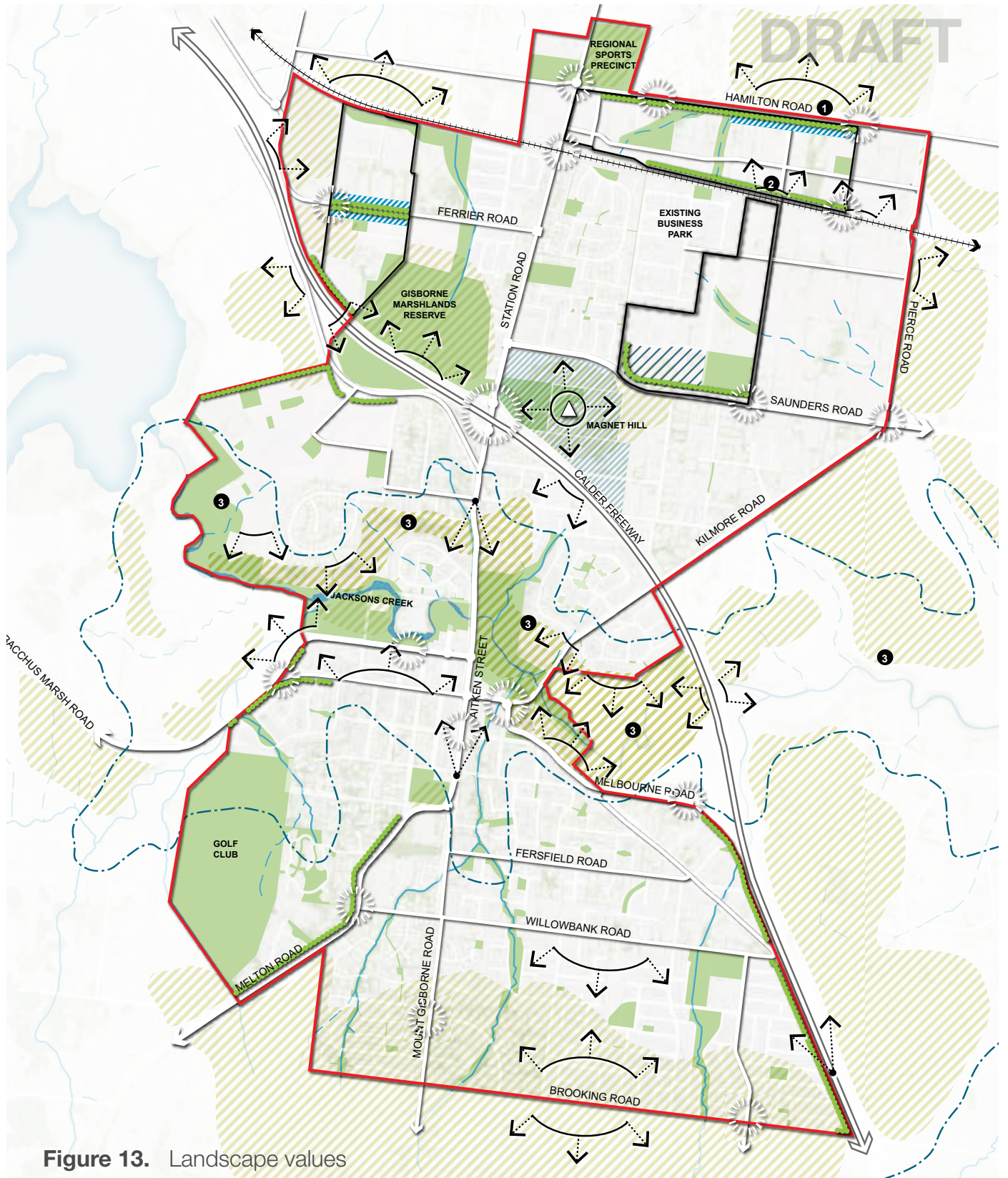











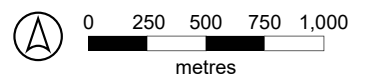


Figure 13. Landscape values

-  Protected settlement boundary
-  New Gisborne growth areas
-  Jacksons Creek valley landscape area
-  Significant Landscape Overlay (SLO)
-  Key views
-  Gateways and township entry points
-  Visually sensitive landscapes
-  Open space
-  Semi-rural interface
-  Landscape buffer
-  Proposed Design and Development Overlay (DDO): Saunders Road entrance

- 1** Align settlement boundary to Hamilton Road to protect significant views to the north.
- 2** Ensure breaks in built form, open space and road alignments along railway line are designed to capture views to the Macedon Ranges.
- 3** Assess the Jacksons Creek valley landscape for potential application of the Significant Landscape Overlay (SLO).



## 8.2. Entrances and edges

The township entrances and edges provide a series of different landscape experiences as a number of main roads from the surrounding region converge on the town centre of Gisborne.

These include the heavily forested entrance from Bullengarook, to the undulating hills and bush in the south, the mountain terrain in the north and the rural farmland in the east. From each direction there is a clear transition into Gisborne's valley at Jacksons Creek, creating a sense of arrival into the town centre.

The structure plan recognises the character and visual significance of Gisborne's entrance roads, including avenue trees, wide road reserves and the rural and open space setting of the township, the visually recessive interfaces to residential areas and views and vistas to surrounding landscape features.



## Objectives

**To provide semi-rural township edges that provide a transition from open, rural landscapes to the township.**

**To ensure that housing and development is visually recessive to the broader landscape setting on township edges and entrances.**

**To strengthen the sense of arrival to the Gisborne / New Gisborne township area.**

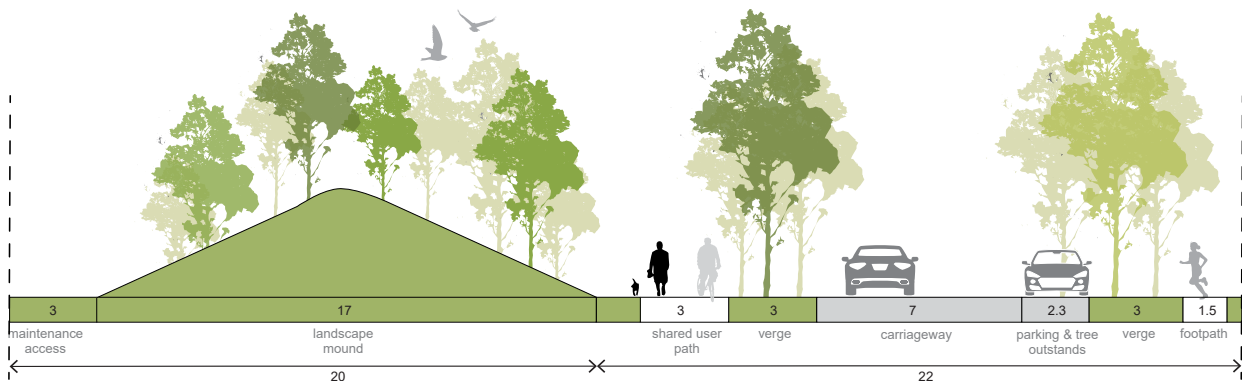
## Strategies

- Support site responsive development and infrastructure that is considerate of sensitive interfaces, particularly for land on township edges that is adjacent to low density residential or rural zoned land.
- Ensure access to new development is designed to provide a transition from rural landscapes, with opportunity to retain existing significant roadside vegetation or perimeter planting and landscape buffers to visually separate new housing.

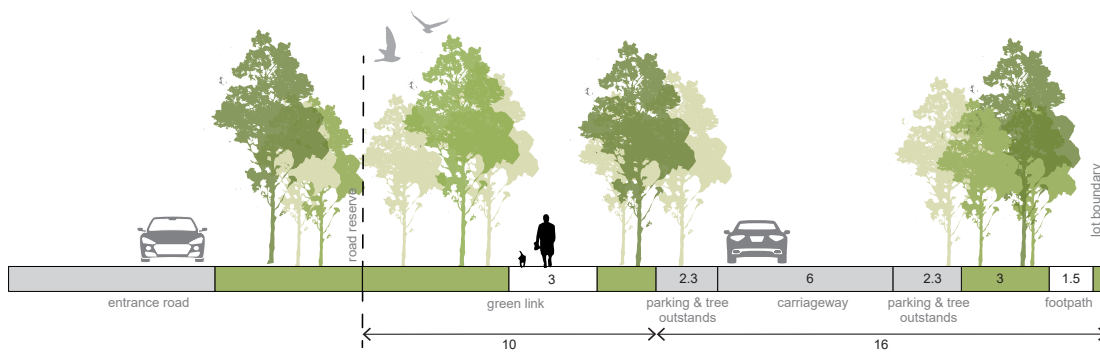
## Actions

- Require landscaped mounding to the edge of the Calder Freeway to provide visual and acoustic amenity, and minimise the appearance of new development as viewed from the road corridor as part of any future precinct or development plan.
- Require lots adjoining entrance roads to provide service roads or rear lane access and landscape buffers with shared user paths adjacent to the road.
- Provide large lot, semi-rural interfaces and landscape buffers to entrance roads and visually sensitive landscapes in new subdivisions.
- Reinforce township entry points and key intersections with high quality built form and landscape treatment that provides a clear signal of entry.
- Avoid insensitive or branded built form, lighting, billboards and signage that could detract from the quality of township entrances.

**Figure 14.** Example entrance road cross sections



**Freeway interface landscape mounding**



**Entrance road with 'green link' landscape edge**

### 8.3. Trees

Gisborne's street trees are an important part of the township history, character and identity with many of the significant oaks and elms planted over 130 years ago. Stunning tree-lined avenues contribute to the amenity of local neighbourhoods, open spaces and landscapes. They feature in views and gateways and have biodiversity, habitat, visual and recreational values.

Trees are essential elements of urban streetscapes. They sustain cooler, healthier environments, support biodiversity and habitat for wildlife in urban areas, restore soil moisture levels to recharge and stabilise groundwater levels in catchments, which are all attributes that can assist with climate change mitigation.

In addition to the street trees, there are many large significant old trees on private property that contribute to the town's green backdrop.

Substantially increasing tree cover is a major priority for climate change adaptation as trees provide shading and cooling to urban areas, support a comfortable walking environment, and contribute to improved storm water management.



## Objectives

**To protect and retain existing trees on public and private land, and increase tree canopy cover throughout the township.**

**To ensure that new development provides for a substantial tree canopy and that provision for canopy trees is a key consideration in the design of streets, public spaces and private garden areas.**

**To foster a sense of ownership and responsibility among the community towards the town's trees and green spaces.**

## Strategies

- Prioritise establishment of green infrastructure in streets and open spaces including canopy trees, water sensitive design and landscaping in streetscape verges, gardens and open spaces.
- Design new subdivisions to ensure that road widths are sufficient to accommodate canopy trees.
- Require site-responsive subdivisions and developments that protect and retain existing trees by incorporating them into the design of streets and open spaces.
- Ensure new development is designed to accommodate medium to large canopy trees through provision of communal or private open spaces and garden areas with deep soil zones and adequate setbacks.
- Ensure that tree species selection and spacing has regard to bushfire risk.
- Ensure longevity of street trees by selecting species that withstand future climate forecasts.

## Actions

- Vary the landscape standard in schedules to the residential zones to include requirements for canopy trees in front setbacks and garden spaces.
- Review planning scheme provisions related to trees and vegetation and develop options for increasing tree canopy coverage and strengthening tree protection on public and private land. The review should:
  - develop criteria that provide clear thresholds for establishing the significance of a tree
  - identify significant trees within both public spaces and private property, and use appropriate planning tools (such as the Vegetation Protection Overlay) and management techniques to provide greater protection
  - include an urban heat mapping study to identify areas of low canopy cover, including neighbourhoods and key pedestrian routes
  - establish tree canopy targets and prioritise areas according to need
  - plan for additional street tree planting and succession planting for trees that are ageing throughout the town centre, or for those that are identified as potentially impacted by future road widening or intersection works.
  - encourage use of management techniques such as lopping and consideration of under-canopy use to retain large old trees on private and public land.
- Undertake educational campaigns to educate residents, businesses, and local organisations about the benefits of trees, proper tree care and the role of trees in climate change adaptation and mitigation.

## 8.4. Environmental values

Gisborne has over 81 hectares of environmentally significant reserves within the township boundary. The largest is the Gisborne Marshlands Reserve which is one of the few remaining wetlands in the shire on public land, and home to significant native flora and fauna. UL Daly Conservation Reserve, Magnet Hill, Jacksons Creek and its tributaries and Mount Gisborne are also important environmental assets.

The Gisborne region contains two vegetation communities listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act):

- EVC 647 Plains Sedgy Wetland (Marshland Reserve)
- EVC 55 Plains Grassy Woodland.

EVC (2005) mapping shows that the now-endangered Plains Grassy Woodland EVC was found extensively across land proposed to be included in the protected settlement boundary, and that there is a likelihood of patches occurring primarily along roadsides and the train line, with some smaller patches scattered throughout.

Areas with higher biodiversity values include the scattered woodland landscape to the north of Hamilton Road and patches of remnant vegetation east of Station Road.

### Wildlife

Eastern Grey Kangaroos are commonly found grazing in the open grasslands and paddocks surrounding town. The Gisborne Golf Club hosts a significant population, as does Magnet Hill and the Gisborne Marshlands.

The bushland areas have a range of small to medium-sized mammals including Swamp Wallabies, Ringtail and Brushtail Possums, Krefft's (Sugar) Gliders, Echidnas, a suite of microbat species, Bare-nosed Wombats, as well as native rodents and small carnivorous marsupials known as Antechinus. Koalas are occasionally seen. The marshlands and waterways host Australian Water Rats and Platypus.

### Threatened species

- Gisborne Marshlands and Jacksons Creek support rare wetland species such as Latham's Snipe, Lewin's Rail, Great Egret and occasionally the White-bellied Sea Eagle.
- EPBC Act Listed species include the endangered Gang-gang Cockatoo which nests in hollow trees in Gisborne.

The protected settlement boundary has largely avoided areas identified as having high environmental values as identified through the VPO and RCZ. The exception to this is the north western corner where a desktop review has found that the highly modified landscape is unlikely to contain significant environmental values.

There is opportunity to strengthen landscape connectivity through the Gisborne township by supporting the restoration and protection of existing biodiversity corridors, and by creating 'green biolinks' using local indigenous species through new development areas that connect open spaces and conservation reserves. This will provide greater connectivity for flora and fauna as well as human residents and improve the biodiversity and conservation values in the area.

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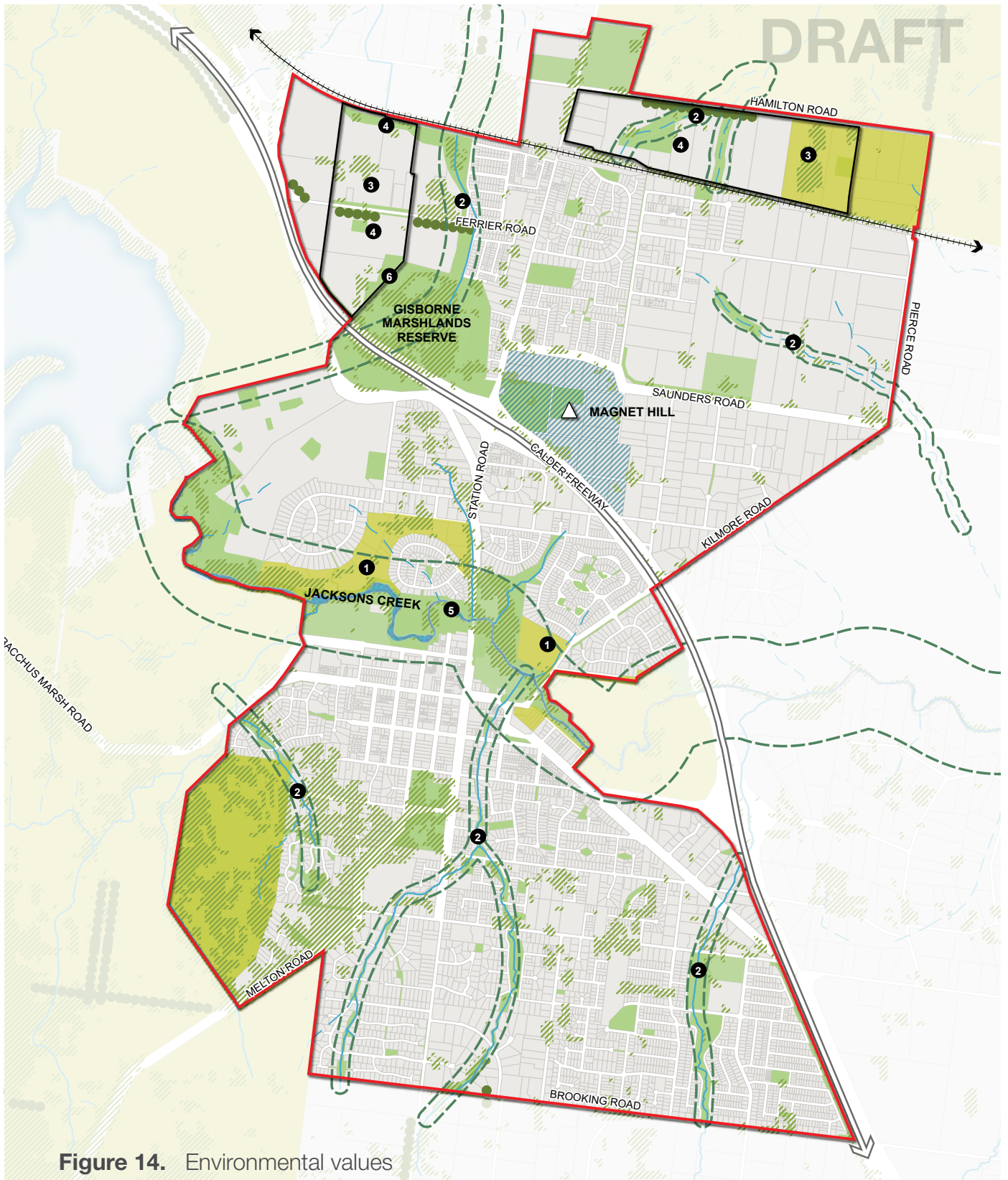
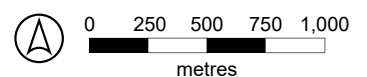


Figure 14. Environmental values

- |                                     |                              |  |   |
|-------------------------------------|------------------------------|--|---|
| Protected settlement boundary       | Likely remnant EVCs          | <b>1</b> Retain land within Rural Conservation Zone along Jacksons Creek corridor.   | <b>4</b> Retain habitat values by protecting remnant native vegetation in new subdivisions, including mature trees and intact native grass patches. |
| New Gisborne growth areas           | Open space                   | <b>2</b> Protect and enhance the ecological value of conservation reserves, biolinks and riparian land alongside waterways to support biodiversity and provide habitat connectivity. | <b>5</b> Prepare a master plan for the Jacksons Creek corridor.   |
| Rural Conservation Zone (RCZ)       | Biolinks                     | <b>3</b> Undertake ecological assessments prior to rezoning RCZ land in New Gisborne growth areas.   | <b>6</b> Maintain an area of open space between the heritage curtilage of Cathlaw House and the Gisborne Marshlands Reserve.                        |
| Significant Landscape Overlay (SLO) | Roadside conservation values |  |   |



## Objectives

**To identify, protect and enhance areas identified as having high biodiversity and habitat values.**

**To strengthen corridors connecting green spaces and provide landscape connectivity.**

**To encourage use of Biodiversity Sensitive Urban Design (BSUD) in the design of new urban development.**

## Strategies

- Continue to support local environmental groups and contribute to the revegetation of waterways and riverbanks to improve biodiversity, prevent erosion and provide habitat corridors.
- Support implementation of actions and strategies contained within Council's Biodiversity Strategy and environmental works plans and increase funding to better manage conservation areas.
- Support integrated water management initiatives to mitigate pollutants and stormwater loads on the Jacksons Creek and Maribryngong River catchments
- Retain land within the Rural Conservation Zone along the Jacksons Creek corridor to protect the visual and environmental qualities of the valley
- Protect and enhance the ecological value of conservation reserves, biolinks and riparian land alongside waterways to support biodiversity and provide habitat connectivity.
- Retain habitat values by protecting remnant native vegetation in new subdivisions, including mature trees and intact native grass patches.
- Maintain an area of open space between the heritage curtilage of Cathlaw House and the Gisborne Marshlands Reserve to protect view lines and cultural heritage values associated with the reserve.
- Encourage the use of indigenous and culturally significant species in gardens, streets and open spaces to provide for urban biodiversity and landscape connectivity.
- Encourage integration of street landscaping with private gardens to create a continuous 'bushland' setting that enhances the function of public and private spaces as biodiversity corridors.



## Actions

- Prior to any application for subdivision or development, require ecological and arboricultural assessments that identify existing trees and vegetation (including grasses), fauna, habitats and waterway corridors that are important for conservation and enhancement of biodiversity and landscape connectivity.
- As part of new development, consider the need for wildlife corridors and fencing controls, and the preparation of Kangaroo Management Plans or wildlife salvage operations as necessary.
- Prepare a master plan for the Jacksons Creek corridor that provides a vision for the development of a regional open space corridor.
- Prepare landscape guidelines and planting palettes that include indigenous and culturally significant species designed to enhance biodiversity values and provide landscape connectivity through the design of urban environments.



## Objectives

**To minimise the disturbances caused by public lighting to native wildlife and ecosystems and reduce electricity use.**

## Strategies

- Support the use of innovative lighting technology such as dimmers, timers, motion sensors, colour temperatures and solar lighting
- Avoid excessive illumination, glare and spill, and the indiscriminate use of floodlighting, particularly along the rural interface, in areas of open space or those with conservation values.

## Action

- Prepare a Wildlife Friendly Lighting Policy that requires that new lighting schemes employ best practice design to minimise light pollution for streets, commercial premises and open spaces.



Red-tailed Gang Cockatoo. Photographed by Ambika Bone.



## 8.5. Open space

Gisborne's primary open space is the Jacksons Creek corridor which has been preserved as a significant landscape backdrop and parkland setting for the town. It features a linear network of open spaces incorporating the Gisborne Botanic Gardens, sports fields and facilities, playgrounds, pathways, biodiversity and habitat linkages and opportunities for both active and passive recreation.

New Gisborne is host to the Macedon Ranges Regional Sports Facility which will provide a diverse range of sports, events and activities. The staged development will connect to the existing regional netball facility and include two full sized sports fields and pavilion, indoor courts, tennis courts, a playground and circuit paths.

Most residential areas have access to undeveloped local reserves or conservation areas that provide landscape amenity and a conservation function, but many of these lack facilities for social recreation such as a playgrounds, picnic areas or other amenities.

Where greater housing diversity and increased infill development is planned, quality open spaces are to be provided to ensure access to natural environments and visual relief along with social and recreational opportunities for residents who do not have the amenity of a large backyard.



### Objectives

**To ensure that new development delivers open spaces that protect and enhance biodiversity and trees, township character, and waterways.**

**To provide for high quality social recreation and sports reserves to meet the needs of the existing and growing population.**

### Strategies

- Provide an open space network that promotes health and wellbeing and serves the needs of a diverse community
- Ensure that residents have equitable access to open spaces that are fit for purpose, safe and engaging for a broad cross-section of the community.
- Support implementation of Council's open space strategy, existing and future master plans and environmental management plans.
- Enhance waterways as multi-functional reserves that allow for drainage, flood mitigation, water quality protection and improved biodiversity while facilitating recreation through pathways, seating and play areas.

### Actions

- Prioritise upgrades to local reserves to improve access to quality open spaces for social recreation.
- Deliver the following open spaces in the New Gisborne residential growth areas:
  - destination social recreation (2-5ha), co-located with creek corridor/drainage reserves and town centre.
  - community level active sport space of 4 hectares, to accommodate a full sized oval.
  - smaller local parks of around 1 hectare to capture trees for conservation and provide local social recreation destinations for residential areas.
  - a civic community space connected to the future community centre and town centre retail precinct to function as a 'public square'
- Seek a minimum open space contribution of 10% subdivision land area to ensure that higher density development is supported by a network of high quality and connected open spaces.

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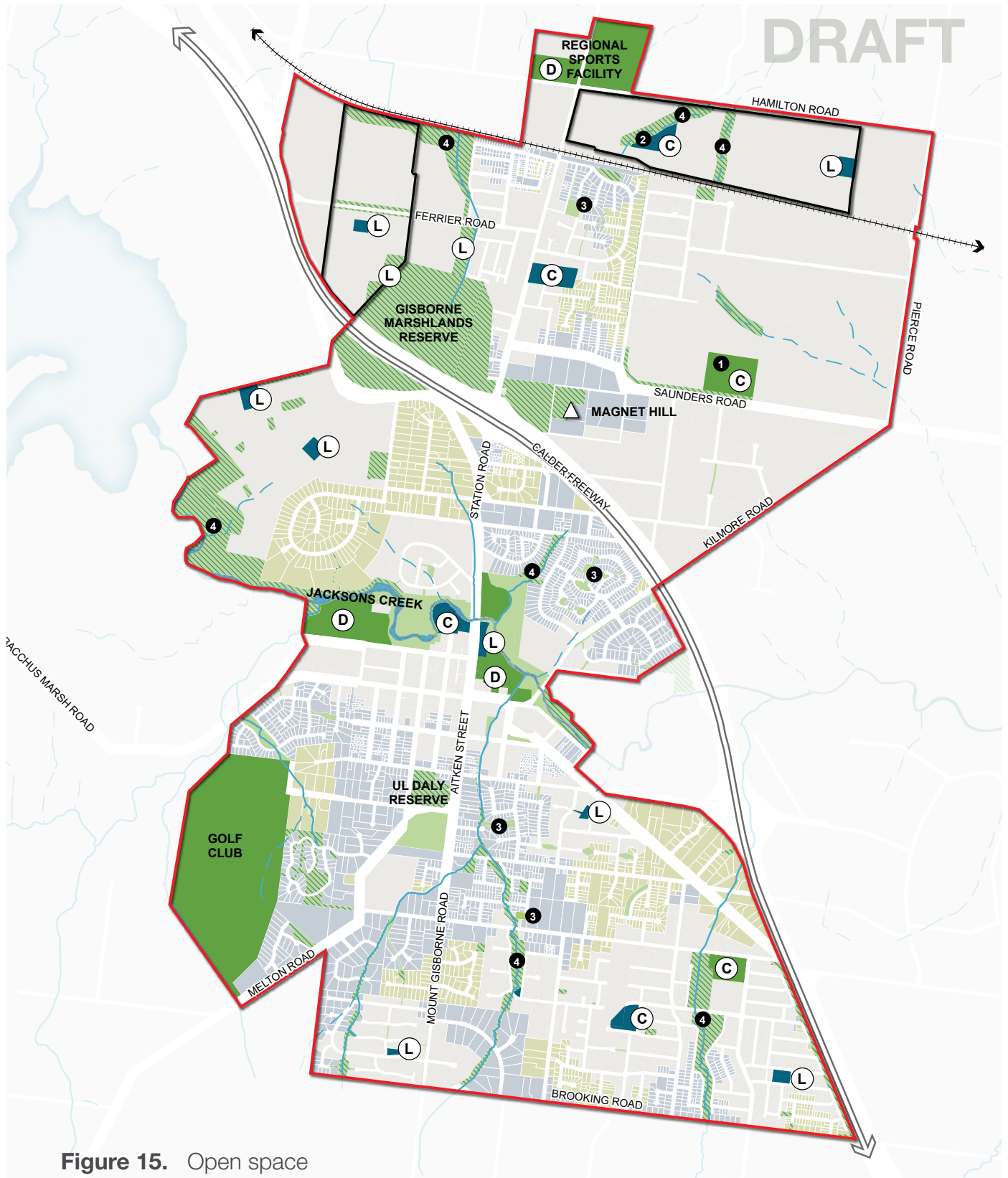


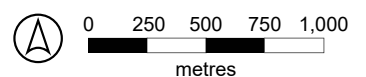
Figure 15. Open space

- Protected settlement boundary
- New Gisborne growth areas
- Existing / proposed path network
- Properties outside 400m open space catchment
- Properties outside 400m catchment to social recreation or sports parks

- Open space types**
- Sport
  - Social recreation
  - Conservation / encumbered
  - Special purpose / landscape amenity

- Open space hierarchy**
- D Destination park
  - C Community park
  - L Local park

- 1 Proposed community sports park
- 2 Proposed community social recreation park
- 3 Prioritise upgrades to local reserves to improve access to quality open spaces for social recreation.
- 4 Enhance waterways as multi-functional reserves that allow for drainage, flood mitigation, water quality protection and improved biodiversity while facilitating recreation through pathways, seating and play areas.



## 8.6. Bushfire risk

In a bushfire scenario, Gisborne/New Gisborne are most likely to be impacted by an ember attack originating from the forested areas to the north, north-west, west or south-west.

Grass fires from surrounding paddocks are also a possibility, as is flame contact from smaller pockets of woodland in the immediate vicinity.

### Objective

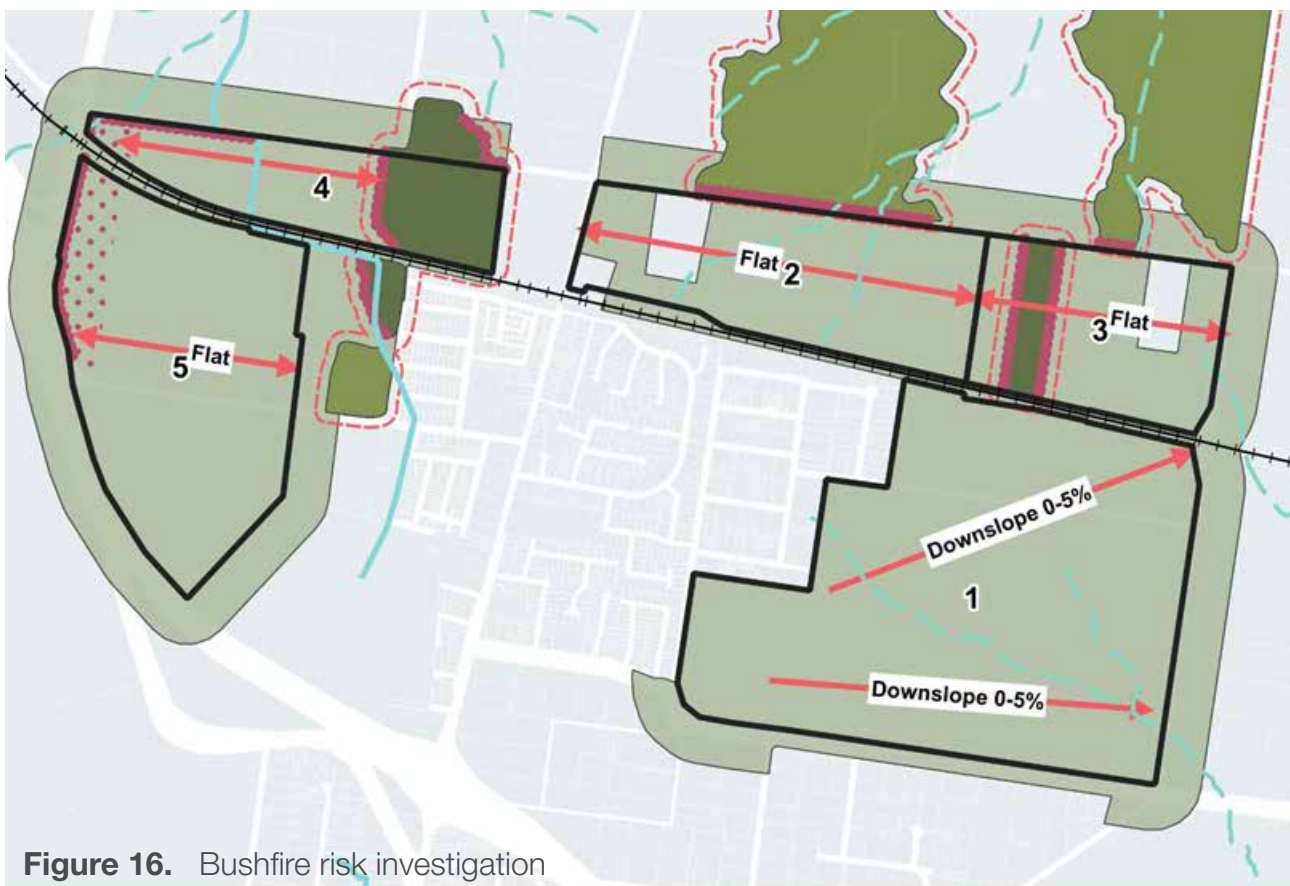
**To minimise bushfire risk to properties at the settlement interface.**

### Strategies

- Avoid residential development on the western edges of Investigation 5 where it interfaces with areas identified as having extreme bushfire risk on the Victorian Fire Risk Register.
- Support development that provides a design response that minimises the risks associated with the bushfire interface.

### Action

- Ensure new development at the bushfire interface provides:
  - perimeter roads with landscaped avenues and edges that are managed as 'low risk' landscapes and building setbacks that achieve a minimum 12.5 BAL rating for all new development
  - a permeable road network that includes multiple options for access and egress.



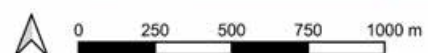
**Figure 16.** Bushfire risk investigation

#### Classified vegetation

- Forest
- Woodland
- Grassland

#### Area of higher bushfire risk

- Bushfire risk interface
- Bushfire setbacks



## 9. Movement and transport

Provide a safe and accessible walking and cycling network and an efficient public transport system that provides a convenient alternative to private vehicles.

Gisborne has evolved as a car-dependent community with low density, dispersed residential areas located up to three to five kilometres away from the town centre.

Most people are reliant on their cars to travel into the town centre for basic necessities which places pressure on the road network. This is heightened by a lack of shops and services elsewhere, including to service residential growth areas in New Gisborne and to the south of town.

This leads to congestion at peak times, with traffic counts showing an increase, particularly around school drop off and pick up, and at the beginning and end of the work day.

Having arrived in the town centre, there is a tendency for people to drive to destinations rather than walk, which results in a high number of vehicles circulating the streets and comparatively low pedestrian activity. Car parking demand is high in some locations, and there are a number of uncontrolled intersections that struggle with capacity at peak times.

A number of arterial roads converge in Gisborne, providing a link from the south and west to the Calder Freeway and areas to the north. This through-traffic places additional pressure on the road network, particularly the north-south spine of Station Road, while truck movements through the town centre impact on the amenity of streets

Both the duplication of Station Road and the construction of a western bypass have been suggested as possible solutions to alleviate these issues.

A bypass was tested through the movement and transport investigations for Gisborne Futures, however this was found to be expensive and difficult to achieve due to complex topography, landscape and environmental values, and future development at Ross Watt Road.

The duplication of Station Road was tested as an alternative to the western bypass. The duplication project would temporarily improve the flow of traffic along the Station Road arterial between Robertson Street and the Calder Freeway, however the project would also result in loss of the significant trees that line the road, and cause bottle-necks elsewhere. The duplication of Station Road is not currently supported by Council.

Major arterial road issues cannot be resolved via the structure plan. Instead the plan focuses on providing viable alternatives to private vehicles, including:

- supporting activity centres to create a multi-centric town with walkable access to conveniences
- improvements to the pedestrian and cycle network
- advocating for improvements to both local and regional public transport.

## 9.1. Road network

### Objective

**To provide an accessible movement network with clear and direct routes that are safe and connected.**

### Strategies

- Manage the road network to optimise safety, amenity and efficiency for all road users including cars and bicycles.
- Plan for development south of Hamilton Road and to the east of Station Road in New Gisborne and strengthen Hamilton, Pierce and Kilmore Roads as a primary route into the Gisborne town centre to relieve pressure on Station Road.

### Actions

- Plan and deliver road infrastructure and intersection upgrades highlighted on Figure 17.
- Investigate feasibility of alternative road bridge over the railway line at Pierce Road to avoid bottle-neck at the historic Mitchells Bridge.

### Objective

**To protect the character and amenity values of Gisborne’s tree-lined avenues.**

### Strategies

- Prioritise walking, cycling and public transport upgrades over road widening or duplication.
- Plan for development south of Hamilton Road and to the east of Station Road in New Gisborne to strengthen the Hamilton Road and Pierce Road corridor and relieve pressure on Station Road.
- Facilitate delivery of an activity centre in New Gisborne to reduce the need for all residents to travel into the town centre via Station Road.
- Seek to protect and enhance significant avenue trees.

### Action

- Plan for early succession planting along road corridors and intersections where there is likely to be impacts on trees.

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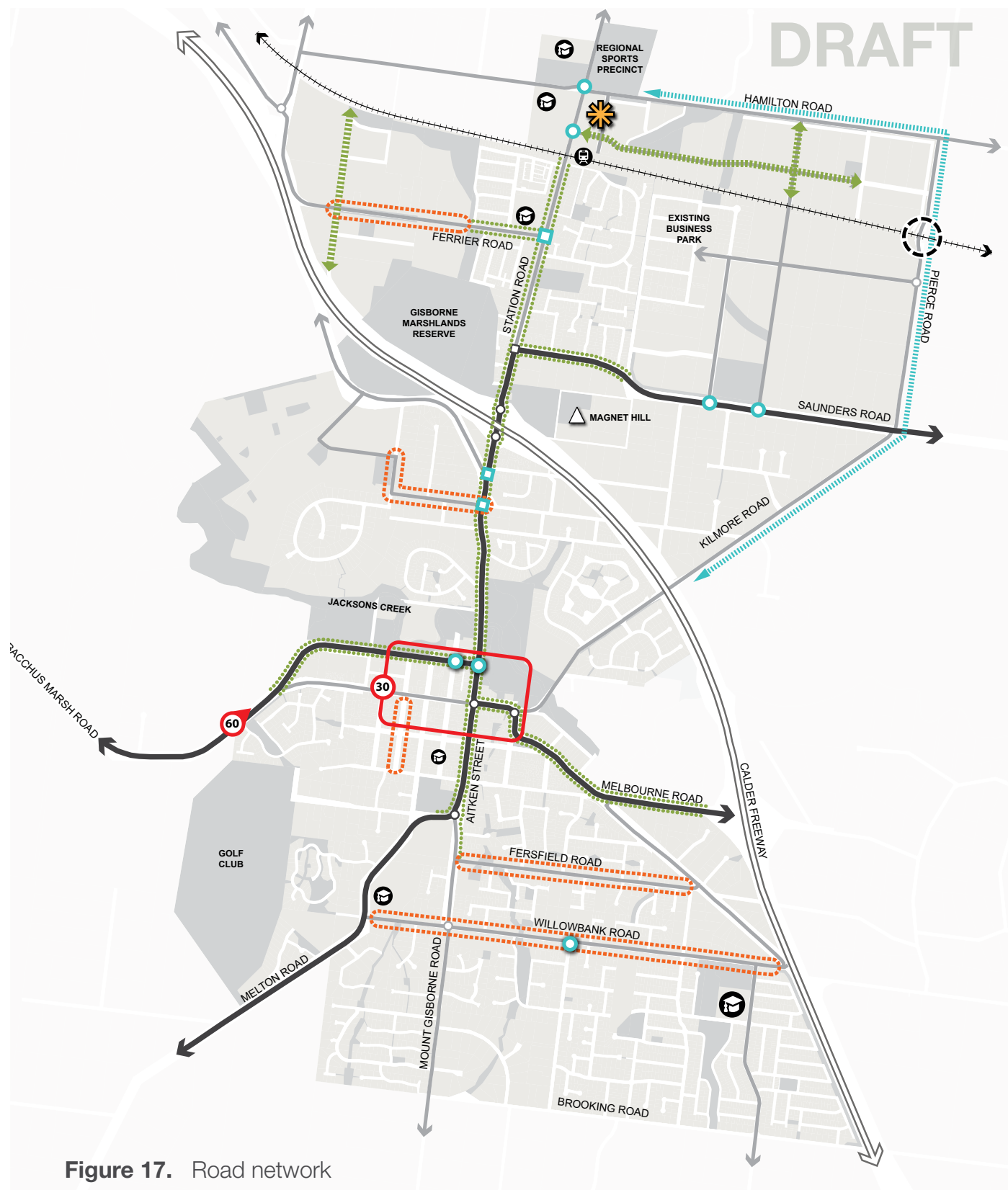













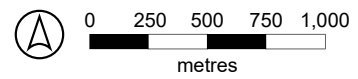


Figure 17. Road network

-  Railway line
-  Calder Freeway
-  Arterial roads (DTP)
-  Collector roads
-  Intersection upgrade (roundabout/signals)
-  Strengthen Hamilton, Pierce and Kilmore Roads as a primary route into the Gisborne town centre
-  Future 30m boulevard connectors
-  Future upgrades to 'connector' road status
-  Seek to protect and enhance avenue trees
-  Investigate feasibility of alternative road bridge
-  Trial a 30km/h speed limit in the Gisborne town centre
-  Extend 60km/h speed zone to Mulgutherie Way
-  Facilitate activity centre in New Gisborne to reduce the need for all residents to travel into the Gisborne town centre.



## 9.2. Car parking

### Objectives

**To provide a reliable parking experience through best practice parking management.**

**To ensure efficient use of parking spaces, minimise congestion, and promote sustainable transportation options in the community.**

### Strategies

- Ensure that car parking supply is distributed and managed to meet demand in town centres.
- Promote the use of all-day parking outside areas of high demand.
- Improve pedestrian amenity to encourage walking through out the town centre.

### Actions

- Prepare a Car Parking Plan for the Gisborne town centre that:
  - explores parking management options to improve availability and distribute demand more evenly across Gisborne town centre.
  - addresses issues such as parking duration, enforcement, and considers the potential for paid parking in areas of high demand to encourage all-day parking in nearby areas that are less utilised
  - includes recommendations for parking management and controls for higher density development
  - explores potential use of a Car Parking Overlay that requires developers to contribute to public car parking infrastructure as an offset to on-site parking, particularly for constrained sites where meeting car parking requirements may be prohibitive to the future development of the site.
- Identify opportunities for additional car parking in the Gisborne Urban Design Framework.
- Improve wayfinding signage to all-day parking spaces as part of a new wayfinding strategy.

## 9.3. Public transport

### Objectives

**To improve the frequency, reliability and accessibility of Gisborne’s public transport network.**

**To ensure an equitable public transport system that provides ease of mobility for all members of the community, including those who cannot drive or don’t have a car.**

### Strategies

- Plan for higher land use intensity in the Gisborne town centre and in New Gisborne to support viability of high frequency public transport services.
- Ensure all new dwellings are within walking distance of bus services and that new connector roads are bus capable to physically allow for future services within these areas.
- Ensure that all new developments in New Gisborne provide clear and direct linkages to the train station.

### Actions

- Advocate for a high, frequency, direct and convenient bus service along Aitken Street and Station Road from Willowbank Road to Gisborne Station that provides a convenient alternative to private vehicles for access to town centres, schools, employment areas and the train station.
- Work with DTP and bus operators to expand bus services to new development areas, the Gisborne Business Park and future residential areas.
- Advocate for the upgrade of Gisborne Railway Station to an integrated transport hub.
- Advocate for future service frequency improvements on the Melbourne-Bendigo railway line that stop at Gisborne.
- Review the bus timetable to ensure appropriate alignment with train services and reduced travel time between stops.



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## 9.4. Walking and cycling

### Objectives

**To promote sustainable transport (walking, cycling and public transport) as a viable alternative to private car use.**

**To provide a safe and enjoyable multi-modal transport network, which enables independent travel for users of all ages and mobility levels.**

### Strategies

- Prioritise pedestrian movement in activity centres and around school zones through safe crossing opportunities, reduced speed limits, canopy trees and an attractive public realm.
- Provide pedestrian wayfinding that includes information on distances to key destinations across the township to enable pedestrians to orient themselves and encourage walking.

### Actions

- Prepare an updated movement network study that prioritises key actions and intersection upgrades, and sets out a strategic plan to encourage a mode shift from private vehicle use to sustainable transport alternatives.
- Provide low-stress bicycle riding infrastructure including off-road paths and protected bicycle lanes to improve separation from traffic, particularly along the Strategic Cycling Corridor, arterial and connector roads, and as part of new development.
- Deliver an off-road shared user path network that provides continuous connections to entrance roads, open space and to key destinations.
- Update Council's Walking and Cycling Strategy to reflect recent development and integrate a sustainable transport vision, with a plan of works to improve the off-road shared path network.
- Prepare and implement a wayfinding strategy.
- Identify opportunities for pedestrian safety/access improvements in the Gisborne UDF.

### Objective

**To plan for a sustainable future community in New Gisborne that prioritises active and public transport modes of travel.**

### Strategies

- Support development that provides a high quality pedestrian environment and public realm that supports active and public transport networks.

### Actions

- Ensure that any future precinct structure plan or development plan for the New Gisborne growth areas provide:
  - linear linkages within wider road reserves and access 'boulevards' that include separated bike lanes to act as active transport arterials, supplemented by a dedicated shared user path network throughout all precincts
  - safe and convenient crossing points of connector roads and local streets (including kerb outstands and raised thresholds) at all intersections and on key desire lines and waterway crossings
  - a permeable, direct and safe street network that accommodates all transport modes, including shared user paths and separated bicycle lanes, as part of new development
  - for use of Hamilton Road and Pierce Road as a 'circuit road' for vehicle access around the growth area with internal streets prioritised for active and public transport.
- Plan for a pedestrian connection across the railway line between Station Road and Pierce Road to provide a direct link between residential and employment areas.
- Provide 'end of travel' infrastructure for active transport including safe and secure bicycle parking and repair stations.

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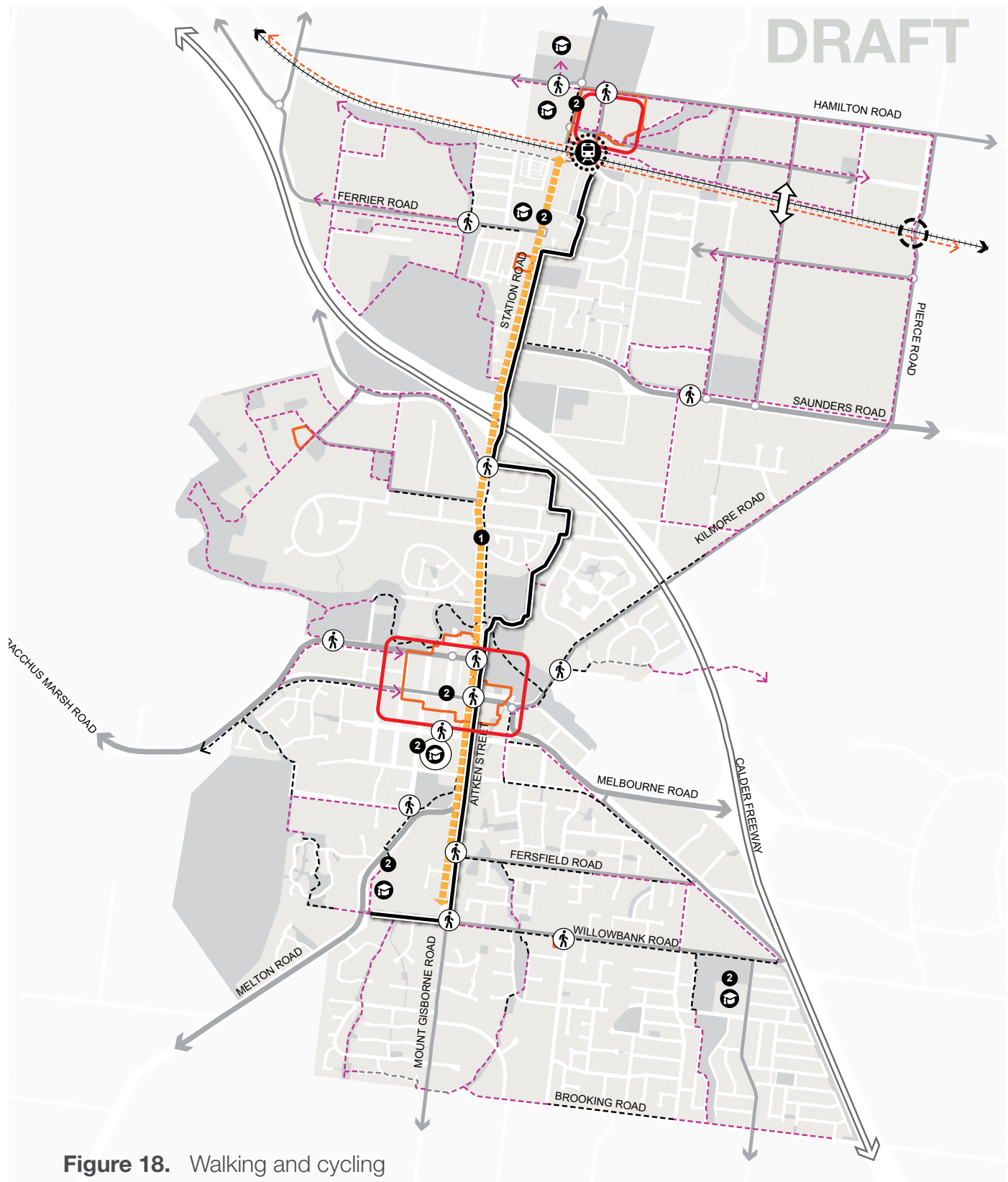















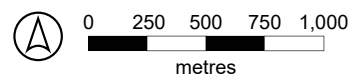


Figure 18. Walking and cycling

-  Railway line
-  Calder Freeway
-  Arterial roads (DTP)
-  Collector roads
-  Strategic cycling corridor
-  Integrated transport hub
-  Potential pedestrian crossings and safety improvements
-  Existing shared or off-road path
-  Potential or planned shared path
-  Potential on-road connections
-  Regional shared trail
-  Investigate feasibility of alternative road bridge
-  Potential high-frequency bus route along Station Road / Aitken Street / Mount Gisborne Road
-  Activity centres
-  Potential at-grade pedestrian/cyclist connection

- 1** Prioritise active and public transport upgrades over road widening.
- 2** Prioritise pedestrian movement in activity centres and around school zones through safe crossing opportunities, reduced speed limits, canopy trees and an attractive public realm.



## 10. Community infrastructure

Strengthen community and township services, utilities and facilities, and ensure these are delivered to cater for the local population and surrounding district

Community facilities play an important role in regional townships, supporting health, wellbeing and community inclusion. They provide key services such as libraries and maternal and child health, arts and cultural facilities as public spaces for people to meet. Importantly, they complement the more commercial function of town centres by providing spaces and services at low or no cost.

The Gisborne district is well-serviced by community infrastructure across a number of categories. Over time it is expected that the community infrastructure needs of the town will increase alongside population growth and shifts in demographics.

A community infrastructure assessment has been undertaken using three possible growth scenarios (low, medium, and high) to identify existing and potential future community infrastructure needs.

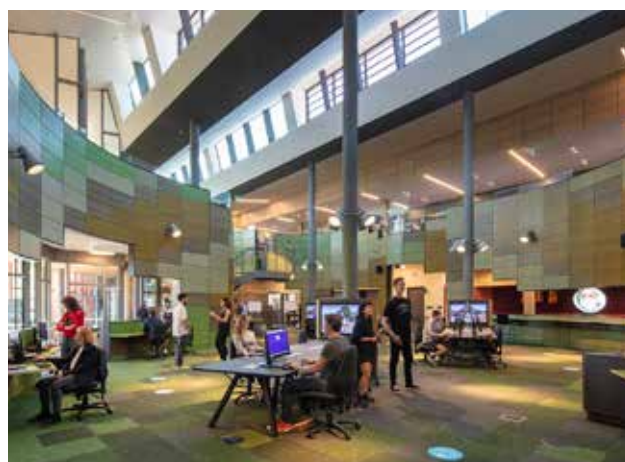
The assessment has identified that the Gisborne District is well serviced by community infrastructure, particularly in regards to government education (primary and secondary schools). The existing provision of one government secondary school is sufficient across the low and medium scenarios, and would generate only minimal excess demand that could likely be managed at the existing site.

In addition, proposed TAFE campuses in both Sunbury and Melton will significantly improve access to higher education and training opportunities for people in the community.

### Integrated community hub

There is an identified shortage of community meeting spaces, arts and cultural spaces, youth spaces and senior citizens facilities. The gap in these services only increases with additional population growth.

The structure plan nominates a 1ha parcel for a Community Hub on the corner of Hamilton Road and Barringo Roads. The Community Hub can facilitate co-location of a range of services and programs, with the proposed location providing ready access to the schools and regional sports precinct.



A new community hub in New Gisborne can act as a catalyst project for the precinct. Example above: Sprinvale Community Hub. Images courtesy of Lyons Architecture.

## Objective

**To provide for well serviced, connected communities that have access to essential services and community infrastructure.**

## Strategies

- Plan to deliver the Community Hub early to ensure that services are readily available for the community and to act as a catalyst project for further development of the New Gisborne precinct.
- Locate community infrastructure so that it is integrated with retail and other employment opportunities, is safe, accessible and designed to meet the diverse needs of a growing population.
- Provide for the co-location of services to enable the sharing of resources and encourage participation through ease of access.
- Design and manage community infrastructure to be flexible and adaptable over the long-term to ensure it can change with community needs and be used by a variety of groups for many different types of activities
- Locate aged care facilities in close proximity to the town centre, the civic/health precinct or within walking distance of activity centres and avoid places vulnerable to bushfire or other environmental risks.

## Actions

- Commence planning to deliver an integrated Community Hub in New Gisborne which provides for a broad range of services, including:
  - early years (kindergarten, maternal and child health, and playgroup)
  - space for seniors groups
  - an expanded Gisborne Library
  - arts and cultural activities
  - community meeting spaces.
- Review the use and leasing arrangements of existing sports pavilions to identify opportunities for broader use of these spaces as community meeting rooms.
- Continue to monitor population change and community needs. In the longer term consider the need for:
  - additional pavilions that include flexible meeting spaces as part of any new sports reserves
  - additional netball facilities
  - an additional kindergarten in south west Gisborne
  - an additional government primary school (long-term).
- Review and update the Gisborne Development Contributions Plan to identify, cost and contribute to the funding of new community and other infrastructure.
- Facilitate partnerships between TAFE campuses, local businesses, and secondary schools to ensure that the community can benefit from local access to tertiary education opportunities.
- Engage with the Department of Education regarding population growth and the need for additional government schools in the medium to long term (between 2036 and 2051).
- Advocate for improved public transport services to support access to community infrastructure.
- Explore opportunities to form partnerships with state government, not-for-profit and private sector providers as a means of improving access to public infrastructure, community facilities and related services.

## 11. Utilities and sustainable development

Sequence and deliver essential servicing infrastructure in collaboration with development proponents, state government departments and servicing authorities.

### Water supply, sewage and recycled water

Greater Western Water provides water, sewerage and recycled water services to a broad region that includes the towns of Gisborne and New Gisborne.

Gisborne's water supply comes from Rosslynne Reservoir, and is also connected to the Melbourne supply system. GWW are planning to duplicate the water supply main from Rosslynne Reservoir to Gisborne and connect to the Magnet Hill tank which will improve the quality of the water supply and provide additional security of supply.

All general residential zoned dwellings in Gisborne are connected to GWW's sewerage network. Due to the undulating landscape sewerage is transported via gravity and pumped rising mains to the Gisborne Recycled Water Treatment Plant.

Dwellings zoned rural living or low density are on larger lots which allow for on-site septic tank use and are not connected to the system.

GWWr is upgrading the Gisborne Recycled Water Plant (RWP) to ensure it has the capacity to meet future demand and adopts new technology to improve environmental performance.

Sewerage is treated to produce Class B recycled water and may be used for irrigating public parks, gardens and sports grounds, with limited use for food production and stock pasture.

### Stormwater

Macedon Ranges Shire Council is responsible for the installation and maintenance of drainage systems for catchments with an area smaller than 60 ha. This includes roadside drains, sediment basins, retarding basins and swales.

The water catchment management authority is Melbourne Water (MW) who are responsible for the installation and maintenance of drainage systems, including drain capacity and flood mitigation works for catchments with an area greater than 60ha. MW's drainage schemes outline the functional design of infrastructure required to service growth, with costs recouped through financial contributions paid by developers.

If any development is planned outside the boundaries of the existing drainage schemes, it may trigger the need for MW to undertake a drainage analysis and decide if another drainage scheme is required.

### Electricity supply

Powercor is the authority responsible for the electrical supply to the region. New developments will be required to have their electrical cables laid underground. Land will also need to be reserved for electrical kiosks to convert the high voltage lines into low voltage for domestic use. Any substantial development is to be referred to Powercor's systems engineers to access the impact of additional load on the network.

## 11.1. Servicing infrastructure

### Objective

**To ensure that utilities and services are planned for and identified early.**

### Strategy

- Ensure that the cost of delivering necessary service infrastructure is shared equitably among all parties involved in any development.

### Actions

- Regularly consult with utility providers to ensure that services are fit-for-purpose and that infrastructure upgrades are planned to accommodate future township growth.
- Require detailed servicing plans that identify utilities to be upgraded, constructed and delivered at the precinct level to support township growth as part of any development plan, subdivision or precinct structure plan process.

### Objective

**To ensure that utilities are sited and designed to be visually unobtrusive in the landscape or streetscape setting.**

### Strategies

- Support upgrades to services, utilities and telecommunications infrastructure that are designed to minimise impacts on existing trees and vegetation, views and visually sensitive or significant landscape features.
- Ensure that service infrastructure such as electrical kiosks and pumping stations are visually recessive and integrated into landscaping that minimises their visual impact while still allowing access for maintenance.

### Action

- Consider the placement of utilities and services and how they are integrated into the streetscape, open space or building design during the planning, subdivision and detailed design stage of developments.

## 11.2. Environmentally Sustainable Development

Power generation and Environmentally Sustainable Development (ESD) of subdivisions and buildings are two areas that can be enhanced to deliver more sustainable communities by embracing advancements in technology to create, store and efficiently use power and water resources.

Developments designed using ESD principles have the potential to produce their own power, to collect, store and re-use water efficiently, to have reduced heating and cooling demands and a reduced demand for fossil fuels.

Advancements in technology to create, store and use these utilities can be integrated into new developments at the subdivision level, delivering improved environmental performance.

Traditionally, three 'areas' of the urban water cycle have been managed separately: water supply, wastewater, and stormwater. Roles and responsibilities have similarly focused on the different areas of water management.

Integrated Water Management (IWM) seeks to improve the relationship between the three components of the urban water cycle.

### Objective

**To encourage application of ESD principles and the sustainable subdivisions framework for new development to produce its own power, to collect, store and re-use water efficiently, to have reduced heating and cooling demands and a reduced demand for fossil fuels.**

### Strategies

- Encourage the services and utilities that are designed to meet ESD guidelines to deliver more sustainable communities.
- Require future subdivisions to provide with underground reticulated electricity and telecommunications services.
- Encourage new dwellings, buildings and developments to provide domestic scale renewable energy generation on site.
- Discourage gas supply in new estates and promote use of renewable energy sources.
- Promote ESD through buildings and infrastructure that are environmentally responsible and resource-efficient throughout their life-cycle.
- Promote the use of energy-efficient technologies including encouraging the use of renewable energy such as solar and wind power, and ensuring communities are energy self-sufficient in the event of grid interruptions.
- Support built form that demonstrates application of ESD principles.

### Actions

- Review Council's policy position to consider introducing an ESD policy for new developments into the planning scheme.
- Embed ESD and sustainable subdivision principles into requirements for precinct structure plans, development plans and subdivisions.



## Objectives

**To apply IWM principles and maintain safe and affordable water supply, reduce potable water use and supplement existing supply, and maintain healthier waterways through a reduction in stormwater runoff.**

**To increase use of recycled water and minimise discharges of treated water into Jacksons Creek.**

## Strategies

- Reduce potable water usage and minimise the volume of urban run-off and pollution that reaches local creeks and waterways by supporting developments that include integrated water management initiatives such as:
  - rainwater tanks for non-potable uses including outdoor use, irrigation, laundry and toilet flushing
  - increased permeability and use of porous pavements for hard surfaces such as driveways and outdoor areas
  - use of domestic-scale of rain gardens and/or infiltration trenches on private property.
- Support investigations into the development of a long-term stormwater harvesting and treatment scheme to supplement regional water resources.
- Support opportunities to supply existing and proposed open spaces with recycled water for irrigation, including extension of the existing recycled water scheme north to New Gisborne.

## Actions

- Plan to design and construct bioretention basins and wetlands in public open space to improve the performance of existing storm water assets that service existing areas.
- Manage and protect waterways for increased riparian value and infiltration of stormwater.



## 12. Next steps

### Community consultation

The draft Gisborne Futures Structure Plan will be presented to the community and other stakeholders for comment and feedback for period of 6 weeks.

The findings of the consultation period will be carefully considered and will inform the final drafts of the plans and an implementation plan will be prepared.

### Implementation

An implementation plan will be prepared that builds on the objectives, strategies and actions highlighted throughout the Gisborne Futures plans to provide a framework for delivering the vision for Gisborne and New Gisborne.

The implementation plan will be used as a guide to identify Council's role, responsibilities and priority for each recommended action.

### Final Gisborne Futures Structure Plan

The Gisborne Futures Structure Plan will be finalised after considering comments and feedback from the community and stakeholders.

### Adoption and planning scheme amendment

Implementation will involve seeking Council's formal adoption of the plan which will be followed by a planning scheme amendment process to implement key policy and direction into the Macedon Ranges Planning Scheme.

### Council's Role

Macedon Ranges Shire Council will play different roles in the implementation of the Gisborne Futures project. These will vary between the roles of planner, provider, advocate, partner/ facilitator, educator and regulator. A description of these various roles is provided below.

#### **Planner**

Develop detailed plans and drawings for construction, and in relation to its urban and social planning responsibilities

#### **Advocate**

Represent community needs and interests to Federal and State Governments and the private sector

#### **Partner / facilitator**

Working closely with developers, landowners, residents and businesses

#### **Educator**

Provide information to businesses, residents and interest groups

#### **Regulator**

Ensure that built form, infrastructure and other elements of the environment meet town planning, building, transport and public health regulations and expectations.

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**Macedon  
Ranges**  
Shire Council