



Gisborne Futures

Neighbourhood Character Study

July 2020



DRAFT

for Community Consultation



**Macedon
Ranges**
Shire Council

Version Control

Date	Version	Purpose
March 2020	Version 1	Preliminary Draft for Internal review
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What is Neighbourhood Character?

Neighbourhood character describes elements of the public and private realms that make one area distinctive from another. All areas have a character that can be identified through an analysis of the built form, vegetation, streetscape and topographical elements that combine to define the overall look and feel of a place.

In town planning, an objective description of a neighbourhood's existing character is used to develop planning controls and guidelines that ensure new development is sited and designed to respond to the preferred future character of an area.

Character & Heritage

Character studies evaluate the physical attributes of an area with reference to development era and architectural styles, whereas heritage studies evaluate cultural heritage significance and designate levels of significance for sites or precincts by assessment against a different set of heritage criteria.

The basis of neighbourhood character is that every place has character regardless of its age or appearance, and character controls are designed to manage new development rather than conserve older buildings.

Neighbourhood character guidelines can encourage the retention and restoration of older buildings, however this does not warrant them the same level of protection as the application of a Heritage Overlay as justified through a heritage study would.

Community Values

Gisborne's community have highlighted the importance of the maintaining the existing semi-rural neighbourhood character and low scale of development.

Community values have been collected through a Neighbourhood Character Survey undertaken by Council in 2017, and through Phases 1 and 2 of consultation as part of the Gisborne Futures project.

A primary concern for the community is the provision of smaller blocks and medium density development that may have a detrimental impact on the rural and country character of the town, particularly in newer residential areas.

Other community feedback relating to housing and Neighbourhood Character in Gisborne included:

- retain the village-feel, quiet streets and rural ambience;
- consolidate urban areas with neighbourhood design/protection;
- protect existing character and limit development that conflicts with this;
- plan for greater diversity and affordability;
- don't allow small blocks on the outskirts of town; and
- plant more trees in new estates.

Gisborne's Neighbourhood Character

Gisborne's neighbourhoods predominantly comprise of detached dwellings on generous allotments. In recent years a greater level of diversity has been introduced through infill and medium-density development within the town centre, close to the train station and sporadically through subdivision of larger lots.

A unifying feature of Gisborne's neighbourhoods is the heavily vegetated landscape setting. This, in combination with the mix of distant and close-range views of the Macedon Ranges, Mount Gisborne and Magnet Hill, reinforce the semi-rural and rural lifestyle setting that is valued by residents of Gisborne and New Gisborne.

As the high level of tree coverage is the largest contributor to the overall Neighbourhood Character of Gisborne and New Gisborne, including the Town Centre, any increase in development, infill development and/or streetscape improvements should respect the existing tree coverage and seek to enhance the vegetated setting of streets and built form.

Semi-rural Character

Residential development is to complement the existing 'rural' character of the town, which may be defined by:

- Wide, tree lined streets.
- Houses set back in established gardens over wide lawns.
- Roads that follow topography and are aligned to capitalise on views and vistas to mountains, hills and open, rural landscapes, including the Macedon Ranges, Magnet Hill and the Jacksons Creek escarpment.
- A sense of spaciousness around houses that is enhanced by generous front and side setbacks and low, permeable or non-existent front fences that allows for a generous visual connection between public and private realms.
- The design and external appearance of development that complements the character of the nearby rural landscape setting with consideration of form, construction materials, colours and finishes, and design detailing.

Project Aims

- Identify the precincts of Gisborne that share common neighbourhood characteristics;
- Understand the capacity for change and the development pressures in each precinct;
- Establish the preferred future character of each neighbourhood precinct that maintains and enhances the precinct's distinctive and valued elements; and
- Identify planning controls to assist in achieving the precinct's preferred character.

Study Area


The Study Area for the Gisborne & New Gisborne Neighbourhood Character Study includes all residential zoned land within the Gisborne township boundary. This includes land zoned for lower density residential development, and rural living land in proximity to the town, particularly around Magnet Hill.

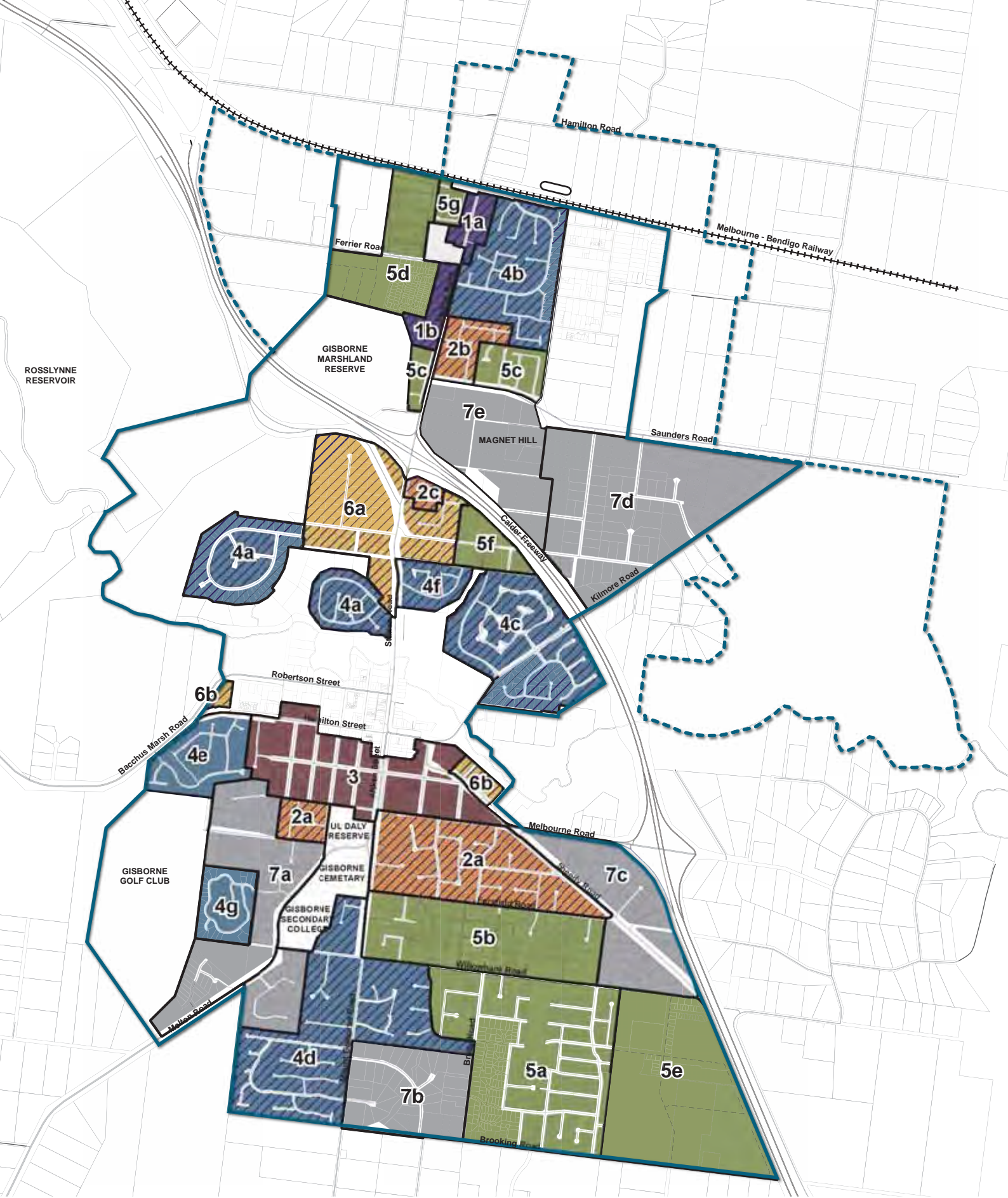
Neighbourhood Character Precincts

The Gisborne Neighbourhood Character Study brings together a large volume of research including spatial analysis, field surveys, research into patterns of development and community consultation to determine the existing character of Gisborne and New Gisborne.

The Study has identified seven Neighbourhood Character Precincts that contain a number of sub-precincts. Descriptions of existing characteristics have been used as a starting point and nuances in character are present amongst the sub-precincts. Ultimately they have been grouped to reflect similarities in preferred future character and design objectives for future implementation of the Study.

Neighbourhood Character Precincts

-  **1. Station Road New Gisborne**
 - 1.a Station Road North
 - 1.b Station Road South
-  **2. Post-War Suburban**
 - 2.a Gisborne Post-War Suburban
 - 2.b New Gisborne Post-War Suburban
 - 2.c Morrow Road Post-War Suburban
-  **3. Town Centre Residential**
-  **4. Large Lot Residential**
 - 4.a Skyline & Frith Large Lot
 - 4.b Chessy Park Large Lot
 - 4.c Sunny Acres Large Lot
 - 4.d Gisborne South Large Lot
 - 4.e Mulbarton Estate Large Lot
 - 4.f Wallaby Run Large Lot
 - 4.g Morningside Estate
-  **5. Contemporary Suburban**
 - 5.a Gisborne South Contemporary Suburban
 - 5.b Fersfield Development Plan Infill
 - 5.c New Gisborne Contemporary Suburban
 - 5.d Ferrier Road Future Suburban
 - 5.e Willowbank Road Future Suburban
 - 5.f McKim Road Future Suburban
 - 5.g New Gisborne Medium Density
-  **6. Low Density Township**
 - 6.a Gisborne North Low Density
 - 6.b Rural Township
-  **7. Rural Residential**
 - 7.a Bush Living
 - 7.b Gisborne Rise Estate
 - 7.c Sheedy Road
 - 7.d New Gisborne Kilmore Road
 - 7.e Magnet Hill Rural Residential



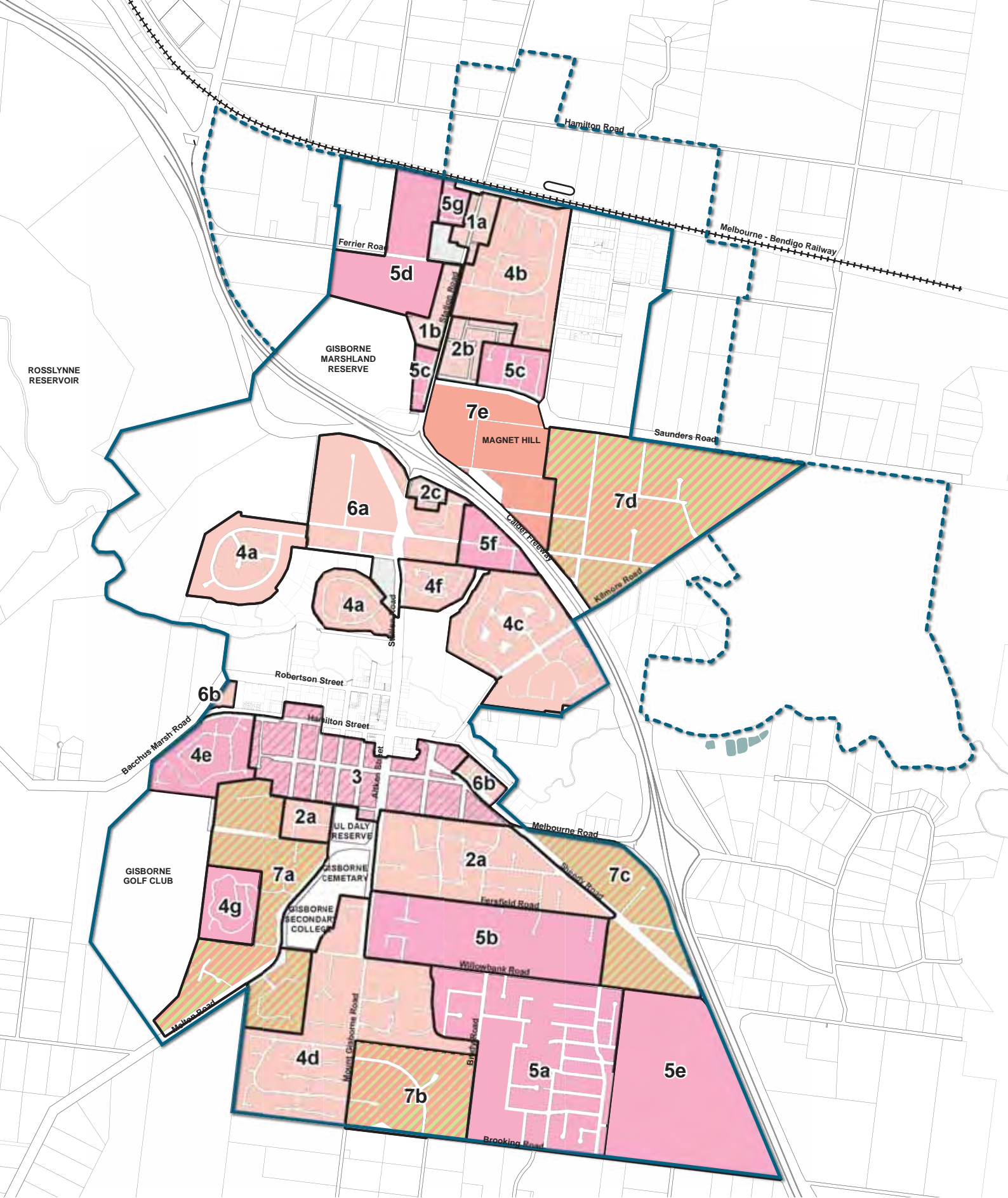
Legend

- Existing town boundary
- Proposed protected settlement boundary
- Railway Line
- Gisborne Station
- Precinct 1: Station Road New Gisborne
- Precinct 2: Post-War Suburban
- Precinct 3: Town Centre
- Precinct 4: Large Lot Residential
- Precinct 5: Contemporary Suburban
- Precinct 6: Low Density Township
- Precinct 7: Rural Residential
- Rezone to Neighbourhood Residential Zone (NRZ)



Summary of Planning Scheme Changes

Neighbourhood Character Area	Housing Framework Change Area	Existing Zone	Proposed Zone	DDO/DPO?
Precinct 1 – Station Road				
Precinct 1a: Station Road North	Minimal Change Area	GRZ1	NRZ	No change (DDO16)
Precinct 1b: Station Road South	Incremental Change Area 2	GRZ1	NRZ	No change (DPO16)
Precinct 2 – Post-War Suburban				
Precinct 2a: Gisborne Post-War Suburban	Incremental Change Area 2	GRZ1	NRZ	N/A
Precinct 2b: New Gisborne Post-War Suburban	Incremental Change Area 2	GRZ1	NRZ	N/A
Precinct 2c: Morrow Road Post-War Suburban	Incremental Change Area 2	GRZ1	NRZ	N/A
Precinct 3 – Town Centre				
Precinct 3: Town Centre	Incremental Change Area 1	GRZ1	GRZ2 (new schedules)	No Change (DDO17)
Precinct 4 – Large Lot Residential				
Precinct 4a : Skyline & Frith Roads	Incremental Change Area 2	GRZ1	NRZ	Remove DDO3
Precinct 4b : Chessy Park Drive	Incremental Change Area 2	GRZ1	NRZ	Amend DDO8
Precinct 4c: Sunny Acres	Minimal Change Area	GRZ1	NRZ	Remove DDO1
Precinct 4d: Gisborne South	Minimal Change Area	GRZ1	NRZ	Remove DDO10
Precinct 4e : Mulbarton Estate	Minimal Change Area	GRZ1	No Change	N/A
Precinct 4f: Wallaby Run	Minimal Change Area	GRZ1	NRZ	Remove DDO1
Precinct 4g: Morningside Estate	Minimal Change Area	GRZ1	No Change	N/A
Precinct 5 – Contemporary Suburban				
Precinct 5a: South Gisborne Contemporary	Minimal Change Area	GRZ1	No Change	No change (DPO4)
Precinct 5b: Fersfield Development Plan	Minimal Change Area	GRZ1	No Change	No change (DPO4)
Precinct 5c: New Gisborne Contemporary	Minimal Change Area	GRZ1	No Change	No change (DPO16)
Precinct 5d: Ferrier Road	Minimal Change Area	GRZ1	No Change	No change (DPO4)
Precinct 5e: Willowbank Road	Minimal Change Area	GRZ1	No Change	No change (DPO4)
Precinct 5f: McKim Road Development Plan	Minimal Change Area	GRZ1	No Change	No change (DPO4)
Precinct 5g: New Gisborne Medium Density	Minimal Change Area	GRZ1	No Change	No change (DPO16)
Precinct 6 – Low Density Township				
Precinct 6a : Bush Living	Incremental Change Area 2	GRZ1	NRZ	N/A
Precinct 6b: Rural Township	Minimal Change Area	GRZ1	NRZ	N/A
Precinct 7 – Rural Residential				
Precinct 7a : Bush Living	Minimal Change Area	LDRZ	No change	New DDO
Precinct 7b: Gisborne Rise Estate	Minimal Change Area	LDRZ	No change	Amend DDO9
Precinct 7c : Sheedy Road	Minimal Change Area	LDRZ	No change	New DDO
Precinct 7d : New Gisborne Kilmore Road	Minimal Change Area	LDRZ	No change	Amend DDO4
Precinct 7e : Magnet Hill Rural Residential	Minimal Change Area	RLZ2	No change	N/A Note: Proposed SLO



Legend

- Existing town boundary
- Railway Line
- Gisborne Station
- Proposed Neighbourhood Residential Zone (NRZ)
- General Residential Zone (GRZ)
- General Residential Zone Schedule 2 (GRZ2)
- Retain Low Density Residential Zone (LDRZ)
- Proposed Design and Development Overlay (DDO)



Precinct 1

Station Road New Gisborne

Existing Character

This historical precinct represents the establishment of New Gisborne as a separate township to Gisborne that developed in proximity to the train station. It is a gateway precinct that provides a transition from the open rural landscapes to the north to the established settlement area, and creates a first impression on the character of the town with a village-like atmosphere that is reinforced by a significant avenue of mature oak trees that form a strong canopy over the road.

Colonial cottages and older Victorian and Edwardian dwellings are set close to the road on generous allotments with established gardens and large canopy trees. A number of these are identified as having heritage significance through the Heritage Overlay.

To the east Argyle and Zeal Streets contribute to the heritage character of the precinct with older dwellings, large mature canopy trees in the street and within properties, and unsealed roads with informal drainage.

Sub-Precinct 1.b is notably different in its composition with larger semi-rural lots. Older houses are mostly obscured from view by dense, established vegetation in front gardens.

This precinct is identified in the New Gisborne Development Plan as an 'existing residential development with opportunity for further subdivision'. While many of these contain older dwellings dating from early last century, it is expected that further subdivision will occur in line with the development plan, therefore the future character guidance should tie into the Precinct 1.a to the north.

Table 1. Precinct 1: Era of Development

Precinct	
1.a	Station Road North Late 1800s to early 1900s. This precinct is an older part of New Gisborne established around the train station and features a number of period dwellings, some of which are included in the Heritage Overlay.
1.b	Station Road South Early 1900s, inter-war with some post-war.



Table 2. Precinct 1: Existing Character Elements

Infill	
Contemporary development, pattern of change.	Two pockets of contemporary infill are present and some dual-occupancy subdivision has occurred. These feature units and townhouses on small lots with access consolidated to a single driveway or laneway. It is anticipated that larger lots in Precinct 1.b will be subject to future subdivision.
Streetscape & Public Realm	
Landscape setting and topography	Generally flat topography with long range vistas to Mount Macedon available at the northern end of the precinct.
Roads, kerbs and crossovers	Station Road is a primary connector road and a main entrance road for Gisborne. It features a dual carriageway with car parking on either side, barrier kerbs and regular crossovers that provide access to dwellings. Argyle Street is a local road to the east that remains unsealed with informal edges and drainage. Generally only one crossover is provided per lot.
Verges, footpaths, street trees and landscaping	Station Road has narrow grassed verges and is lined with a significant avenue of old oak trees. Narrow footpaths are provided on both sides of the road. Footpaths are absent from the informal edges of Argyle Street.
Rhythm	
Subdivision pattern	Lots are arranged in a regular pattern along the spine of Station Road, with Argyle Street running along parallel grid to the east.
Lot size	The original subdivision features generous lot sizes of around 1000 - 1500m ² . Where infill development has occurred lots have a smaller average of around 250 - 300m ² .
Lot width	The original subdivision has a fairly regular lot spacing with frontages averaging 20m wide.
Side setbacks	Detached older dwellings have a side setback of 4-5m.

Front Setbacks	
Depth	Dwelling setbacks vary, in Precinct 1a they range from abutting the property boundary up to 20m. The general average across the precinct is 16m.
Fences	Low and permeable picket or ornamental post and wire.
Gardens & landscaping	Established gardens in front setbacks with ornamental trees. Mature shrubs and small trees obscure views to dwellings from the street. Larger, mature trees are present in side and rear setbacks.
Driveways	Side driveways to individual dwellings, generally only one crossover provided per lot. Infill unit access consolidated to a single driveway/laneway.
Built Form	
Height	Predominantly single storey with some double storey townhouses on the eastern side of Station Road.
Roof form	Roofs are mostly pitched with eaves and either hipped or gabled in form.
Materials	Light coloured weatherboard and brick and corrugated iron roofs. Period architectural detailing on heritage buildings.
Orientation	Buildings are orientated to front onto the street.
Garages & parking	Garages and car ports are mostly detached and located to the side and rear of properties.



Photo 1. Precinct 1a: Station Road



Photo 2. Precinct 1a: Station Road



Photo 3. Precinct 1a: Station Road



Photo 4. Precinct 1b: Station Road



Photo 5. Precinct 1b: Station Road



Photo 6. Precinct 1b: Station Road

Precinct 1

Station Road New Gisborne

Anticipated Change

This small precinct has remained largely unchanged from its original structure with only two pockets of medium-density infill south of Hurst Drive and on the eastern side of Station Road. This development has been designed to blend into the existing character with corrugated pitched roofs, weatherboard finishes and muted colour tones.

Medium density development is encouraged within proximity to the train station therefore there is potential for additional multi-unit development to occur within this precinct, although this is fairly constrained by the heritage nature of the streetscape.

The potential future development of a Neighbourhood Activity Centre in New Gisborne may further promote the attractiveness of this precinct for higher density development, particularly to the south.

With these factors in play, it can be expected that there will be a tension between maintaining the existing character, retaining older style dwellings and ensuring that new development respects identified heritage buildings.

Gisborne Housing Framework

Precinct 1a is located within the Minimal Change Area. Development of this precinct is not overtly promoted to preserve the heritage qualities of the streetscape, however it is permissible where lot sizes remain adequate and Neighbourhood Character objectives are met.

The preferred housing types for this area are:

- Detached dwellings
- Dual occupancies

Precinct 1b contains much larger lots and falls within the New Gisborne Development Plan area where it is nominated as 'existing residential with potential for further subdivision'. To support this Precinct 1b has been included in the Incremental Change 2 area.

The preferred housing types for this area for lots less than 1000m² are:

- Detached dwellings
- Dual occupancies

For lots greater than 1000m², the preferred housing types are:

- Detached dwellings
- Dual occupancies
- Townhouses or units (maximum 2 storeys), provided the proposal demonstrates high quality design and meets all neighbourhood character requirements.

Future Character Statement

New development is sited and designed to complement the historic, village character with low built form of 1-2 storeys featuring simple architectural styles. The retention and restoration of older dwellings is encouraged.

Dwellings feature low pitched roofs with eaves, constructed with light building materials and colour palettes that are sympathetic to existing weatherboard dwellings.

Consistent front setbacks maintain an intimate streetscape that is enhanced by an ornamental garden setting and canopy trees that soften the built form, while side setbacks maintain rhythm and spacing of dwellings along the streets.

Second storey levels are setback from the ground floor to reduce visual bulk and allow overarching canopy trees within the public and private realms to remain the dominant visual feature of the streetscape.

Low, permeable front fences allow views through to dwellings and front gardens that enhance the connection between public and private realms.

Design Objectives

- To ensure that new development is designed to respect the key elements of existing heritage buildings.
- To ensure that new buildings and extensions maintain the prevalent rhythm and alignment of development and do not dominate the street.
- To maintain and strengthen the garden setting of dwellings and the significant canopy trees in streetscapes and gardens.
- To minimise the dominance of car parking access and structures.

Table 3. Precinct 1 Rescode Variations

Existing Controls GRZ/ ResCode	Proposed ResCode Variations through NRZ
Subdivision Area	
N/A	N/A
Standard A3 & B6: Street Setback	
The average of abutting allotments, or 9m, whichever is the lesser.	The average of abutting allotments.
Standard A5 & B8: Site Coverage	
60%	40%
Standard A6 & B9: Permeability	
20%	30%
Standard B13: Landscaping	
N/A	One canopy tree in the front garden, and one canopy tree per garden area allocation. 1.5m landscape strip along driveways planted with screening vegetation.
Standard A10 & B17: Side and Rear Setbacks	
1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	2 metre side setback 3 metre rear setback
Standard A11 & B18: Walls on Boundaries	
A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot 	No walls to be constructed on one side boundary. No walls to be constructed on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building at street frontage by at least 5 metres.
Standard A17 & B28: Private Open Space	
At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	A17: 80sqm or 20% (40sqm minimum), with a minimum dimension of 5m B28: 40sqm with a minimum dimension of 3m
Standard A20 & B32: Front Fences	
1.5/2m	Low and permeable picket or ornamental post and wire, maximum 1.5 metres high.
Standard A4 & B7 Building Height	
Mandatory maximum building height of 11 metres and 3 storeys.	Mandatory maximum building height of 9 metres and 2 storeys.

Implementation

It is proposed to rezone Precinct 1 from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ).

All building permits and planning permit applications triggered by the NRZ are assessed against the siting and design requirements ResCode (Clause 54 and 55 of the Planning Scheme).

Variations to standards that Site Coverage, Permeability, Landscaping, Side and Rear Setbacks and Walls on Boundaries standards would achieve the preferred character outcome of low rise detached dwellings set within a generous garden setting. These maintain space to provide for a garden and trees to maintain and improve tree canopy coverage in the precinct.

The proposed variations to ResCode that will assist to meet neighbourhood character objectives for Precinct 1.

DDO16 applies to preserve the characteristics of Station Road. The proposed variations are consistent with DDO16 and there are no direct contradictions between the two controls. The schedule should be updated to reference the Gisborne & New Gisborne Neighbourhood Character Study.

The Development Plan Overlay applies to Precinct 1b. The New Gisborne Development Plan (2015) provides direction about the desired outcomes for this precinct and contains a series of design objectives that generally align with the design objectives outlined in the preferred character statement for Precinct 1. The exception for this is the recommendation for a street setback of 6m along Station Road. The setbacks proposed in the NRZ schedule that specify an average of abutting allotments will assist in preserving the open and semi-rural streetscape character along this section of Station Road.

Varying ResCode standards A11 and B18 to specify 'no walls to be constructed on one side boundary' is an appropriate outcome as it will maintain the spacious and detached character of the precinct, and ensure sufficient space for views between buildings and a landscaped garden setting. Setting back garages behind the building will reduce the visual dominance of garages on the front facade.

Precinct 2

Post-War Garden Suburban

Existing Character

In Gisborne this precinct is located south of Howey Street and north of Fersfield Road, with a small pocket on the western side of UL Daly Reserve, and in New Gisborne is located north of Saunders Road. These areas boomed during the post-war period and are reflective of the suburban expansion that occurred during the 1960's, 70's and 80's. Generous 1/4 acre allotments are laid out on an irregular grid that features numerous cul-de-sacs linked by pocket parks and open space connections.

In the Gisborne block wide streets feature sealed roads with barrier kerbs and grassed verges with no footpaths that blend seamlessly into spacious front gardens. This is enhanced by a lack of fencing and sporadic street tree planting, and complemented by well maintained, mature gardens.

In New Gisborne the streets are generally narrower which gives the precinct a suburbanised feel. Front gardens are often separated from the road by fences or established gardens which gives private properties a secluded atmosphere. Street tree planting is sporadic and the character of vegetation lends itself heavily to front gardens. A row of pine trees edging Ross Watt Reserve provides a backdrop to the precinct in the north.

Topographically, Precinct 2a is largely located on the flat edge of the southern escarpment of the Jacksons Creek valley, and is deeply incised to the west by Bunjil Creek. Vistas to Mount Macedon in the north and Mount Gisborne to the south are available from many streets which provides connection to the rural and landscape setting of the town. Precinct 2b is located on the northern edge of Magnet Hill and has a gentle fall to the north which allows for views to the Macedon Ranges.

Dwellings are predominantly single storey and detached, with a low profile and wide frontages. Some dwellings constructed in the 80's are set at an angle to the street.

A palette of brick in warm tones of brown, red and orange with tiled roofs dominate, with some weatherboard and rendered renovations also present.

Precinct 2c at Morrow Road is a small pocket that has seen a considerable amount of change as post-war residential properties have been redeveloped to single and double storey medium density unit and town house development. These have been gradually developing from the early 2000s to present. Older dwellings are still present and Morrow Road has a semi-rural character with unsealed edges, wide grassed verges, informal swale drains, and a general lack of footpaths which is now incongruous with the newer development that has occurred.

Table 4. Precinct 2: Era of Development

Precinct	
2.a	<p>Gisborne Post-War Garden Suburban</p> <p>This subdivision was established in the 1960s and building styles reflect its development through the 70's and into the 80's.</p>
2.b	<p>New Gisborne Post-War Garden Suburban</p> <p>1960s to 1980s.</p>
2.c	<p>Morrow Road Post-War Garden Suburban</p> <p>Older dwellings date back to the post-war period, newer medium density has occurred from early 2000s to present.</p>



Table 5. Precinct 2: Existing Character Elements

Infill	
Contemporary development, pattern of change.	There are a few dual occupancies and multi-unit developments, however the original pattern of development remains largely intact in Precincts 2a and 2b. Precinct 2c has seen a considerable amount of infill development.
Streetscape & Public Realm	
Landscape setting and topography	<p>Precinct 2a has a generally flat topography located on the southern edge of the Jacksons Creek escarpment which is incised by the valley of Bunjil Creek to the east.</p> <p>Precinct 2b is located on the northern edge of Magnet Hill and is generally flat with a gradual fall in topography from south to the north.</p>
Roads, kerbs and crossovers	<p>Wide local roads with dual carriageways, barrier kerb and channels and informal on street parking. Numerous cul-de-sacs. In Gisborne the Precinct is bound by significant connector roads including Aitken Street, Sheedy Road and Fersfield Road, while in New Gisborne it is bound by Station Road and Saunders Road.</p> <p>Crossovers are limited to one per lot.</p>
Verges, footpaths, street trees and landscaping	<p>Verges are broad and grassed, most with no footpaths that creates a seamless transition from the street to established and well maintained front gardens. Street trees are irregular and feature largely deciduous species such as cherry blossoms and silky oaks and liquidambers. There are scattered large canopy trees and old, remnant eucalypts within streets and private gardens. Properties along Aitken Street are accessed by a gravel service road, and the wide verge features a significant avenue of oak trees.</p> <p>In New Gisborne grassed verges are slightly narrower and more front fences are present which gives streets a more enclosed feel. Street trees are sporadic and of mixed species.</p>
Rhythm	
Subdivision pattern	Streets are laid out on an irregular grid and feature cul-de-sac arrangements linked by small parks, reserves and walkway connections.
Lot size	<p>Lot sizes are typical of the 1/4 acre block that was popular during the post-war period, generally between 800 - 1000m².</p> <p>There are some older unit developments with lot sizes around the 150 - 200m².</p>
Lot width	Lot widths average at around 20m, with a range scale between 18 - 25m.
Side setbacks	Detached dwellings have setbacks of 1.5-3m on one side, with side driveway or garage frequently separating the other by 5-6m.
Front Setbacks	
Depth	Setbacks average between 8m and 10m from lot boundaries.
Fences	There are very few front fences within Precinct 2a. Where they are present, they are low and permeable. Fences are more frequently present in Precinct 2b.
Gardens & landscaping	Dwellings are largely obscured by mature trees and shrubs located in well maintained front gardens. Garden beds, shrubs and hedging are commonly used to define property edges and often extend into the front verge.
Driveways	Side driveways are located off the boundary allowing for landscape buffers along the fence line. Generally only one crossover per lot.
Built Form	
Height	Predominantly single storey with an occasional double storey mixed in.
Roof form	Mostly pitched with eaves and verandahs, there are some mid-century clinker bricks with flat roofs, and occasional 80's with high gables housing cathedral ceilings.
Materials	This precinct is very true to the era, dominated by brown, orange and earthy brick tones, dark tiles roofs and beige or mission brown detailing.
Orientation	Buildings are mostly orientated to front onto the street although some dwellings from the 1980s are sited informally, at angles or with side walls facing the street.
Garages & parking	Garages and car ports are mostly detached and located to the side and rear of properties.



Photo 7. Precinct 2a: Grant Avenue



Photo 8. Precinct 2a: Grant Avenue



Photo 9. Precinct 2a: Penny Green Drive



Photo 10. Precinct 2b: Farrell Street



Photo 11. Precinct 2b: Woodworth Street



Photo 12. Precinct 2c: Morrow Road

Precinct 2

Post-War Garden Suburban

Anticipated Change

Precinct 2a and 2b maintain a high proportion of original dwelling stock with minimal dual occupancies or unit developments occurring. There is one recent multi-unit development near the corner of Fersfield Road and Aitken Street in Precinct 2a.

Precinct 2b is located within a relatively easy walk of Gisborne's town centre. Large backyards are generally valued for family homes, however the older dwelling stock may be seen as an opportunity for redevelopment. There are some very large lots in close proximity to the town centre, particularly along Aitken Street, where this is anticipated. That being said, dwellings are solidly built, intact and appear well presented and maintained.

Precinct 2b is located in a suburban pocket of New Gisborne that has not experienced much change. The ongoing provision of greenfield land for housing growth in New Gisborne is likely to have reduced pressure for change within this precinct.

Gisborne Housing Framework

Precinct 2 is located in Incremental Change Area 2. Incremental change is encouraged in older subdivisions within reasonable walking distance to the Town Centre, future activity centres and transport.

The preferred housing types for this area are for lots less than 1000m²:

- Detached Dwellings
- Dual occupancies

For lots greater than 1000m², the preferred housing types are:

- Detached Dwellings
- Dual occupancies
- Townhouses or units (maximum 2 storeys), provided the proposal demonstrates high quality design and meets all neighbourhood character requirements.

Future Character Statement

Open and spacious streetscapes are enhanced through low profile built form, a consistent and generous front setback and lack of front fences that allows for views across the garden setting.

Dwellings are sited informally and feature simple building forms with pitched roofs and eaves. Buildings are no higher than two storeys with any upper level set back from building frontages or incorporated into roof forms. Material palettes are simple and neutral, allowing the garden setting to dominate. Separation between dwellings is maintained through generous side setbacks and allowance for landscaping.

Garages and car ports located behind dwelling frontages are recessive as viewed from the street. Driveway access is provided from a single crossover per lot, and garages and car ports are located behind the front building line.

Buildings on sloping sites respond to the topography and their visual impact is minimised through careful siting, design and screening vegetation.

Parks, reserves and waterway corridors are activated through dwellings that front onto open spaces with low, permeable fencing and upper level surveillance.

Design Objectives

- To maintain and enhance the garden setting of dwellings and the significant canopy trees in streetscapes and gardens.
- To ensure that new buildings and extensions maintain the existing rhythm, spacing and alignment of buildings along the street.
- To minimise the appearance of car parking access and structures.
- To ensure that new buildings and extensions do not dominate the streetscape.
- To maintain and strengthen the spaciousness of front gardens and the view of these gardens and surrounding trees from the street.

Table 6. Precinct 2 Rescode Variations

Existing Controls GRZ/ ResCode	Proposed ResCode Variations through NRZ
Subdivision Area	
N/A	N/A
Standard A3 & B6: Street Setback	
The average of abutting allotments, or 9m, whichever is the lesser.	The average of abutting allotments.
Standard A5 & B8: Site Coverage	
60%	40%
Standard A6 & B9: Permeability	
20%	30%
Standard B13: Landscaping	
N/A	One canopy tree in the front garden, and one canopy tree per garden area allocation. 1.5m landscape strip along driveways planted with screening vegetation.
Standard A10 & B17: Side and Rear Setbacks	
1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	2 metre side setback 3 metre rear setback
Standard A11 & B18: Walls on Boundaries	
A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot 	No walls to be constructed on one side boundary. No walls to be constructed on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building at street frontage by at least 5 metres.
Standard A17 & B28: Private Open Space	
At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	A17: 80sqm or 20% (40sqm minimum), with a minimum dimension of 5m B28: 40sqm with a minimum dimension of 3m
Standard A20 & B32: Front Fences	
1.5/2m	No front fences.
Standard A4 & B7 Building Height	
Mandatory maximum building height of 11 metres and 3 storeys.	Mandatory maximum building height of 9 metres and 2 storeys.

Implementation

It is proposed to rezone Precinct 2 from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ).

All building permits and planning permit applications triggered by the NRZ are assessed against the siting and design requirements ResCode (Clause 54 and 55 of the Planning Scheme).

Variations to standards that govern Site Coverage, Permeability and Landscaping would achieve the preferred character outcome of maintaining an open streetscape and garden setting. Variations to side and rear setbacks and walls on boundaries would support maintaining the spaciousness and visibility between buildings.

Varying ResCode standards A11 and B18 to specify 'no walls to be constructed on one side boundary' is an appropriate outcome as it will maintain the spacious and detached character of the precinct, and ensure sufficient space for views between buildings and a landscaped garden setting. Setting back garages behind the building will reduce the visual dominance of garages on the front facade.

The proposed variations to ResCode that will assist to meet neighbourhood character objectives for Precinct 2 are listed in Table 3.

Precinct 3

Town Centre

Existing Character

This precinct is the original town centre of Gisborne and features wide streets lined with significant avenues of mature trees including oaks and elms. Dwellings are set back beyond wide grassed verges in established gardens and the overarching tree canopy dominates the streetscape.

Building styles are mixed from the late-1800s to present day. There are noticeably more inter-war bungalows and mid-century clinker bricks reflective of the original town centre before suburban areas boomed after World War 2. A number of older buildings are included in the Heritage Overlay and there are many mid-century buildings that contribute to the character of the area.

Individual houses are sited on generous allotments with spacious gardens, and unit developments are designed to present as a single dwelling from the street. The precinct is promoted for higher densities of development, appropriate to its location in proximity to the town centre, and has seen a number of multi-unit and townhouse developments in recent years.

There is a slope in topography from the southern edge down towards Jacksons Creek which allows for long-range views to northern escarpment of the creek, Magnet Hill and the Macedon Ranges beyond. The topography also dips towards the incised valley of Bunjil Creek to the east.

Table 7. Precinct 3: Era of Development

Precinct	
3	Town Centre
	Part of the original layout of town, this precinct features a mix of heritage and mid-century dwellings, with a high degree of contemporary infill.

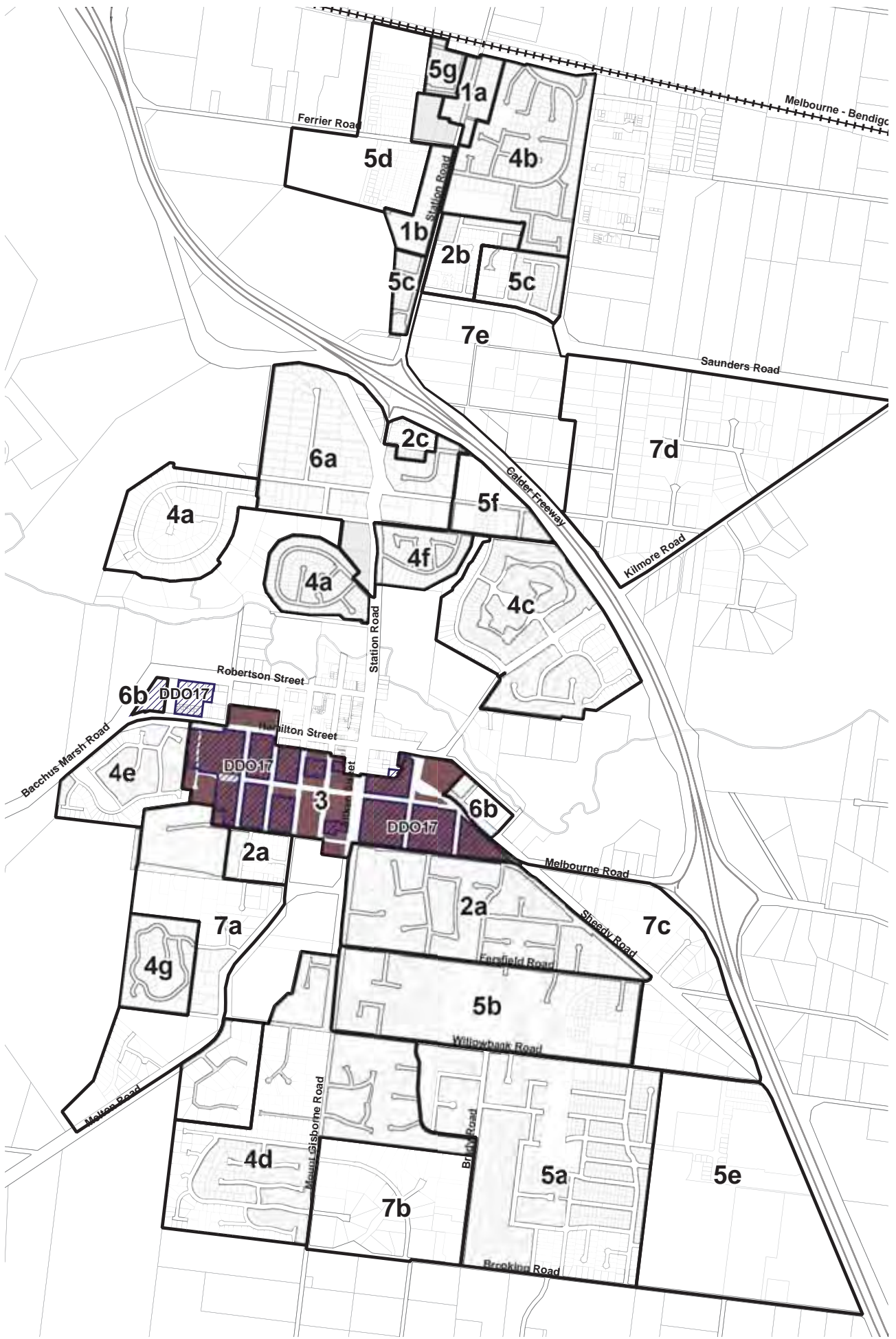


Table 8. Precinct 3: Existing Character Elements

Infill	
Contemporary development, pattern of change.	There are numerous multi-unit developments, particularly around Stephen Street in the west and Rodney and Calthorpe Street in the east.
Streetscape & Public Realm	
Landscape setting and topography	<p>Mature avenues of oaks and elms set in wide, grassed road reserves create an enclosed streetscape that is dominated by vegetation.</p> <p>There is a slope in topography from the southern edge down towards Jacksons Creek which allows for long-range views to the northern escarpment of the creek, Magnet Hill and the Macedon Ranges beyond. The topography also dips towards the incised valley of Bunjil Creek to the east.</p>
Roads, kerbs and crossovers	Road reserves are 20 or 30m wide in the town centre, with 7.5m carriageways and verges up to 10m wide on either side.
Verges, footpaths, street trees and landscaping	Verges are broad and grassed, many with no footpaths. Roads retain a semi-rural character, in the older part of town they remain with a simple asphalt seal and informal drainage. In some parts kerb and channel has been introduced.
Rhythm	
Subdivision pattern	Streets follow the original survey pattern of the town centre on a regular grid. There is a high number of multi-unit developments generally accessed by a single side driveway.
Lot size	Lot sizes from the original subdivision are typical of the 1/4 acre block at around 1000m ² . Multi-unit and townhouse developments have seen these split into smaller allotments of 150 - 350m ² .
Lot width	Typically around 20m.
Side setbacks	Most buildings are detached. Side setbacks of 3-5m are common on older dwellings while newer unit developments have shallower side setbacks of 1.5 - 2m.
Front Setbacks	
Depth	Setback distances vary greatly with older dwellings averaging at 10-12m, with some up to 20m on the edges of the precinct. Recent subdivisions tend to be sited closer to the property boundaries at 5-6m.
Fences	Front fences are common and are mostly low and permeable.
Gardens & landscaping	Views to dwellings are filtered through mature trees and shrubs located in well maintained front gardens. Shrubs and hedging are commonly used to define property edges.
Driveways	Side driveways are located off the boundary allowing for landscape buffers along the fence line. There is generally only one crossover per lot.
Built Form	
Height	Predominantly single storey with some double storey infill development and higher built form on sloping sites that have been designed to capture views.
Roof form	Mostly pitched with either hip or gable forms and eaves and verandahs.
Materials	Mixed palette of brick, render and weatherboard which applied simply to buildings. Light colours and tones in off-whites and greys are common.
Orientation	Buildings are mostly orientated to front onto the street.
Garages & parking	Garages and car ports are mostly detached and located to the side and rear of properties, recessive to building frontages.



Photo 13. Precinct 3: Fisher Street



Photo 14. Precinct 3: Fisher Street



Photo 15. Precinct 3: Goode Street



Photo 16. Precinct 3: Rodney Street



Photo 17. Precinct 3: Stephen Street



Photo 18. Precinct 3: Prince Street

Anticipated Change

This precinct has been identified as suitable to medium density housing due to its proximity to the services and facilities of the town centre. A high degree of infill has already occurred, particularly east of Bunjil Creek and around Stephen Street on the western edge. It is expected that further sub-division of this nature will occur in the future.

It is anticipated that townhouse development will occur on the Macedon House site to support restoration of this important heritage building.

Gisborne Housing Framework

Precinct 3 is located within an area nominated as Incremental Change 1. Two storey development is preferred, however three storey development is also permissible provided the proposal demonstrates high quality design and meets all neighbourhood character requirements.

The preferred dwelling types in this Change area include:

- Detached Dwellings
- Dual occupancies
- Townhouses or units (maximum 2 storeys)
- Townhouses or units (maximum 3 storeys) provided the proposal demonstrates high quality design and meets all neighbourhood character requirements.

Future Character Statement

Contemporary dwellings are set within generous gardens that contain substantial vegetation including large mature canopy trees. Wide road reserves, front verges and street trees are protected and maintained through single crossovers and provision of on-site parking.

Buildings are detached and set apart, the rhythm of dwelling spacing appears continuous from the street. The retention and restoration of older dwellings is encouraged with infill development occurring to the rear of properties.

Multi-unit development appears as a single, detached dwelling of similar frontage width to the pattern of development in the street. Upper storey levels are setback from the second floor to reduce visual bulk and allow overarching canopy trees within the public and private realms to remain the dominant visual feature of the streetscape.

Material palettes and building forms are simple and selected to complement the residential and semi-rural character and scale with the use of appropriate building materials, colours, height and detailing.

Low, permeable front fences allow views through to dwellings and front gardens that enhance the connection between public and private realms.

Design Objectives

- To maintain and strengthen the spacious garden setting of dwellings, tree canopy and wide road reserves of the precinct, and views into gardens from the street.
- To support high quality contemporary architectural design that responds to the established semi-rural township and village character of Gisborne and respects the key elements of existing heritage buildings.
- To ensure that new buildings and extensions maintain the existing rhythm, spacing and alignment of buildings along the street.
- To enable unit and townhouse development that is respectful of the existing streetscape, built form and development patterns in terms of height, form, scale, siting and fencing styles.
- To minimise the appearance of garages, driveways and car parking as viewed from the street.

Table 9. Precinct 3 Rescode Variations

Existing Controls GRZ/ ResCode	Proposed ResCode Variations through GRZ
Subdivision Area	
N/A	N/A
Standard A3 & B6: Street Setback	
The average of abutting allotments, or 9m, whichever is the lesser.	The average distance of the setbacks of the existing buildings on the abutting lots.
Standard A5 & B8: Site Coverage	
60%	50%
Standard A6 & B9: Permeability	
20%	30%
Standard B13: Landscaping	
N/A	One canopy tree in the front garden, and one canopy tree per garden area allocation. 1.5m landscape strip along driveways planted with screening vegetation.
Standard A10 & B17: Side and Rear Setbacks	
1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	2 metre side setback 3 metre rear setback
Standard A11 & B18: Walls on Boundaries	
A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot 	No walls to be constructed on one side boundary. No walls to be constructed on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building at street frontage by at least 5 metres.
Standard A17 & B28: Private Open Space	
At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	A17: 80sqm or 20% (40sqm minimum), with a minimum dimension of 5m B28: 40sqm with a minimum dimension of 3m
Standard A20 & B32: Front Fences	
1.5/2m	Low and permeable picket or ornamental post and wire, maximum 1.5 metres high.
Standard A4 & B7 Building Height	
Mandatory maximum building height of 11 metres and 3 storeys.	N/A

Implementation

It is proposed to retain Precinct 3 in the General Residential Zone (GRZ), with a new schedule to the zone inserted to implement proposed ResCode variations specified in Table 9.

All building permits and planning permit applications triggered by the GRZ are assessed against the siting and design requirements ResCode (Clause 54 and 55 of the Planning Scheme). A new schedule to the GRZ is proposed that includes the ResCode variations listed in Table 9.

The GRZ allows a building height of 11m, or 3 storeys which will allow a higher density of development to occur in the town centre.

Front setbacks in this precinct vary generally between 4m and 10m. A median setback control is proposed to allow proposed setbacks to average with adjoining buildings.

Variations to site coverage, permeability and landscape will support the dominance of vegetation and the side and rear setbacks and walls on boundary variations support maintaining the rhythm of detached dwellings and reduces visual impact of development on the streetscape.

Considering infill development is encouraged in this precinct it is appropriate to reduce the ResCode standard for site coverage. The existing average site coverage in this precinct is 49% therefore a site coverage requirement of 50% is appropriate to allow for flexible and well-designed multi-unit infill development.

DDO17 applies to most of the precinct and provides some guidance on managing neighbourhood character. There are no direct contradictions between the DDO and the proposed planning controls.

DDO17 should be extended over 1 Kilmore Road to manage the built form outcome of infill development on the site.

Precinct 4

Large Lot Residential

Existing Character

The character that draws this group of sub-precincts together is the combination of large, suburban lots of 1000 to 2000m² with single dwellings sited prominently on the lot.

In all the sub-precincts roads are meandering and curvilinear with cul-de-sacs that respond to varying topographical conditions. Most are formally edged with rollover kerb and channel.

A lack of front fences and footpaths has left little delineation between public and private realms from the street, which gives streets within the precinct an open, spacious character and an attractive semi-rural, garden suburban setting.

Street tree planting features a mix of deciduous species interspersed with some remnant eucalypts. Linear open space reserves are common and these provide an additional sense of spaciousness and an attractive parkland setting where present.

Long range views to surrounding rural landscapes including hills and ranges feature from many vantage points, most notably from the southern slopes of Mount Gisborne and the escarpment above Jacksons Creek.

Dwellings tend to be large and sited in prominent positions within the lot. Generous front and side setbacks create spacious garden settings for dwellings.

Subdivisions from the 1980s and 1990s feature large, ranch style suburban dwellings with a semi-rural residential character. Houses from the 1990s more frequently feature mock-heritage detailing with octagonal bay windows protruding from front façades.

Building styles from the early 2000s to mid-2010's feature a mix of architectural styles that includes larger, statement homes that are either modern ranch or contemporary suburban in design. Morningside Estate has a notable contemporary bush suburban character with a higher number of flat or skillion roofed dwellings included amongst the traditional pitched hipped or gables roofs.

Table 10. Precinct 4: Era of Development

Precinct	
4.a	Skyline & Firth Mid 1980s to early 1990s
4.b	Chessy Park Estate 1990s and early 2000s
4.c	Sunny Acres Late 1990s to early 2000s
4.d	Gisborne South Early 2000s to mid-2010s
4.e	Mulbarton Estate Mid 2000s to mid 2010s
4.f	Wallaby Run 2014 - present
4.g	Morningside Estate 2007 - present

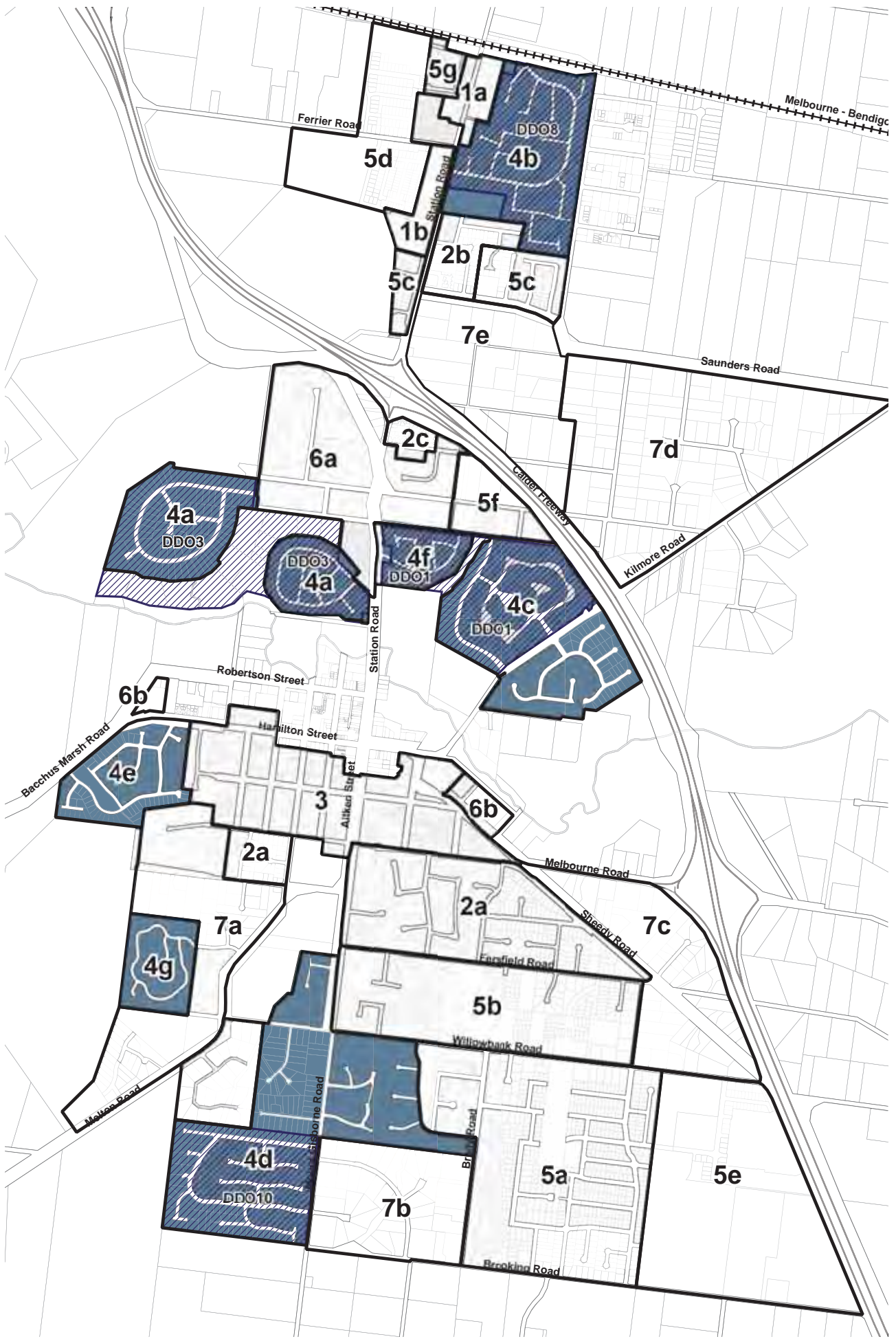


Table 11. Precinct 4: Existing Character Elements

Infill		Front Setbacks	
Contemporary development, pattern of change.	Very little infill or dual occupancy subdivision is occurring, precincts remain true to original subdivision pattern.	Depth	Front setbacks are mostly around 10 - 12m across the precincts, although there is quite a lot of variation as the curvilinear roads have created irregular parcels. Exceptions to this are Skyline Drive which has very large and inconsistent setbacks that range from 5m to 42m with an average of 15m, and Mulbarton Estate which has smaller setbacks ranging from 6 - 9m.
Streetscape & Public Realm		Fences	Front fences are mostly absent from this precinct and gardens informally delineate property boundaries. Where they are present they are low and permeable. Some properties in older areas have hedges or dense vegetation that enclose views from the street.
Landscape setting and topography	<p>Precincts to the south are elevated on the lower slopes of Mount Gisborne and feature long range views to the Macedon Ranges when not obscured by built form or vegetation.</p> <p>Precincts on the escarpment of the Jackson's Creek valley have views to the south, while Frith Road is nestled lower down in the valley with the escarpment surrounding the subdivision to the north.</p> <p>Housing is often woven with open space corridors that follow topography and waterways.</p>	Gardens & landscaping	Dwellings are set back in well maintained front gardens that frequently feature low, ornamental planting. In newer areas gardens are yet to mature leaving built form to dominate the streetscape. Houses are generally positioned to the front of large lots which allows for generous rear gardens.
Roads, kerbs and crossovers	Roads are predominantly local access or collectors with rollover kerbs. Many are curvilinear and aligned to follow topography.	Driveways	Driveways are offset from the boundary and most houses have a single crossover per lot that expands to a double garage or side car port. Stamped brick concrete is a common finish.
Verges, footpaths, street trees and landscaping	<p>Grassy verges with footpaths on one side of the road. A number of residences have extended ornamental garden planting to the road edge, and in other areas grassed verges have been replaced with gravel.</p> <p>Street tree species are more consistent in some areas than others, most are exotic and many are still young and yet to form a canopy above the street. In some areas informal groupings of eucalypts have been retained and enhanced with native grass plantings which gives the roadside a bush garden character.</p>	Built Form	
Rhythm		Height	Dwellings are mostly single storey , however there are some prominent double storey dwellings dispersed throughout. On sloping sites double storey dwellings are either set into the topography or oriented to capture views.
Subdivision pattern	Lots are laid out on an irregular grid of cul-de-sacs connected by a curvilinear street network.	Roof form	Roofs are mostly pitched with eaves and either hipped or gabled. There is an occasional contemporary design with skillion or boxy roof forms. In Morningside Estate flat or skillion roofs are frequently present.
Lot size	Lot sizes average between 1000 - 1500m ² , with some larger lots up to 2000m ² . Parts of Chessy Park, Wallaby Run and Sunny Acres show a greater diversity of lot sizes with some down to 600m ² .	Materials	<p>Materials vary significantly depending on era of development. In sub-precincts that were developed in the 1980s and 1990s brick is the most common material, often a deep red or orange with beige and sage green detailing and accents. Roofs are tile or corrugated steel.</p> <p>From the early 2000s onwards a broader range of materials and colours are represented including brick, weatherboard cladding and rendered finishes. Cooler greys and beiges are more prevalent. Roofs are a mix of tile and corrugated steel.</p>
Lot width	Lot width varies from between 18 - 50m in proportion with lot size.	Orientation	Most buildings are set facing onto the street except for some dwellings from the 1980s when it was more common for them to be set facing side-on.
Side setbacks	Most dwellings are detached from side boundaries an average of 3 to 8m. Mulbarton Estate is an exception to this with many built to boundary, or with smaller setbacks of 1 to 3m.	Garages & parking	Garages integrated into dwellings, usually flush with the front facade. Many have double garages and broad concrete driveways.



Photo 19. Precinct 4d: Gisborne South



Photo 20. Precinct 4f: Morningside Estate



Photo 21. Precinct 4e: Mulbarton Estate



Photo 22. Precinct 4a: Skyline Drive



Photo 23. Precinct 4a: Frith Road



Photo 24. Precinct 4c: Sunny Acres Estate

Precinct 4

Large Lot Residential

Anticipated Change

This precinct has remained largely unchanged from its original structure with minimal subdivision or infill development. Larger lots with spacious back yards are likely to be subject to further subdivision in the future, although a number of these may be subject to restrictive covenants that prevent further subdivision.

- Restrictive covenants are located on property titles and may be available through request from the titles office.

Gisborne Housing Framework

Precincts 4a and 4b are located in Incremental Change Area 2, where a moderate amount of change is encouraged within reasonable walking distance to the Town Centre.

The preferred housing types for this area are for lots less than 1000m²:

- Detached dwellings
- Dual occupancies

For lots greater than 1000m², the preferred housing types are:

- Detached dwellings
- Dual occupancies
- Townhouses or units (maximum 2 storeys), provided the proposal demonstrates high quality design and meets all neighbourhood character requirements.

Siting and design of new development in proximity to the Jacksons Creek escarpment will be a primary consideration for applications for subdivision. A degree of control is provided through DDO3, however as this area is now built out it is recommended for review.

Precincts 4c, 4d, 4e and 4f are located within the Minimal Change Area. These locations are generally beyond reasonable walking distances of public transport, shops and services, and have been developed under Council's past policies that sought to encourage a specific residential design outcome. Preferred housing types in minimal change areas include:

- Detached dwellings
- Dual occupancies, where proposals demonstrate high quality design and meets all neighbourhood character objectives and residential design guidelines.

Future Character Statement

The open, semi-rural feel of this precinct is maintained through large lot sizes with low site coverage. New development reflects the predominant scale of 1-2 storeys using simple building forms and material palettes with pitched roofs that allow for intermittent views through to surrounding canopy trees and landscapes. High quality architectural style and detail with simple material palettes is employed and upper levels are recessed into roof forms to reduce visual bulk.

Spacious front and side setbacks contribute to the sense of openness within the streetscape and maintain the rhythm of built form.

Buildings are integrated into sloping topography and surrounding vegetation, and sited away from visually sensitive landscapes. The mix of building styles is unified and softened by formal garden settings containing trees, bushes and shrubs that seamlessly merge public and private realms as viewed from the street.

Dwellings adjacent to open space are designed to provide an active frontage and passive surveillance over the space.

Design Objectives

- To maintain and reinforce the existing rhythm of dwelling spacing within the streetscape.
- To minimise the dominance of car parking access and structures.
- To ensure that buildings and extensions do not dominate the streetscape or views to or from surrounding landscape features and are integrated into areas with sloping topography.
- To maintain and strengthen the spaciousness of front gardens and the view of these gardens and surrounding trees from the street.
- To encourage development to provide passive surveillance of the street and any adjacent open space areas.

Table 12. Precinct 4 ResCode Variations

Existing Controls GRZ/ ResCode	Proposed ResCode Variations through NRZ
Subdivision Area	
N/A	N/A
Standard A3 & B6: Street Setback	
The average of abutting allotments, or 9m, whichever is the lesser.	The average of abutting allotments.
Standard A5 & B8: Site Coverage	
60%	50%
Standard A6 & B9: Permeability	
20%	30%
Standard B13: Landscaping	
N/A	One canopy tree in the front garden, and one canopy tree per garden area allocation. 1.5m landscape strip along driveways planted with screening vegetation.
Standard A10 & B17: Side and Rear Setbacks	
1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	2 metre side setback 3 metre rear setback
Standard A11 & B18: Walls on Boundaries	
A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot 	No walls to be constructed on either side boundary.
Standard A17 & B28: Private Open Space	
At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	A17: 80sqm or 20% (40sqm minimum), with a minimum dimension of 5m B28: 40sqm with a minimum dimension of 3m
Standard A20 & B32: Front Fences	
1.5/2m	No front fences.
Standard A4 & B7 Building Height	
Mandatory maximum building height of 11 metres and 3 storeys.	Mandatory maximum building height of 9 metres and 2 storeys.

Implementation

It is proposed to rezone Precincts 4a, 4b, 4c from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ).

All building permits and planning permit applications triggered by the NRZ are assessed against the siting and design requirements ResCode (Clause 54 and 55 of the Planning Scheme).

Variations to Site Coverage, Permeability and Landscaping will achieve the preferred character outcome of maintaining an open streetscape and garden setting. Variations to side and rear setbacks and walls on boundaries would support maintaining separation between buildings and the rhythm of buildings in the streetscape.

The front setbacks differ significantly between sub-precincts therefore implementing a default front setback that is either too small or too large could have negative consequences for achieving neighbourhood character. It is preferable for the average setback of the two adjoining properties to determine the front setback overall.

The proposed variations to ResCode that will assist to meet neighbourhood character objectives for Precinct 4 are listed in Table 12.

DDO3 has guided development of the Skyline and Frith Road areas. It provides guidelines for the construction of fencing, limits development to within 50m of the road reserve on lots that include escarpment land and provides minimum front, side and rear setback requirements. The proposed NRZ controls are consistent with the requirements of DDO3 and in some cases are more conservative in requiring greater side and rear setbacks than the DDO. The DDO continues to add value in limiting development on the escarpment and limits building height to 2 storeys.

DDO8 applies to the Chessy Park area and largely controls front, side and rear setback distances. The proposed NRZ controls are consistent with the requirements of DDO8. The DDO could be used as justification for encouraging 10m setbacks, however as lots are now constructed specifying the front setbacks to be the average of abutting allotments will achieve the same outcome.

Precinct 5

Contemporary Suburban

Existing Character

This precinct is defined by recent subdivision and construction with some areas currently undergoing development and change.

Newly developed areas possess an orderly character defined by predominantly single-storey dwellings that occupy most of the allotment width, set back behind shallow front gardens on narrow streets.

Houses are varied and modern in design and are mostly composed of brick and render, with some weatherboard. They appear prominent in the streetscape due to short front setbacks, absence of front fencing and juvenile trees in front gardens and the street.

On the southern edge of Gisborne's town boundary development contrasts with the adjacent rural landscape. It is also highly visible from the freeway, described as a 'sea of black roofs' which is largely due to the recent nature of construction and lack of mature trees in the streets and within private properties.

The Fersfield Road block (Precinct 5b) was once the edge of town and features larger rural living allotments that are currently undergoing change as infill development is occurring in accordance with the Fersfield Road Development Plan. Larger semi-rural allotments will be subdivided to a more conventional residential density.

This has created a duplicity in the character of the precinct with older, large lots and emerging contemporary infill both present. These are considered as part of the same precinct as the area evolve towards a common desired future character, as directed by the approved Development Plan. Not all of the larger lots are being subdivided, and there is a likelihood that many of these will remain during the medium to long term horizon.

Table 13. Precinct 5: Era of Development

Precinct	
5.a	Gisborne South Contemporary Suburban 2015 to present
5.b	Fersfield Development Plan Infill Rural residential lots from
5.c	New Gisborne Contemporary Suburban 2006 to 2014
5.d	Ferrier Road Future Suburban Currently under construction or going through approvals.
5.e	Willowbank Road Future Suburban Future development
5.f	McKim Road Future Suburban Some lots currently under construction, most lots future development.
5.g	New Gisborne Medium Density 2015 to present

A medium density cluster of townhouses is currently under construction in New Gisborne. It features small homes with a contemporary rural character promoted through use of weatherboard cladding and corrugated roofs. A row of industrial styled terraces backs onto the train line, and there are some contemporary, boxy styles also present.

Narrow streets with sealed on-street parking in lieu of traditional grassed verges gives the area a contemporary urban character. Rear loaded dwellings on the western boundary has reduced the number of crossovers on the street and allowed for an active, pedestrian-friendly frontage.

Ferrier Road (New Gisborne), McKim Road and Willowbank Road areas are yet to be fully constructed and are at varying stages of approval and construction under Development Plans. These are all greenfield sites in transition and it is expected the future character of these areas will be similar to Precincts 5a and 5c.



Table 15. Precinct 5: Existing Character Elements

Infill	
Contemporary development, pattern of change.	<p>It is not expected that Precincts 5a or 5c will experience much change as these are relatively recent developments.</p> <p>The Fersfield Road Development Plan area (Precinct 5b) is in transition as many of the larger, rural living allotments are being subdivided to a contemporary suburban density.</p> <p>Undeveloped land in Precinct 5f has potential to accommodate a higher density of development given it's location close to town. This could occur subject to an amendment to the approved McKim Road Development Plan.</p> <p>Larger greenfield sites will be developed in accordance with approved development plans in the short to medium term (0-10 years).</p>
Streetscape & Public Realm	
Landscape setting and topography	<p>Topography is generally flat to undulating. Precincts in the south are located on the lower northern slope of Mount Glsborne and views are available across the valley to the ranges in the north, particularly from vantage points at the southern edge. Where present, topography tapers towards creek lines.</p>
Roads, kerbs and crossovers	<p>Older roads feature a basic seal with informal edges and swale drains. Newer roads are constructed with rollover kerb and channel. There is inconsistency where new and old development meet.</p>
Verges, footpaths, street trees and landscaping	<p>Grassy verges with footpaths on one side of the road.</p> <p>Street tree species are more consistent in some areas than others, and many are still young and yet to form a canopy along the streets.</p>
Rhythm	
Subdivision pattern	<p>In most areas lots are laid out on a regular grid with straight to slightly curving roads, some featuring cul-de-sacs. Future developments have a fine grain pattern of subdivision.</p>
Lot size	<p>Lot sizes vary between 600 to 1000m², with an average of 800m².</p> <p>Smaller lot sizes of are 190 to 400m² are present in the medium density precinct (5g).</p>
Lot width	<p>Lot width averages around 18m.</p>
Side setbacks	<p>Houses are mostly detached on both sides with side setbacks from 1-3m on larger lots, some with garages built to side boundaries on smaller lots.</p>

Front Setbacks	
Depth	<p>Front setbacks average at around 6m, shallower in Precinct 5g.</p>
Fences	<p>Front fences are mostly absent. Where they are present, they are low and permeable.</p>
Gardens & landscaping	<p>Dwellings are set back into shallow, ornamental gardens that are still establishing.</p>
Driveways	<p>Driveways have a narrow offset from the boundary and most houses have a single crossover per lot that expands to a double garage or side car port.</p>
Built Form	
Height	<p>Dwellings are mostly single storey with some occasional double storey.</p>
Roof form	<p>Roofs are mostly pitched with eaves.</p>
Materials	<p>A mix of building materials and colours are present, often a combination of cladding such as brick and render or weatherboard is used. Roofs generally feature cool grey tones in tile or corrugated steel.</p>
Orientation	<p>Buildings are set facing onto the street.</p>
Garages & parking	<p>Garages integrated into dwellings, usually flush with the front facade. Many have double garages and broad concrete driveways.</p>



Photo 25. Precinct 5a: Gisborne South Contemporary Suburban



Photo 26. Precinct 5a: Gisborne South Contemporary Suburban



Photo 27. Precinct 5b: Fersfield Development Plan Infill



Photo 28. Precinct 5b: Fersfield Development Plan Infill



Photo 29. Precinct 5c: New Gisborne Contemporary Suburban



Photo 30. Precinct 5c: New Gisborne Contemporary Suburban

Precinct 5

Contemporary Suburban

Anticipated Change

It is not anticipated that newly constructed lots will undergo significant change in the near future, although some larger lots may have capacity for further subdivision.

The Fersfield Road Development Plan area will experience incremental change as infill occurs.

Greenfield sites will undergo significant change as they are subdivided and developed, an 'emerging future character' should be applied to these that aligns with the 'future character' statement.

In some areas site covenants restrict development to one dwelling per lot which prevents further subdivision.

- Restrictive covenants are located on property titles and may be available through request from the titles office.

Gisborne Housing Framework

This precinct is located within the Minimal Change Area as the neighbourhoods have been developed under Council's policies or development plans that seek to encourage a specific residential design outcome including spacious streets, separation between dwellings and integration with landscape features. Preferred housing types in minimal change areas include:

- Detached dwellings
- Dual occupancies, where proposals demonstrate high quality design and meets all neighbourhood character requirements.

Future Character Statement

New development reflects the predominant scale and form of buildings in landscaped settings.

The semi-rural character of Willowbank Road will be retained by setting back buildings 12m from property boundaries.

Individual dwellings will be identifiable within developments through facade articulation, recesses, architectural features, windows. Simple material palettes are encouraged to avoid a cluttered streetscape.

Trees in the streets and gardens of new developments will be selected to provide an overarching canopy along the street and to soften the dominance of built form as viewed from the street and nearby vantage points. Species will be preferably indigenous to create a semi-rural, bush character drawn from the nearby landscape.

Front and side setbacks are consistent with the rhythm of surrounding built form. Absent or low and permeable front fences allow the landscape settings to flow into nature strips.

Design Objectives

- To ensure that buildings and extensions do not dominate the streetscape.
- To maintain and reinforce the predominant building alignment and rhythm along the street.
- To maintain and strengthen the garden setting of dwellings.
- To minimise the dominance of car parking access and structures.
- To maintain the spaciousness of front gardens and the view of these gardens and surrounding trees from the street.

Implementation

It is proposed to retain Precinct 5 in the General Residential Zone (GRZ). Areas within this precinct have developed recently and exhibit minimal pressure for change. No change to current controls is proposed for areas governed by existing endorsed Development Plan Overlays.

These precincts have been developed or are developing under existing approved development plans, under Council's existing policy. Any further subdivision will require an amendment to one of these Development Plans.

Precinct 6

Low Density Township

Existing Character

This precinct features larger lots within the General Residential Zone at the edges of the township, primarily located south of the Calder Freeway, to the north of the Jacksons Creek escarpment. It is characterised by low density, semi-rural dwellings set back from the street and partially or fully obscured within an unstructured and densely vegetated landscape of mixed native and exotic planting.

Dwellings are predominantly single storey and range from 1970 to contemporary in design, with long driveways often paved in stone chip or asphalt. Road reserves contain either kerb and channel, or swale drain and culverted driveways. Kerb and channel lends itself to a more formal character, whereas streets with swale drains are have an informal, rural aesthetic. Where present, fencing is either open post and rail or wire, although boundaries are most commonly defined by shrubs or vegetation.

Precinct 6.b comprises larger allotments on township entrances. These play an essential role in providing a transition from open rural landscapes to the town centre and complement the adjacent landscape setting.

Table 16. Precinct 5: Era of Development

Precinct	
6.a	Gisborne North Low Density Dwellings date from 1970 to contemporary
6.b	Rural Township Dwellings date from 1970 to contemporary



Table 17. Precinct 6: Existing Character Elements

Infill

Contemporary development, pattern of change. There is an emerging prevalence of larger lots being subdivided into dual occupancies within the General Residential Zoned land.

Streetscape & Public Realm

Landscape setting and topography Topography is generally flat, with some lots on the escarpment edge sloping down towards the Jacksons Creek valley. Mature vegetation dominates the character of the street with a mixed informal bush and exotic garden setting. Outward views are available occasionally through vegetation.

Ross Watt Road features significant tree planting from when it formed part of the highway corridor.

Roads, kerbs and crossovers Roads are sealed with informal edges, Ormerod Court has a formal edge with kerb and channel, whereas streets with swale drains and culverted gravel driveways possess more of an informal and rural aesthetic.

Verges, footpaths, street trees and landscaping Private landscaping contributes to the dominant, vegetated character, there is little delineation between public and private realms as grassed verges merge into front gardens. There are no footpaths, and formal street trees are absent with the exception of Ross Watt and Station Roads.

Rhythm

Subdivision pattern Large lots set on either a gridded pattern or adjusted to curvilinear roads. A number of irregular lots have been formed by incremental subdivision.

Lot size Lot sizes are relatively large, generally exceeding 4,000m². A number of original lots have been subdivided to create smaller lots of approximately 2,000-2,500m² with battle axe driveways.

Lot width Frontages average at 40m wide

Side setbacks 2m-10m side setbacks

Front Setbacks

Depth Front setbacks are generous and generally range from 25m-40m.

Fences Front fences are largely absent but where present they tend to be rural style post and wire fences.

Gardens & landscaping Front setbacks contain large gardens that extend down to the street edge. Garden vegetation is dense and mature, featuring large exotic shrubs and trees interspersed with remnant native trees.

Driveways Long driveways often surfaced in either gravel or asphalt.

Built Form

Height Predominantly single storey, with some double storey.

Roof form Roofs are mostly pitched with eaves and either hipped or gabled. Long, ranch-style houses with verandahs are common.

Materials Materials vary significantly depending on era of development. Older dwellings are mostly brick, in warm tones of brown and beige, although there are some contemporary designs that are rendered in cooler tones.

Orientation Dwellings are predominantly set parallel to the road, with some sited informally on an angle.

Garages & parking Garage locations vary with older dwellings featuring detached garages and contemporary dwellings a higher prevalence of semi-detached structures.



Photo 31. Precinct 6



Photo 32. Precinct 6



Photo 33. Precinct 6



Photo 34. Precinct 6



Photo 35. Precinct 6



Photo 36. Precinct 6

Anticipated Change

Larger Lots in the General Residential Zone

It is expected this precinct will undergo further subdivision. It has the capacity to accommodate incremental change in the form of low-scale (single or double storey) unit or town house development of contemporary design, that is respectful of the existing residential character, and that contributes positively to the street and adjacent open space areas.

It is recommended that no change be proposed to introduce a minimum lot size in order to provide for a diversity of housing in the precinct. It is considered that proposed building setback controls and the protection and enhancement of landscaping and vegetation will maintain the character of the precinct while providing a diversity of lot sizes and housing options.

Gisborne Housing Framework

Precinct 6a is located in Incremental Change Area 2. Incremental change is encouraged in older subdivisions within reasonable walking distance to the Town Centre, future activity centres and transport.

The preferred housing types for this area are for lots less than 1000m²:

- Detached Dwellings
- Dual occupancies

For lots greater than 1000m², the preferred housing types are:

- Detached Dwellings
- Dual occupancies
- Townhouses or units (maximum 2 storeys), provided the proposal demonstrates high quality design and meets all neighbourhood character requirements.

Precinct 6b is located in the Minimal Change Area to maintain a low density interface at township edges. Preferred housing types in minimal change areas include:

- Detached dwellings
- Dual occupancies, where proposals demonstrate high quality design and meets all neighbourhood character requirements.

Future Character Statement

Low scale dwellings sit within spacious lots with generous front and side setbacks that provide separation between dwellings and allow for the continued planting of canopy trees, formal gardens and lawn. Building envelopes and driveways are designed to minimise impact on existing mature vegetation.

The semi-rural setting is reflected in the open streetscapes, informal road treatments and the lack of delineation between public and private land.

New development reflects the existing smaller scale dwellings of 1-2 storeys, using simple building forms, pitched or gabled roof forms with eaves and muted tones.

Absent or low and permeable front fences allow front garden areas to blend with street vegetation.

Development on larger lots within the township areas defined by Precinct 6b is kept to a minimum, and is sited and designed to enhance gateways and entrances to the town, and to protect the visual qualities of the Jacksons Creek escarpment.

Design Objectives

- To ensure that new buildings and extensions do not dominate the streetscape.
- To maintain and strengthen the garden settings of dwellings.
- To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape and enable tree planting.
- To minimise the dominance of car parking access and structures.
- To retain the spaciousness of the streetscape and uninterrupted views to dwellings and gardens.

Table 18. Precinct 6 ResCode Variations

Existing Controls GRZ/ ResCode	Proposed ResCode Variations through NRZ
Subdivision Area	
N/A	N/A
Standard A3 & B6: Street Setback	
The average of abutting allotments, or 9m, whichever is the lesser.	The average of abutting allotments
Standard A5 & B8: Site Coverage	
60%	20%
Standard A6 & B9: Permeability	
20%	60%
Standard B13: Landscaping	
N/A	One canopy tree in the front garden, and one canopy tree per garden area allocation. 1.5m landscape strip along driveways planted with screening vegetation.
Standard A10 & B17: Side and Rear Setbacks	
1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	7 metre side setback on one side, 2 metre side setback on other side 5 metre rear setback.
Standard A11 & B18: Walls on Boundaries	
A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot 	No walls to be constructed on side boundaries.
Standard A17 & B28: Private Open Space	
At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.
Standard A20 & B32: Front Fences	
1.5/2m	No front fences.
Standard A4 & B7 Building Height	
Mandatory maximum building height of 11 metres and 3 storeys.	Mandatory maximum building height of 9 metres and 2 storeys.

Implementation

It is proposed to rezone Precinct 6 from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ).

All building permits and planning permit applications triggered by the NRZ are assessed against the siting and design requirements ResCode (Clause 54 and 55 of the Planning Scheme).

Variations to Site Coverage, Permeability and Landscaping will achieve the preferred character outcome of maintaining an open streetscape and garden setting.

As all dwellings in this precinct are detached varying standards to specify no walls on side boundaries and setting a low site coverage and high permeability requirement will maintain the spacious and detached character and ensure sufficient space for views between buildings and landscaped gardens.

The proposed variations to ResCode that will assist to meet neighbourhood character objectives for Precinct 5 are listed in Table 16.

Precinct 7

Rural Residential

Existing Character

This precinct is characterised by large houses set deep into semi-rural, low density allotments. Dwellings are often partially or entirely obscured from public view by vegetation.

The road reserves are often wide with narrow sealed roads, grassed swale verges, culverted crossovers and no footpaths.

Long, ranch style houses and large, stately homes are the most common dwelling types. These have wide frontages, mostly constructed from brick, are set deep into allotments that allow expansive private open spaces to occupy the rear. Front and side setbacks are generous with spacious gardens and mature trees surrounding homes. Front gardens are usually open with feature garden beds and maintained lawns. Some parts of the precinct have a more informal bush garden character with remnant native trees and a grassy understory, while others retain a rural feel with small paddocks in the front setbacks.

Before the Calder Freeway bypassed Gisborne in the 1990s Sheedy Road was the Calder Highway. Houses within this precinct are set back on large, semi-rural allotments often edged with shelterbelt planting and obscured from view from the road. It still retains the broad road reserve and significant tree planting.

Table 19. Precinct 7: Era of Development

Precinct	
7.a	Bush Living
7.b	Gisborne Rise Estate
7.c	Sheedy Road
7.d	New Gisborne Kilmore Road
7.e	Magnet Hill Rural Residential



Table 20. Precinct 7: Existing Character Elements

Infill	
Contemporary development, pattern of change.	<p>In the Sheedy Road precinct a large lot subdivision has occurred recently along Wilson Place.</p> <p>New Gisborne Rise (7b) and New Gisborne Kilmore Road (7g) have a minimum subdivision area of 0.4ha which limits further subdivision.</p>
Streetscape & Public Realm	
Landscape setting and topography	<p>Most areas are relatively flat to undulating, with the exception of Precinct 7b which is located on the lower slopes of Mount Gisborne and Precinct 7e which surrounds the base of Magnet Hill.</p> <p>Larger lots on the edge of town provide a transition from the rural landscape to the south into the township area. Large lots and mature vegetation provide a mix of bush character mixed with an established garden setting. Some sections of the precinct enjoy views of Mount Gisborne and Mount Macedon due to their proximity to the township edge.</p>
Roads, kerbs and crossovers	Most roads are sealed with informal edges, gravel driveways.
Verges, footpaths, street trees and landscaping	There is little delineation between public and private realms as wide grassed verges merge into established front gardens or small paddocks within front setbacks. There are no footpaths, and formal street trees are mostly absent with the exception of Station Road. Sheedy Road features a number of significant old native and exotic trees. Private landscaping contributes to the dominant, vegetated character, and on some roads informal stands of native vegetation that merge from the roadside into private property.
Rhythm	
Subdivision pattern	Large lots set on either a gridded pattern or adjusted to curvilinear roads. A number of irregular lots have been formed by incremental subdivision.
Lot size	Range from 1,500m ² to 16,000m ² with an average of 6,500m ² .
Lot width	Lot widths range from around 45m.
Side setbacks	Varies

Front Setbacks	
Depth	Varies
Fences	Fencing, where present, is mostly rural post and rail or post and wire with occasional hedging or shelterbelt planting.
Gardens & landscaping	<p>Front setbacks contain large gardens that extend down to the street edge. Garden vegetation is dense and mature, featuring large exotic shrubs and trees interspersed with remnant native trees.</p> <p>In some areas front setbacks are semi-rural and feature small paddocks rather than gardens or lawns.</p>
Driveways	Driveways are generally gravel and are offset into properties from the side boundary.
Built Form	
Height	Dwellings are mostly single storey with some double storey.
Roof form	Roofs are mostly pitched with eaves and either hipped or gabled.
Materials	Materials vary significantly depending on era of development. Older dwellings are mostly brick, in warm tones of brown and beige, although there are some contemporary designs that are rendered in cooler tones.
Orientation	Most buildings are set facing onto the street except for some dwellings from the 1980s when it was more common for them to be set facing side-on.
Garages & parking	Garage locations vary, they are often detached from the house on older properties or attached to contemporary buildings.



Photo 37. Precinct 7a: Bush Living



Photo 38. Precinct 7a: Bush Living



Photo 39. Precinct 7b: Gisborne Rise Estate



Photo 40. Precinct 7c: Sheedy Road



Photo 41. Precinct 7e: Station Road South Low Density



Photo 42. Precinct 7g: New Gisborne Kilmore Road

Precinct 7

Low Density & Rural Residential

Existing Planning Controls

This precinct is located in the Low Density Residential Zone and Rural Living Zone. Overlays DDO4, DDO9 and DPO2 apply to parts of the precinct.

Anticipated Change

Subdivision is permitted in precincts that are currently zoned Low Density Residential Zone (LDRZ) provided:

- Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:
 - 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
 - 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

In Precinct 7.e the Rural Living Zone Schedule 2 (RLZ2) applies a minimum subdivision area of 2 hectares. All of the lots within the RLZ2 in this precinct are either already at the minimum size or below, therefore there is no further opportunity to subdivide.

The Significant Landscape Overlay applies to Magnet Hill and further subdivision within Precinct 7.e will not be encouraged to maintain the significance of the landscape.

Gisborne Housing Framework

Precinct 7 is located in the Minimal Change Area to maintain a low density interface at township edges, and reflect the pattern of development as set out by Low Density or Rural Residential Zones. Preferred housing types in minimal change areas include:

- Detached dwellings
- Dual occupancies may be permissible where minimum subdivision controls are met and when proposals demonstrate high quality design that meets all neighbourhood character objectives.

Future Character Statement

The low density, semi-rural character is retained by siting dwellings that are no higher than two storeys deep into spacious allotments. These exhibit high quality architecture and design detailing and feature simple building forms and muted material palettes that are partially or wholly obscured within landscaped surrounds.

Significant front and side setbacks allow for the continued planting of large trees, gardens and lawns. Low and permeable rural style front fences allow for views through to dwellings and front garden areas.

Design Objectives

- To ensure that dwellings, outbuildings, sheds and extensions are recessive to the semi-rural landscape setting and create an attractive low-density residential environment.
- To maintain and enhance the dominance of native and exotic vegetation on streetscapes and views to outlying landscape features.
- To maintain generous front, side and rear setbacks that strengthen the spaciousness of front gardens and the view of these gardens and trees from the street.
- To minimise site disturbance and the impact of the buildings and earthworks on the landscape.
- To protect the visual amenity of valued rural landscapes and character areas along township entrances and provide a transition to higher densities within the town.

Table 21. Precinct 7 Potential DDO Controls

Building Setbacks
All buildings must be set back at least 20 metres from the frontage of an existing road, or the average of buildings on abutting allotments.
All buildings must be setback at least 5 metres from the side boundary of an abutting allotment.
No outbuilding may be constructed between an existing dwelling and a road or within 10 metres of a side road.
No walls are to be constructed on boundaries.
Building height
Maximum building height of 9 metres and 2 storeys.
Plot Ratio
The gross floor area of all buildings on a site should amount to no more than 20% of the site, or a Plot Ratio of 1:5.
Landscaping
A landscape plan is required as part of any planning permit application that demonstrates:
<ul style="list-style-type: none">• The use of locally appropriate species e.g. native vegetation that is a feature of the landscape character of the area;• How the affected area will be remediated after the development;• How the visual impact of buildings and works may be minimised through landscape design and screening vegetation;• Consideration of bushfire risk and mitigation.

Implementation

Applying controls to specify front and side setbacks, site coverage (plot ratio) and landscaping will achieve the preferred character outcome of maintaining a low density semi-rural character which maximises space for vegetation and trees.

These controls may be implemented through a Design and Development Overlay (DDO), either through review of the existing DDO4 or through application of a new DDO schedule.

DDO4 applies to 7d. The proposed front setback standard of Area 7d conflicts slightly with DDO4. The DDO is consistent in mandating a minimum 20m setback, however, does not allow for the average of buildings on abutting allotments.

Residential Design Guidelines

The residential guidelines will provide further guidance to assist with the implementation of Council's new residential zone schedules and neighbourhood character objectives.

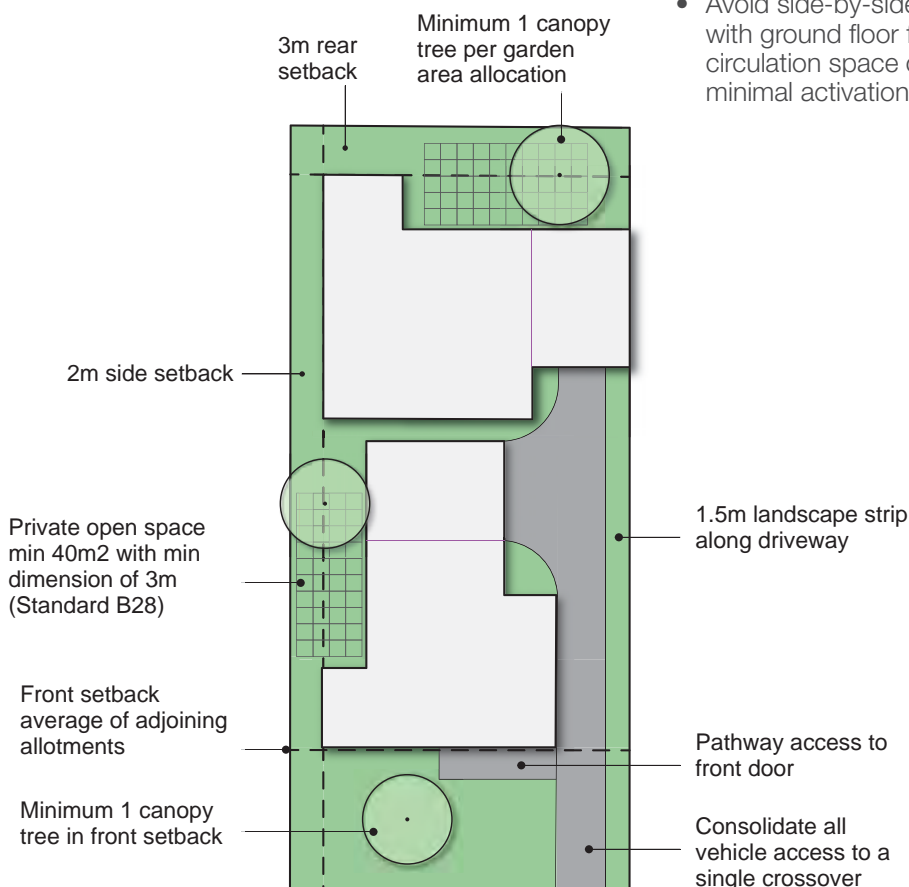
The guidelines have been prepared to provide clear design direction based on preferred housing typologies for new residential development, and to provide guidance for decision making for Council and applicants when preparing and assessing planning permit applications.

Objective

To enable unit and townhouse development that is respectful of the existing streetscape, built form and development patterns in terms of height, form, scale, siting and fencing styles.

Design Guidelines

- Present multi-unit developments on single lots as a single dwelling as viewed from the street.
- Any dwelling facing the street should be of a similar width to the prevalent pattern of development on the street.
- Building forms should be generally simple. Consider roof form, verandas, door openings and the rhythm and placement of windows and how these are designed to reflect the pattern of heritage places or the character of adjacent buildings.
- New development should include age/disability-friendly design features including providing a kitchen, bathroom, toilet and at least one bedroom on the ground floor to cater for the needs of persons with limited mobility.
- Avoid side-by-side dual occupancy developments with ground floor frontages limited to corridors, circulation space or parking access that provide minimal activation to the street.



Objective

To promote high quality contemporary architectural design that responds to the established semi-rural township and village character of Gisborne and respects the key elements of existing heritage buildings.

Design Guidelines

- Conserve and restore intact older period dwellings that contribute to the valued character of the area, and site new development to sit behind older dwellings where possible.
- Avoid loss of older dwellings and demolition of intact parts of older dwellings that are visible from the street.
- Where development occurs adjacent to identified heritage buildings, respect the dominant building form of the heritage building with consideration given to height, form and visual bulk.
- The subdivision of a site should conserve the setting of heritage places through maintaining the size and spacing of garden areas, buildings and other features that contribute to the character of the heritage property.
- New buildings should reference the materials, colour and details of adjacent buildings and the surrounding heritage places.
- Avoid period reproduction styles and detailing, contemporary buildings should be recognised as a product of their time.

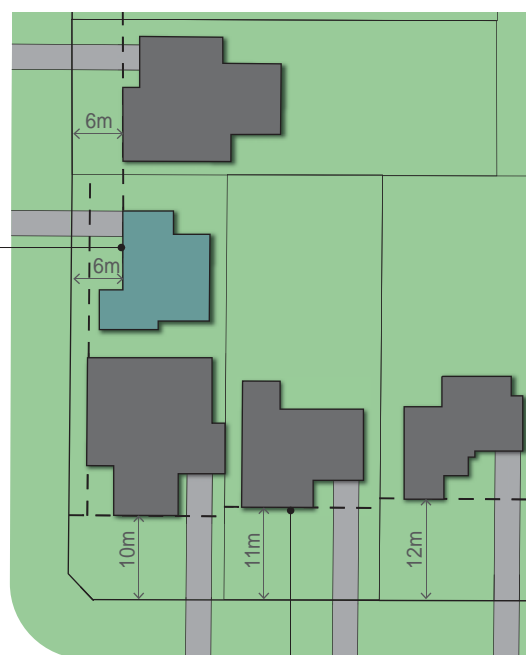
Objective

To ensure that new buildings and extensions maintain the existing rhythm, spacing and alignment of detached dwellings along the street.

Design Guidelines

- Align new development to the setbacks of adjacent properties.
- On corner lots, new development should align with the prevailing setback of the street and not with the side setback of existing buildings on the corner.
- The orientation of the new building should match that of the existing streetscape.
- Design buildings on corner sites to address both street frontages, where possible.
- Side setbacks allow for adequate space between dwellings which contributes to the spacious character of many of Gisborne's residential areas, and maintains the streetscape pattern of detached dwellings where this forms part of the predominant character.
- Rear setbacks are to be provided to ensure adequate space for private open space and landscape, increase permeability and reduce amenity impacts on neighbouring properties.
- Minimise the length of walls on boundaries and limit these to car ports or garages that are set back behind the dwelling frontage.

Infill development on corner lots is to align with the setback of adjoining dwellings on the facing street rather than the side setback of the dwelling on the corner.
Some graduation may be permissible.



Front setbacks to align with the average of adjoining setbacks

Objective

To ensure that new buildings and extensions do not dominate the streetscape.

Design Guidelines

- Reduce the visibility of upper levels to fit with Gisborne's general low scale rural character by setting them back behind the dwelling frontage and incorporating them into the roof form.

Objective

To ensure that buildings and extensions do not dominate views to or from surrounding landscape features and are integrated into areas with sloping topography.

Design Guidelines

- Design buildings to minimise impact on views to surrounding landscapes and topographical features from the public realm and adjacent properties.
- Design buildings on sloping sites to minimise cut and fill.
- Avoid large and bulky building forms with sheer walls and minimal articulation that block outward views and appear visually intrusive in the landscape.
- Buildings adjacent to open space are to be designed to front out onto the space and provide visual connections over these areas. This is to include low or permeable fencing, access points and balconies, terraces and openings designed to maximise views and provide opportunities for passive surveillance.
- Avoid high back fences fronting onto open space.

Objective

To maintain and enhance the spacious garden setting of dwellings, the significant canopy trees in streetscapes and gardens and the view of these gardens and surrounding trees from the street.

Design Guidelines

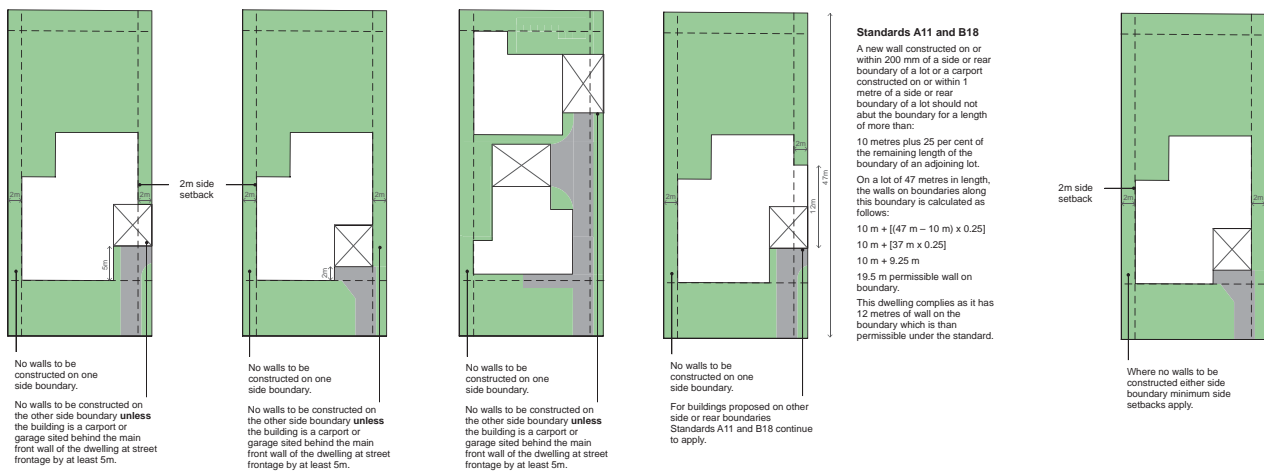
- Site and design buildings to incorporate space for the planting of substantial vegetation.
- Provide a landscape plan that demonstrates how vegetation, garden design and tree planting has been used to enhance the landscape setting of the development, including use of indigenous or exotic species as appropriate to the character of the precinct.
- Retain established mature canopy trees and younger trees that will grow into larger canopy trees within private property. Avoid building footprints, driveways, crossovers and car parking that may compromise the structural root zones of established and establishing trees.
- One canopy tree is to be provided in the front garden, and one canopy tree provided in the allocated garden area to the rear of properties.
- Where there is no existing street tree within the nature strip, new developments are to provide an additional canopy tree within the nature strip.
- A 1.5m landscape strip is to be provided along driveways to maintain a sense of separation between properties, to screen adjacent development, soften the appearance of hard pavements and to increase permeability for stormwater run off.
- Protect and enhance street tree planting, including existing avenue trees along streets and their broader setting within wide, grassed verges.
- Avoid indented car parking that results in the incremental loss of wide roadside reserves.
- Limit crossovers to one per 20m of site frontage.
- Avoid circular driveways that reduce front garden space.
- Minimise paving in front garden areas to allow for pedestrian access only.
- Avoid front fences to maintain an open streetscape character and provide a seamless transition from roadside verges to front gardens.
- Where front fencing is an existing character element they should be low and of a permeable material that provides good visual connection between public and private realms.
- Front fence styles should be in keeping with the architectural style of the dwelling and reflect the typical fencing height of the street.

Objective

To minimise the appearance of garages, driveways and car parking as viewed from the street.

Design Guidelines

- Use existing driveways and crossovers to access new buildings to the rear of existing development. Access to garages, including double garages, should be consolidated to a single width crossover on the site where this forms part of the existing character.
- Carports or garages should not be dominant elements in infill development in streetscapes where this does not form part of the existing character. Where carports or garages are visible from the street they should be set back behind the main front wall and have a separate roof form.
- Garages and car ports are to be accessed from a single driveway in the case of multi-unit developments.
- Garages and car parking access should not exceed more than 50% of the width of the building.
- To encourage development to provide passive surveillance of the street and any adjacent open space areas.
- Provide habitable rooms at ground floor level along street frontages and facing out onto areas of open space.
- Provide windows and dwelling entries that front onto the street.



Applying requirements for walls on boundaries



**Macedon
Ranges**
Shire Council