

MACEDON RANGES PLANNING SCHEME
DEVELOPMENT PLAN DP/2018/1
This Development Plan is satisfactory and meets the
requirements of the Development Plan Overlay –
Clause 43.04 Schedule 4
of the Macedon Ranges Planning Scheme.
- 7 OCT 2019
Date Authorised Officer

GISBORNE AREA 4B DEVELOPMENT PLAN

[39 WILLOWBANK ROAD]

ID_FLK Gisborne Land Pty Ltd

This report contains 26 pages.

29 August 2019





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FIGURES

Figure 1 Gisborne Development Plan 4B Area

PLANS

Development Plan

Infrastructure Provisioning Plan

Open Space and Vegetation Plan

Landscape Concept Plan

Indicative Subdivision Layout

Structure Plan

1 INTRODUCTION

1.1 BACKGROUND

This Gisborne Development Plan 4B (GDP4B) has been prepared in accordance with the requirements of the Macedon Ranges Planning Scheme (the Scheme) and in particular, the General Residential Zone (GRZ) Schedule 1 (GRZ1), the Development Plan Overlay (DPO) schedule 4 (DPO4) and the Development Contributions Plan Overlay (DCPO) Schedule 2 (DCPO2).

GDP4B covers land identified as area 4b under DPO4, which is bound generally by Willowbank Road to the north, Calder Freeway to the east, Brooking Road to the south and existing residential development to the west (refer Figure 1). The land has been used for agricultural purposes over many years although with some minor stone extraction activity on its south central boundary.

As set out in the table of contents, GDP4B contains information that will assist decision-makers in considering planning permit applications and the provision of community and development infrastructure. GDP4B deals with:

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



Figure 1 GDP4B Area

The GDP4B land is characterised by:

- an area of 75.70 hectares of undulating land with frontages to Willowbank Road and Brooking Road of 467.9 and 1,047.2 metres respectively;
- east and west boundary dimensions of 1,149.1 and 986 metres respectively;
- a defined ephemeral watercourse draining in a generally south to north direction in the vicinity of the west boundary of the land;
- generally exotic pasture grasses but with a number of exotic and native trees, with varying degrees of value;
- an existing farm dwelling and outbuildings (associated with the former use of the property) in the north west corner;
- three farm dams;
- rear dwelling fences abutting the west boundary with three road access points from the development to the west; and
- easy access to facilities and services of the Gisborne town centre (about 2 kilometres 'as the crow flies') and the Calder Freeway.

The GDP4B area is to be developed for residential purposes in accordance with the existing zoning of the land, with associated public open space and a possible school site (subject to an agreement being reached with the relevant education provider). The land is controlled by a single experienced developer of new master planned communities.

1.2 THE SCHEME PROVISIONS SUMMARY

The provisions of the Planning Policy Framework (PPF) that are of particular relevance to the GDP4B area include: settlement, supply of urban land, bushfire planning, soil degradation and contamination, noise effects for sensitive land uses, built environment and heritage, housing, community development and infrastructure, local areas and small settlements.

The key issues and requirements under these provisions, although often at somewhat cross-purposes due to their very different intentions, have been considered and balanced appropriately in the preparation of GDP4B. A response to the PPF as well as the GRZ1, DPO4 and DCPO2 of the Scheme is provided in section 4.

1.3 GISBORNE/NEW GISBORNE OUTLINE DEVELOPMENT PLAN

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

1.4 SUMMARY OF PROPOSED DEVELOPMENT

GDP4B sets out the development intentions for the land at a level above the detail to be expected in planning permit applications. GDP4B has been prepared in accordance with the DPO (clause 43.04) and shows the land affected, the proposed development and use of each part of the land and other requirements as set out below.

The PPF and DPO4 have had a significant bearing on the preparation of GDP4B. A balance has had to be reached with competing policies (State, regional and local) and DPO4 requirements. For example, State and local policies and DPO4, specify in various clauses the need for housing choice and the development of a variety of lot sizes and types; consolidation, redevelopment and intensification of existing urban areas; a range of lot sizes to suit a variety of dwelling and household types to meet diverse needs, including affordability; and to increase the supply of cost-effective housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land and ensure integration with infrastructure and services, including in regional towns.

Contrary to these policies however, there is another local policy that identifies conventional residential development as lots ranging from 500 to 1500 square metres and averaging 800 square metres. Clearly, this is at odds with the other policies noted

in the paragraph above. It is acknowledged however, that in addition to the conventional density policy, there is one covering medium density with no specified lot sizes.

GDP4B proposes a development characterised by:

- a mix of lot sizes to cater for residential choice;
- larger lots on the Willowbank and Brooking Road frontages to reflect the transition from the GDP4B general residential zone and the low density residential zonings on land opposite those boundaries;
- a proposed landscape buffer precinct along the Calder Freeway boundary to deal with visual softening as viewed from the Freeway and of the Freeway and acoustic considerations;
- a significant landscaped watercourse (to serve drainage and open space functions) through the land in the west portion from south to north;
- pedestrian and vehicular connections to the existing residential development to the west and via the key boundary Willowbank and Brooking Roads;
- a possible school site (subject to Education Department interest);
- an active public open space area co-located with the possible school and the watercourse reserve;
- a central passive public open space.

2 CONTEXT

2.1 REGIONAL AND MUNICIPAL CONTEXT

The GDP4B area sits in the wider Macedon Ranges region, which is an environmental, scenic, tourism, heritage and resource area of significance in Victoria and the region. The region has a highly attractive landscape setting with farming areas surrounding key physical features of State Forest, Mount Macedon and Hanging Rock as just some of its well-known attractions.

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

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

The GDP4B area is within the town boundary of Gisborne, the largest and fastest growing settlement in the Municipality.

2.2 LOCAL CONTEXT

2.2.1 The Site And Surrounds

The south town boundary of Gisborne includes Brooking Road, which is the south boundary of the GDP4B area. Further south of that boundary however, is an extensive (continuing south to the Municipal boundary) rural living zone with a range of lot sizes but generally with a minimum size for new lots of 4 hectares.

The opposite side of the Calder Freeway extending generally between the Municipal boundary (to the southeast) and the boundary of New Gisborne (to the northwest) is also characterised by large land holdings with all of this land being located within the rural living zone.

As noted in section 1, the GDP4B area adjoins existing residential development to the west that is included in the Gisborne development plan 4A (GDP4A) area. The GDP4A area as with much of the land surrounding the Gisborne Town Centre (to the northwest) is largely developed land comprising dwellings on conventional lots consistent with the General Residential Zoning of the land.

2.3 DEMOGRAPHIC CHARACTERISTICS

The GDP4B area and its surrounds, including land within a six kilometres radius, for the purpose of this GDP4B, is known as the 'Gisborne District'. The Gisborne District comprises the following demographic characteristics.

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

3 SITE ANALYSIS

3.1 FLORA AND FAUNA ASSESSMENT

As part of the preparation of this GDP4B, a flora and fauna assessment (*39 Willowbank Road Gisborne Flora and Fauna Assessment, Brett Lane and Associates, July 2018*) and an arborist assessment (*39 Willowbank Road Gisborne, Galbraith and Associates, 2 July 2018*) were completed and form part of the background reports.

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

In summary, the assessments concluded that:

- as a result of the former use of the GDP4B land, a majority of significant ecological attributes including native vegetation and fauna habitat are not present;
- native vegetation is located along the watercourse in the form of four large scattered Swamp Gums and scattered indigenous plants, all of which can be retained within the drainage open space corridor;
- the proposed development of the site will NOT trigger any requirements under the Commonwealth EPBC Act as no species were identified that would provide such a trigger;
- there are no flora and fauna species listed as threatened under the State Flora and Fauna Guarantee Act;
- a Black Wattle tree located in the Brooking Road reserve outside the GDP4B area is protected under the State Flora and Fauna Guarantee Act and will require a Protected Flora Permit from the Department of Environment, Land, Water and Planning for its removal.

3.2 CULTURAL HERITAGE ASSESSMENT

A preliminary Cultural Heritage report (*39 Willowbank Road, Gisborne, Archaeology At Tardis, 13 August 2018*) has been completed and forms part of the background reports.

In summary, the key findings are that:

- preparation of a Cultural Heritage Management Plan (CHMP) is required for the GDP4B area;
- preparation of the CHMP has commenced;
- preliminary investigations indicate that there are no previously registered Aboriginal cultural heritage places in the GDP4B area, with the nearest stone artefact scatter VAHR7823-0196 being approximately 760 metres to the north;
- based on the geographic region, stone artefacts scatters have the potential to occur in proximity to the watercourse;
- no artefacts were identified in the preliminary site inspection undertaken by Archaeology At Tardis and representatives of the Wurundjeri Land and Compensation Cultural Heritage Council Aboriginal Corporation.

3.3 STORMWATER MANAGEMENT PLAN

A preliminary stormwater management investigation (*39 Willowbank Road Gisborne, Alluvium, 16 July 2018*) was completed, forms part of the background reports and identified that:

- the GDP4B area is located within the Central Creek Development Services Scheme (CCDSS);
- an upstream catchment to the south of Brooking Road flows through the area;
- drainage outfall for the GDP4B area is via an existing drainage reserve to the north of Willowbank Road.

3.4 POTENTIALLY CONTAMINATED LAND

An environmental site assessment (*Environmental Site Assessment 39 Willowbank Road Gisborne, Golder Associates, 16 August 2018*) has been completed for the GDP4B area and forms part of the background reports.

In summary, the assessment found that:

- a quarry reserve had been identified in the early 1900s on the south central boundary of the GDP4B area, abutting Brooking Road on its north side;
- the quarry (stone) appeared to have operated in a minor way and that rock extraction was not more than about 0.5 to 1 metre in depth on part only of the 'quarry reserve';
- the area has no history of use (with the possible exception of the small quarry) that would identify it as 'potentially contaminated land' and under Direction 1, section 12(2)(a) of the Planning and Environment act 1987 and the related General Practice Note (Potentially Contaminated Land) of June 2005 (the current version), it is classified as 'low' in terms of potential contamination.

3.5 SITE AND LANDSCAPE ASSESSMENT

As noted in part in section 1.1, the GDP4B area is characterised by a number of key site and landscape features:

- the defined ephemeral watercourse draining in a generally south to north direction in the vicinity of the west boundary of the land;
- four large Swamp Gums and indigenous plants located within the watercourse corridor;
- distant views to the Macedon Ranges from the central eastern part of the GDP4B area;
- a row of mature oaks along the entry road to the farm dwelling (in the northwest) being a significant landscape feature;
- other scattered trees that can add to the landscape setting provided they have appropriate 'worthy of retention' values as identified by the arborist.

4 THE SCHEME PROVISIONS AND RESPONSE

As outlined in section 1.2, particular policies in the Scheme of relevance to the preparation and implementation of GDP4B and commentary on how each has been addressed, is provided below.

Item	Clause	Summary	Comments
1	11.01-1S	To promote and support sustainable growth and development and deliver choice in a network of settlements including the regional centre of Gisborne.	GDP4B covers an area identified within the Gisborne town boundary, which is the primary urban area of the Municipality. It is in an identified growth area and the proposal promotes sustainability and lot choices.
2	11.02-1S	Consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.	Refer to comments in item 1.
3	13.02	Identify bushfire hazard and complete risk assessments at the time of any relevant application for permit.	GDP4B is in a bushfire prone area and future applications for a planning permit will be accompanied by a bushfire assessment and bushfire management statement.
4	13.04 & 21.06-2	Identify potentially contaminated land and ensure it is suitable for its intended use.	A site assessment and report has been completed and has identified the GDP4B area as 'low' in terms of potential contamination.
5	13.05	Assist the control of noise effects on sensitive land uses.	The proposed residential development is a sensitive use in respect of the noise impacts of traffic on the Calder Freeway abutting to the east. A boundary treatment will be applied to the satisfaction of VicRoads at the planning permit stage.
6	15, 16 & 21.12	Encourage development and land use that fosters healthy, active living and responds to its surroundings and existing or preferred character, is sustainable and reflects good urban design.	The GDP4B proposal will implement these provisions by encouraging pedestrian and cyclist activity, outdoor recreation and community uses. It is based on good urban design principles including maximising links into neighbouring development, solar orientation, appropriate road lengths and speed control, a range of lot sizes, locating all lots within 400 metres walking distance to an area of public open space, co-located community facilities and it responds to the local and intended residential neighbourhood character.
7	15, 16, 21.01, 21.02-5 & 21.09	Provide a range of lot sizes to suit a variety of dwelling and household types to meet diverse needs, including affordability.	The GDP4B proposal implements these provisions with lot size variety including the provision of more affordable housing potential on medium density lots.
8	16.01-1S	To increase the supply of cost-effective housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land and ensure integration with infrastructure and services, including in regional towns.	The GDP4B area is an identified candidate to assist in implementing this provision and the proposal is entirely consistent with the provision.
9	19.02 & 19.03	Provide for required community and development infrastructure.	The GDP4B area has been the subject of detailed background studies in the preparation of the GDP4B. These studies have identified the required community and development infrastructure, which has been incorporated into the proposal.
10	21.04	Gisborne is a specified growth area in the Municipality and the GDP4B area is	Refer to comments in items 1, 7 and 8.

Item	Clause	Summary	Comments
		recognised as an area to accommodate a portion of this growth.	
11	21.04	Reinforce the key urban functions and role of Gisborne as the major urban centre.	Refer to comments in item 1.
12	21.08-2	Recognise and protect Aboriginal cultural heritage places and values.	Preparation of a CHMP has commenced and initial site investigations have not identified any Aboriginal artifacts. As mentioned previously, if any artifacts are found to occur these are likely to be confined to the watercourse corridor. Notwithstanding this, the CHMP will ensure that any artefacts found to be located on the land are recorded and protected.
13	21.08-3	Ensure that development and built form occurs in a sustainable manner and direct population and development to settlements where scenic landscapes will not be jeopardised.	The GDP4B proposes development: <ul style="list-style-type: none"> ▪ with a subdivision that implements the sustainable development of limited urban land; ▪ that directs new population and development into an identified urban settlement that is not in a scenic landscape that will be jeopardised.
14	21.09	Provide for responsive and affordable housing and a diversity of lot sizes and styles to meet the requirements of all age groups, household types, lifestyles and preference.	Refer to comments in items 1, 7 and 8.
15	21.13	Consolidate and retain a compact urban form and contain urban development within the defined township boundary and major urban centre of Gisborne thus respecting the semi-rural character of the broader area.	Refer to comments in item 2.
16	21.13	Consider medium density housing near public open space	GDP4B implements this provision
17	21.13	Consider in other residential areas conventional residential densities with lot sizes ranging from 500 to 1500 square metres and averaging 800 square metres.	GDP4B proposes (excluding in its townhouse residential areas) lot sizes ranging in size from approximately 400 square metres to approximately 1,500 square metres, at an indicative average size of between 550 to 650 square metres. This proposal is somewhat different from the provision but seeks to balance this provision with the competing provisions such as in items 1, 2, 7, 8, 13, 14 and 15.
18	21.13	Protect and improve areas of remnant vegetation, fauna habitat and natural drainage corridors.	Background studies have been completed and as noted earlier, have concluded that the GDP4B proposal is consistent with this provision.
19	32.08	Encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.	Refer to comments in items 1, 7 and 8. Reflected in its identification within the Gisborne town boundary, the GDP4b area is very well located in terms of access to services and transport.
20	32.08 & schedule	Provision to include in the GRZ1 schedule any neighbourhood character objectives to be achieved.	The GRZ1 schedule, which covers the GDP4B area, does not include any neighbourhood character objectives.

Item	Clause	Summary	Comments
21	32.08	A planning permit is required for subdivision, construction (but not use) of dwellings on lots less than 300 square metres, development and use of an education centre.	Relevant planning permits will be lodged in due course under this provision.
22	43.04	Objectives enabled in the DPO and set out in DPO4, which include the specified 'key principles' of: <ul style="list-style-type: none"> ▪ "Encouraging housing choice and the development of a variety of lot sizes and types within the context of a semi-rural township"; ▪ "Limiting the visual intrusion of development around key township entrances, the Calder Freeway . . ."; ▪ "Encouraging current sustainable development principles and high quality urban design" among others. 	Refer to comments in items 1, 6, 7 and 8. GDP4B proposes a noise attenuation landscape reserve along the Calder Freeway boundary, which will be subject to the approval of VicRoads at the planning permit stage.
23	DPO4	A development plan should implement the following key principles: <ul style="list-style-type: none"> ▪ a variety of lot sizes; ▪ open space networks with multi-purposes; ▪ limiting visual intrusion around the Calder Freeway; ▪ protecting areas of remnant vegetation; ▪ protecting cultural, environmental, landscape and heritage assets; ▪ increasing stormwater capture and re-use; ▪ providing for physical and social infrastructure and staging and timing; ▪ encouraging sustainable development principles and high quality urban design 	Refer to comments in items 7, 8, 14, 16, 17 and 22. Refer to Site Analysis in section 3.
24	DPO4	A development plan must include a detailed site analysis of the natural, cultural and strategic context of the site and a subdivision layout which shows: <ul style="list-style-type: none"> ▪ a variety of lot sizes across the development area; ▪ how development interfaces with environmentally significant and landscape sensitive areas; ▪ transition with nearby low-density residential lots; ▪ consideration of natural features; ▪ physical infrastructure; ▪ solar orientation; ▪ movement and open space networks; 	Refer to comments in items 7, 8, 14, 16, 17 and 22. The GDP4B area does not interface with environmentally significant or landscape sensitive areas, in the context of the Scheme and region. Neither the GDP4B area nor abutting land is affected by the Significant Landscape, Heritage or Environmental Significance Overlays. GDP4B proposes a combination of open space and larger low density lots along its south border on Brooking Road, which is the interface with rural-living residential lots / zoning further to the south. The same approach is proposed along the north border with its interface with low-density lots / zoning further to the north.

Item	Clause	Summary	Comments
		<ul style="list-style-type: none"> ▪ landscape concepts; ▪ major drainage and infrastructure features; ▪ staging and timing; ▪ a summary of the findings of specialist studies on flora and fauna, cultural heritage, stormwater management, traffic, environmental conditions 	<p>The proposed subdivision layout has been designed to maximise solar energy capture, with lots being oriented predominantly east-west or north-south.</p> <p>Natural features have been identified and have informed the plan.</p> <p>Other aspects of the provision are address elsewhere in GDP4B.</p>
25	DPO4	Specific provisions relating to GDP4B area interfaces with Calder Freeway, Brooking Road and Willowbank Road; an open space link along the watercourse; links to the residential development to the west; and building siting and design provisions relating to the Calder Freeway interface	<p>Refer to comments in item 24.</p> <p>GDP4B proposes an open space link along the watercourse and maximises links to the west via all available connection points.</p> <p>Building siting and design guidelines will be prepared as part of future relevant planning permit applications.</p>
26	45.06 & schedule 2	Meet the requirements of DCPO2	The development of GDP4B will and must meet all the mandatory requirements of DCPO2.
27	52.17	A planning permit is required remove, destroy or lop native vegetation including dead native vegetation	Relevant planning permits will be lodged in due course under this provision as required.
28	52.29	A planning permit is required to subdivide land adjacent to a road in a Road Zone, Category 1, which includes the Calder Freeway	Relevant planning permits will be lodged in the future under this provision.
29	53.01	A public open space contribution is required of 5 per cent of the land intended to be used for residential.	The GDP4B meets this requirement.

5 GDP4B VISION AND PRINCIPLES

5.1 VISION

The vision for the GDP4B area is:

- to provide for the efficient and sustainable development of a recognised growth area in the Municipality and more particularly in the Gisborne urban area;
- to provide a range of lot sizes consistent with the vision above;
- to recognise the site opportunities and constraints and to translate them into intentions that will inform the development layout and provide a high level of amenity;
- to provide a generous supply of open space (unencumbered and encumbered) designed in part for multi-purposes but in all cases providing attractive landscape settings and public use areas and ensuring that all lots are located within 400 metres walking distance to either passive or active areas of public open space;
- to integrate the GDP4B area with adjoining residential development and nearby services;
- to provide opportunities for community facilities to be delivered adjacent to complementary land uses and with good access to residents and other users.

5.2 PLANNING AND DESIGN PRINCIPLES

The key planning and design principles for the GDP4B are set out in section 4 and are as listed below.

- The development of a high quality urban design for this consolidation area of the Gisborne Township.
- The provision of a range of lot sizes.
- The protection and enhancement of the existing watercourse to provide a multi-purpose function of drainage, attractive landscaped area, open space opportunity, pedestrian and cyclist link through the area and cater for the passive recreation needs of future residents.
- The provision of interface treatments on the north, east and west boundaries, which recognise particular conditions on those boundaries and create appropriate responses.
- A road layout that maximises east-west and north-south roads (to maximise lot and house solar orientation opportunities), that provides appropriate links within and to and from the GDP4B area, that reduces risks with excessive vehicle speed through road length design and other calming treatments and the provision of frontage roads to areas of open space and the possible school site to encourage lots to front or side onto these public spaces.
- The provision of in-demand community facilities in locations that are accessible to intended users on foot, bicycle or vehicle; co-located wherever appropriate; of sufficient land area to accommodate the facility size required and to fill a demonstrated need for the GDP4B area and surrounds.

The Development Plan is shown on page 16.



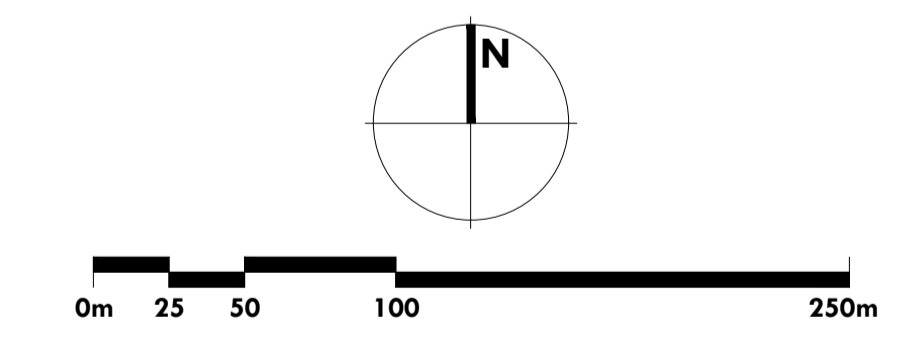
LEGEND

Total Site Area	- - - - -
Waterway/Drainage Reserve	[Light Blue Box]
Local Sports Reserve	[Green Box]
Local Park	[Green Box with Dots]
Noise Attenuation Landscape Reserve	[Green Box with Dotted Border]
Tree Reserves	[Light Green Box]
Potential School Site	[Orange Box]
Townhouse Sites Residential	[Yellow Box]
Low Density Residential	[Light Orange Box]
Conventional Residential	[Light Yellow Box]
Potential Residential/Child Care/Aged Care Facility	[Hatched Box]
Local Access Level 2 (18-20m)	[Blue Line]
Local Access Level 1 (14-18m)	[Grey Line]
Shared Path Network	[Green Dashed Line]

REVISIONS

4	31-08-2018	PLAN AMENDED	AJ GWH
3	31-07-2018	PLAN AMENDED	AJ GWH
2	03-07-2018	PLAN AMENDED	AJ GWH
1	19-06-2018	ORIGINAL DRAWING	AJ GWH

VER	DATE	COMMENTS	CKD	APP



SCALE 1 : 2500 @ A1

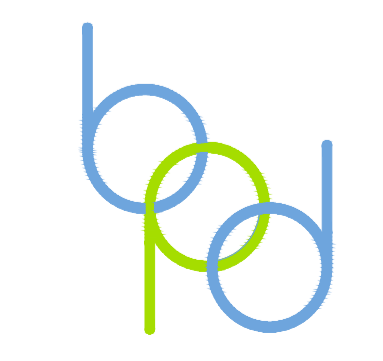
39 WILLOWBANK ROAD GISBORNE

DEVELOPMENT PLAN

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6 GDP4B KEY ELEMENTS

6.1 SOCIAL INFRASTRUCTURE

A social infrastructure assessment (*39 Willowbank Road, Gisborne Social Infrastructure Assessment, ASR Research, August 2018*) was completed and forms part of the background reports. In response to the social infrastructure assessment, the GDP4B proposes a number of community facilities on the land for such facilities, in several cases in association with required development contributions. These community facilities include:

- an active area of public open space (3 hectares) co-located with the watercourse encumbered open space in the northwest part of GDP4B and adjacent to Willowbank Road;
- a passive area of public open space (0.75 hectare) located in the central part of the land;
- 8.49 hectares of encumbered public open space along the watercourse corridor for drainage purposes to include a shared path to accommodate passive recreation needs and encourage a healthy and active lifestyle;
- two small pocket parks totalling 0.22 hectares in the southern part of GDP4B each for the purpose of retaining a scattered tree but which will also serve the passive open space needs for the area;
- the above resulting in an overprovision (of about a hectare) of unencumbered public open space;
- the provision of land (3.5 hectares) for a possible school site (subject to education provider interest) to be co-located with active open space and the watercourse open space corridor;
- the availability of possible appropriate sites in the GDP4B area for a child care centre with an integrated kindergarten program (either Council-run or operated commercially) and /or a residential aged care facility subject to there being demand for such facilities.

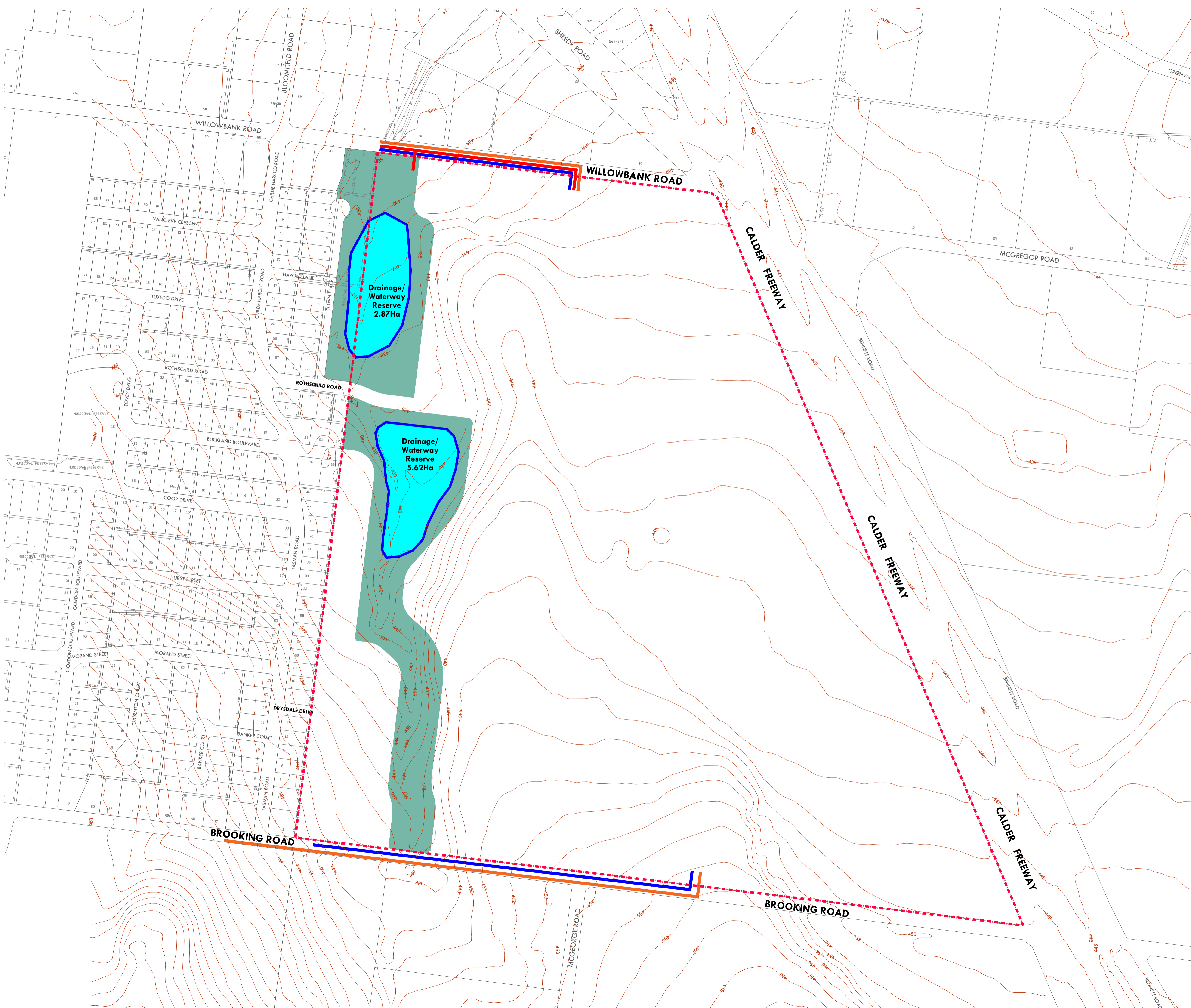
6.2 PHYSICAL INFRASTRUCTURE AND SERVICING

A servicing report (*Development Report, 39 Willowbank Road Gisborne, Breese Pitt Dixon, 10 August 2018*) was completed and forms part of the background reports.

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

- existing water mains within Willowbank Road and Brooking Road (to the west) will be extended along the GDP4B area frontages;
- the GDP4B area is well served by existing sewers along the west boundary that connects to a 300 millimetres diameter sewer to the north of Willowbank Road;
- underground power will be provided via the existing underground and overhead network;
- a number of electrical substations will be required in the GDP4B area;
- telecommunications and the provision of fibre will be via a fibre provider;
- gas supply will be extended from existing assets in the surrounding road network.

An infrastructure provisioning plan is shown on page 18.



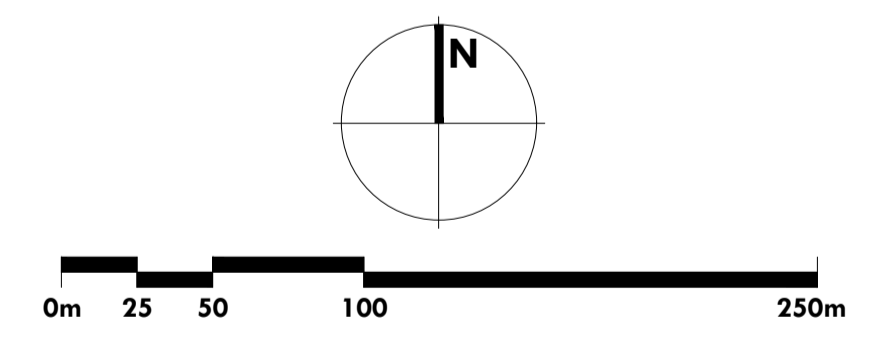
LEGEND

Total Site Area	---
Waterway/Drainage Reserve	■
Waterbodies	○
225 ? Sewers	—
225 ? Water	—
125 Gas	—

REVISIONS

4	31-08-2018	PLAN AMENDED	AJ GWH
3	31-07-2018	PLAN AMENDED	AJ GWH
2	03-07-2018	PLAN AMENDED	AJ GWH
1	19-06-2018	ORIGINAL DRAWING	AJ GWH

VER	DATE	COMMENTS	CKD APP
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SCALE 1 : 2500 @ A1

39 WILLOWBANK ROAD GISBORNE

INFRASTRUCTURE PROVISIONING PLAN

Project No. 9987
Drawing Ref. 9987_UD_DP01_V4

BREESE PITT DIXON
 CIVIL ENGINEERS
 LAND SURVEYORS
 TOWN PLANNERS
 URBAN DESIGNERS
 LANDSCAPE ARCHITECTS



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6.3 STORMWATER MANAGEMENT

A preliminary stormwater management investigation for the GDP4B area was considered (*39 Willowbank Road Gisborne, Alluvium, 16 July 2018*), which forms part of the background reports.

The north-south watercourse through the GDP4B area on its west flank, will form the main stormwater drainage feature and be the conduit for connecting stormwater flows from the large upstream catchment to the south of Brooking Road to the existing drainage reserve to the north of Willowbank Road. The stormwater management strategy is expected to comprise:

- a constructed waterway corridor and a large linear wetland / retarding basin;
- a drainage reserve footprint, as shown in the Development Plan (page 16);
- stormwater quality and retardation storage before being discharged to an existing drainage reserve to the north of Willowbank Road.

Melbourne Water, Macedon Ranges Shire Council and Alluvium will finalise the stormwater management strategy based on current best practice. The contours of the land greatly influence the strategy and thus the required area is largely predetermined and therefore, is unlikely to change materially.

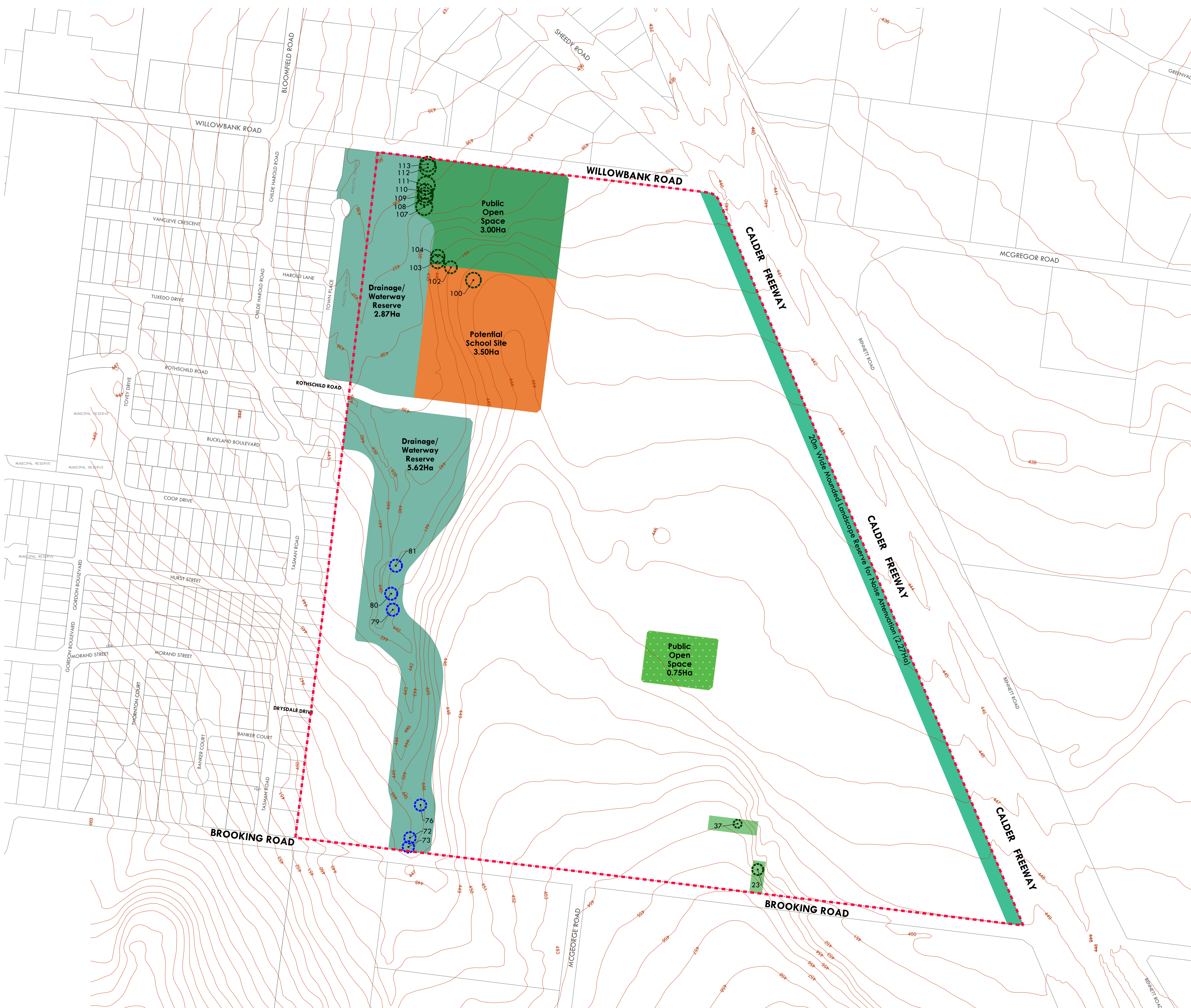
6.4 OPEN SPACE NETWORK

An open space network is proposed through the GDP4B area with three main nodal points or areas:

- the landscaped and enhanced watercourse;
- an active open space area co-located with the watercourse at its north end;
- a central local park.

These three nodes will be connected by pedestrian and cyclist paths (on and off-road) as well as local roads and inter-connected to existing development north, south and west of the area.

These elements are shown on the open space and vegetation plan on page 20.

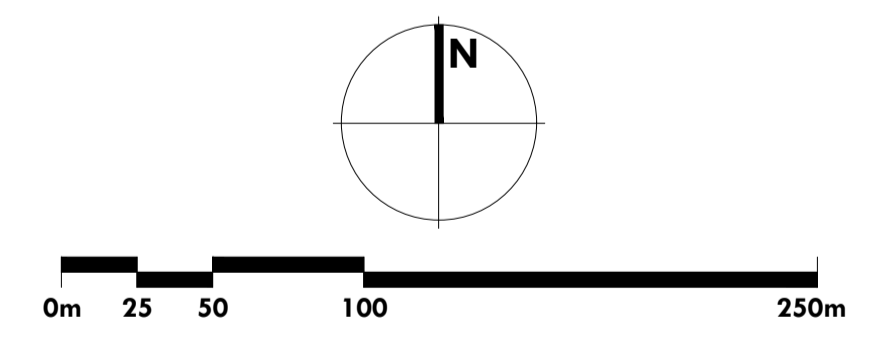


LEGEND

Total Site Area	---
Waterway/Drainage Reserve	[Light Green Box]
Local Sports Reserve	[Dark Green Box]
Local Park	[Green Box with Dotted Pattern]
Noise Attenuation Landscape Reserve	[Green Box with Dotted Pattern]
Tree Reserves	[Green Box with Dotted Pattern]
Potential School Site	[Orange Box]
Trees to be retained	[Green Circle with Dotted Pattern]
Trees to be retained potentially	[Blue Circle with Dotted Pattern]

REVISIONS

VER	DATE	COMMENTS	CKD	APP
4	31-08-2018	PLAN AMENDED		AJ GWH
3	31-07-2018	PLAN AMENDED		AJ GWH
2	03-07-2018	PLAN AMENDED		AJ GWH
1	19-06-2018	ORIGINAL DRAWING		AJ GWH



SCALE 1 : 2500 @ A1
**39 WILLOWBANK ROAD
 GISBORNE**

OPEN SPACE & VEGETATION PLAN

Project No. 9987
 Drawing Ref. 9987_UD_DP01_V4

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6.5 MOVEMENT NETWORK

A traffic and movement assessment (*39 Willowbank Road Gisborne Transport Impact Assessment, One Mile Grid, 10 August 2018*) was completed and forms part of the background reports.

The movement network through and beyond the GDP4B area is characterised by:

- pedestrian and cyclist paths linking nodes and access points, as outlined in section 6.4;
- primary links to Willowbank and Brooking Roads and a secondary link to the existing residential area to the west;
- a road system incorporating roads of different order on alignments that foster a north-south connection via a primary connector street through the GDP4B area with a secondary east-west connector street providing a connection from the primary connector street to the existing residential area to the west;
- a permeable network of lower order streets including access streets and access lanes that provide additional connections to the existing residential area to the west and Brooking Road, areas of open space and allow for ease of movement throughout the subdivision;
- an existing bus stop at the intersection of Willowbank Road and Bloomfield Road located 150 metres to the west that provides a connection to the Gisborne Train Station and is within walking distance for a majority of the of the GDP4B land;
- connector streets comprising road reservations widths that allow them to be bus capable in order to accommodate a potential bus route ensuring that all of the GDP4B land would be located within easy walking distance of public transport.






6.6 LANDSCAPE CONCEPT

The landscape concept for the GDP4B area is characterised by:







- variation in street tree species to be planted within the road reserves throughout the GDP4B area to create a street network that is diverse in character;
- the retention and planting of native trees along the drainage open space corridor in the western part of the GDP4B area ensuring that it is heavily vegetated;
- the active open space reserve to the north and the local park in the southeast portion of the GDP4B land with landscaping of these areas to be detailed at the planning permit stage;
- two small reserves in the southern portion for the purpose of tree retention;
- a vegetated buffer zone along the east boundary to assist with noise attenuation subject to the approval of VicRoads.

The landscape concept is provided on page 22.








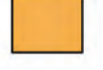
LEGEND

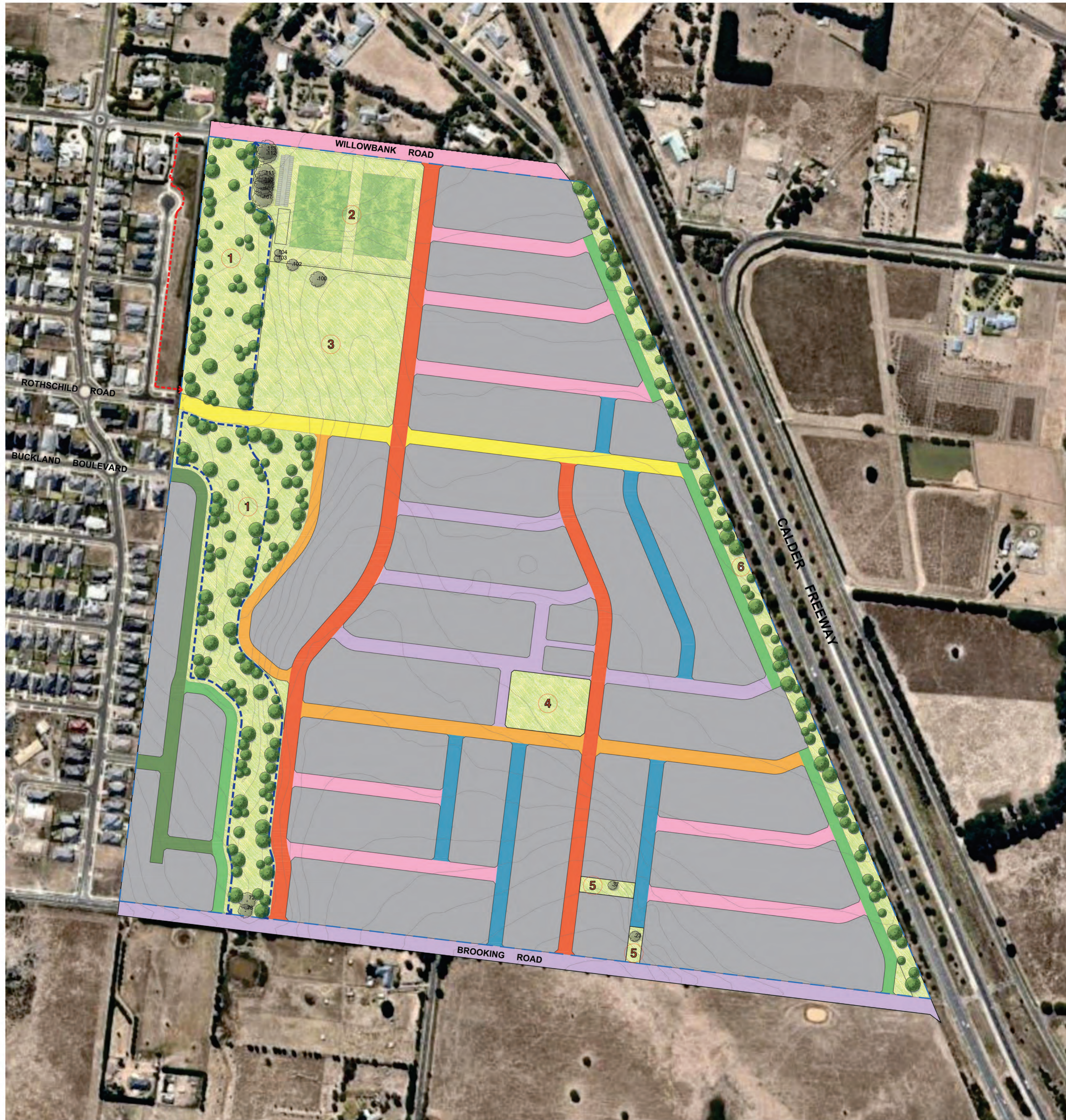
-  DRAINAGE RESERVE TREES
NATIVE TREES TO FUTURE DETAIL
-  EXISTING TREES TO BE RETAINED
REFER TO ARBORICULTURAL ASSESSMENT
PREPARED BY GALBRAITH & ASSOCIATES
DATED 02.07.2018
-  GARDEN BED / LAWN AREAS
TO FUTURE DETAIL
-  PROPOSED SHARED PATH
-  EXISTING SHARED PATH

DESIGN KEY

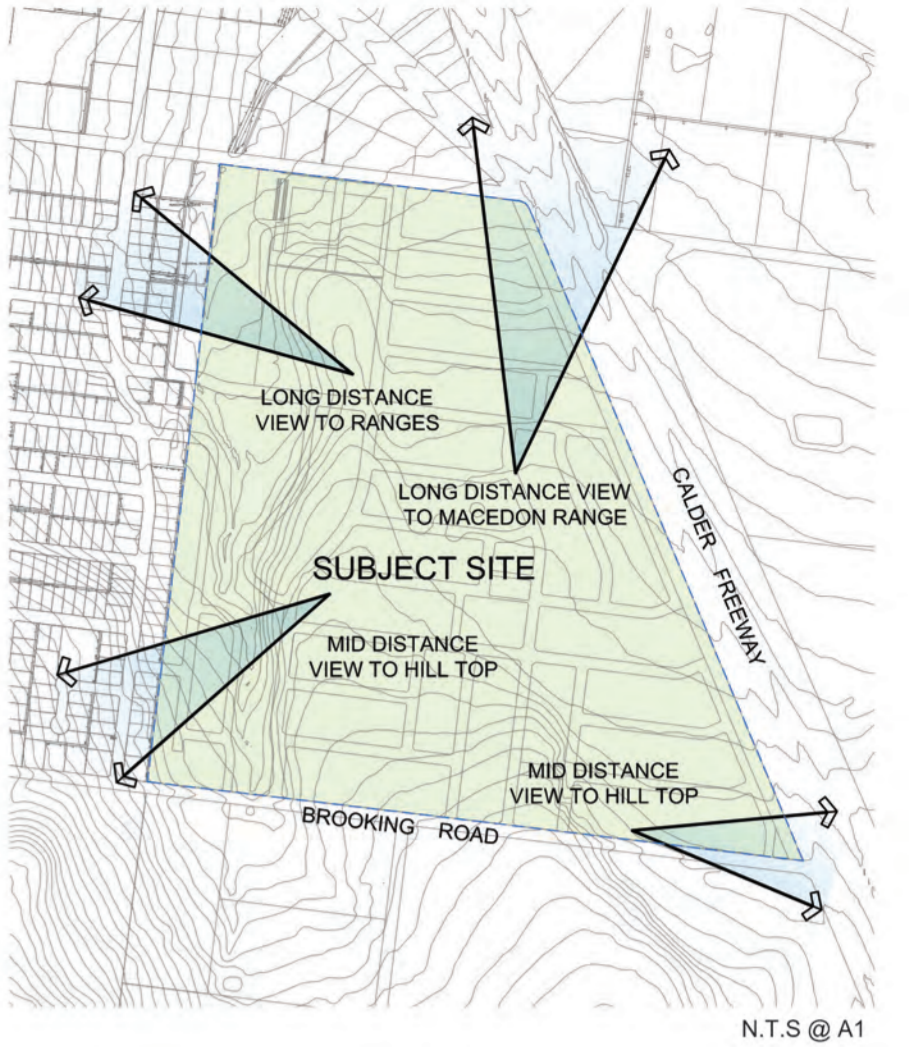
-  DRAINAGE/ WATERWAY RESERVE
-  PUBLIC RECREATION RESERVE
-  SCHOOL SITE
-  PUBLIC OPEN SPACE
-  TREE RESERVE
-  FREEWAY BUFFER TREE RESERVE

STREET TREE SCHEDULE

CODE	BOTANICAL NAME - COMMON NAME	HEIGHT (m)	SPREAD (m)
	<i>Allocasuarina littoralis</i> Black Sheoak	9.0m	5.0m
	<i>Brachychiton populneus x acerifolius</i> 'Jerrilderie Red' Illawarra Flame Tree	8.0m	7.0m
	<i>Corymbia maculata</i> Spotted Gum	16.0m	8.0m
	<i>Eucalyptus leucoxydon</i> 'Rosea' Red Flowering Yellow Gum	8.0m	5.0m
	<i>Acer rubrum</i> 'October Glory' October Glory Maple	12.0m	7.0m
	<i>Acer campestre</i> 'Queen Elizabeth' Hedge Maple	8.0m	5.0m
	<i>Lagerstroemia indica x fauriei</i> 'Natchez' Natchez Crepe Myrtle	8.0m	6.0m
	<i>Quercus palustris</i> Pin Oak	14.0m	8.0m



VIEWSHED PLAN



NOT FOR CONSTRUCTION
FOR TOWN PLANNING PURPOSES ONLY

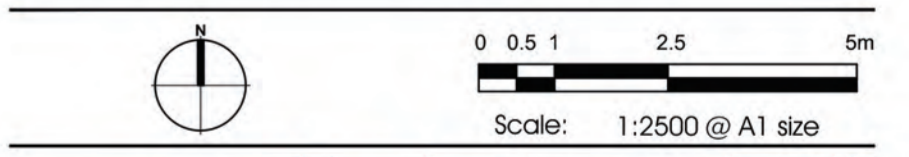
PRELIMINARY 

P3	09.08.2018	DRAFT
P2	07.08.2018	DRAFT
P1	02.08.2018	DRAFT
Rev	Date	Description

ID LAND PTY LTD

39 WILLOWBANK ROAD, GISBORNE

LANDSCAPE DEVELOPMENT PLAN



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Urban Design
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Project No. 18026
Date: AUGUST 2018
Drawn by: LR
Checked: TV
Drawing No. DPO1 - P3



6.7 URBAN DESIGN GUIDELINES

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

- Lots addressing areas of public open space and community facilities to provide opportunities for passive surveillance of these spaces.
- Lots located within 800 metres walking distance of a connector street that is designed to be bus capable.
- Lots within 400 metres walking distance of either an area of passive or active public open space, ensuring a healthy and active neighbourhood will be facilitated.
- The possible school site co-located with the active public open space and the drainage open space corridor.
- Provision of a shared path within the drainage open space reserve to encourage recreational use and prioritise pedestrian and cyclists movements along the corridor.
- Potential child care and / or aged care facilities to be located in proximity to the active open space, the possible school site or the local park.
- A range of lot sizes to allow for a diversity of housing types to cater for the needs of a variety of home buyers.
- Low density lots (1,500 square metres or greater) located along the north and south boundaries to respond to the existing low density residential subdivision patterns at these interfaces.
- Conventional density lots (excluding areas identified for townhouse style and other medium density development) with frontages from 12.5 to 20 metres and an average lots size in the range of 550 to 650 square metres.
- Opportunities for townhouse style and other medium density development in areas that front open space or the possible school site.
- Lots to have either a north-south or east-west axis to maximise solar access.

6.8 SUBDIVISION LAYOUT

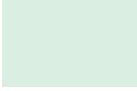


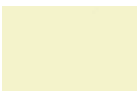


An indicative subdivision layout has been prepared based on the urban design guidelines contained in section 6.7 and is shown on page 24. It must be stressed that this layout is subject to refinement during the more detailed subdivision design and planning permit application phases of the project.

The indicative layout has the following main characteristics:

- a net development area of 57.47 hectares;
- a net residential area of 41.63 hectares;
- 8.49 hectares of watercourse / drainage open space;
- 3.99 hectares of unencumbered open space;
- 2.27 hectares of noise attenuation landscape reserve
- 3.5 hectares for a possible school site;
- conventional residential lots with an average lot size in the range of 550 to 650 square metres;
- larger lots on Willowbank and Brooking Roads above 1500 square metres;
- possible sites for townhouses, a child care centre and / or a residential aged care facility within proximity to areas of open space and the school site.



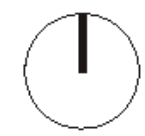
LEGEND

-  GDP4B AREA
-  DRAINAGE / WATERWAY RESERVE
-  NOISE ATTENUATION AND VISUAL BUFFER LANDSCAPE RESERVE
-  POCKET PARK
-  LANDSCAPE RESERVE
-  PUBLIC OPEN SPACE
-  POSSIBLE SCHOOL SITE
-  LOW DENSITY RESIDENTIAL LOTS [1500m2 and above]
-  CONVENTIONAL RESIDENTIAL LOTS [average in range of 550 - 650m2; frontages 12.5m to 20m]
-  POTENTIAL TOWNHOUSE RESIDENTIAL / CHILD CARE / AGED CARE FACILITY
-  TREES TO BE RETAINED [refer Galbraith & Associates Arborist Report dated 02 July 2018]
-  OFF ROAD SHARED PATH

39 WILLOWBANK ROAD GISBORNE
INDICATIVE SUBDIVISION LAYOUT

DRAWING
1858 willowbank graphic 007

ISSUE DATE
30082018



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6.9 STAGING AND TIMING

The structure plan is provided on page 26 and shows surrounding land uses as well as the order of staging.

The first stage of development is expected to commence from Willowbank Road with the order of stages to be developed generally in a north to south direction as shown on page 26. The order of staging may vary as a result of more detailed design that will be completed as part of the subdivision design and planning permit application phase.



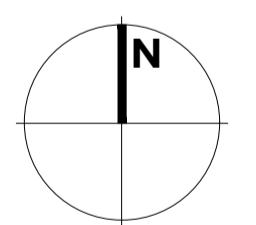
LEGEND & LAND BUDGET

Total Site Area	75.70Ha
Waterway/Drainage Reserve	8.49Ha
Local Sports Reserve	3.00Ha
Local Park	0.75Ha
Noise Attenuation Landscape Reserve	2.27Ha
Tree Reserves	0.22Ha
Potential School Site	3.50Ha
Net Developable Area (NDA)	57.47Ha
Townhouse Sites Residential	
Low Density Residential	
Potential Residential/Child Care/Aged Care Facility	
General Residential Zone _ GRZ1	
Low Density Residential Zone _ LDR3	
Rural Living Zone _ RLZ3	
Road Zone _ RDZ1	
Local Access Level 2 (18-20m)	
Development/Staging Direction	

REVISIONS

4	31-08-2018	PLAN AMENDED	AJ GWH
3	31-07-2018	PLAN AMENDED	AJ GWH
2	03-07-2018	PLAN AMENDED	AJ GWH
1	19-06-2018	ORIGINAL DRAWING	AJ GWH

VER	DATE	COMMENTS	CKD	APP
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0m 25 50 100 250m

SCALE 1 : 2500 @ A1

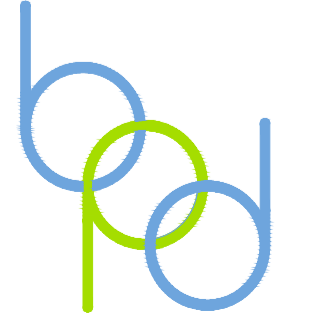
**39 WILLOWBANK ROAD
GISBORNE**

STRUCTURE PLAN

Project No. 9987
Drawing Ref. 9987_UD_DP01_V4

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