

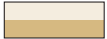





















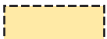







GISBORNE / NEW GISBORNE STRUCTURE PLAN



NOTES (refer to numbers on plan):

- ① Provide the opportunity for a new education facility or an increase in size of the existing Holy Cross School, and ensure the recreation reserve is retained for future active sports facilities.
- ② Facilitate limited expansion of New Gisborne to the west to create a critical mass that provides an opportunity for the area to support a localised neighbourhood activity and community precinct within walking distance of most dwellings in New Gisborne.
- ③ Proposed drainage retarding basin required in this growth area subject to Melbourne Water approval.
- ④ Further investigate whether this area should be developed for industrial purposes or whether new industrial development should be confined to the area immediately south of the railway line.
- ⑤ Provision of a collector road linking the northern and southern ends of the proposed growth area to assist in alleviating traffic pressure on Station Road and protecting the character of Station Road, subject to a detailed traffic assessment.
- ⑥ Proposed future expansion of the New Gisborne Industrial Estate to Saunders Road and to the east, to provide for more local employment opportunities. Ensure a high quality built and landscaped interface with Saunders Road.
- ⑦ Protect the interface with the Racecourse Marshlands Reserve.
- ⑧ Acquire additional land to provide space for an accessible public walkway link from the Skyline Drive estate to the Jacksons Creek linear parkland.
- ⑨ Protect the interface and viewlines along the Calder Freeway with lower densities.
- ⑩ Ensure that the Jacksons Creek valley and escarpments continue to be protected from development to maintain the natural setting of Gisborne.
- ⑪ Provide for a neighbourhood convenience store and community facility (ie. community centre/kindergarten) to service local needs. Subject to review, this community centre could be either additional to the Grant Avenue centre, or a site for it's relocation if required in the future.
- ⑫ Maximise connectivity of roads and open spaces to provide opportunities for pedestrian and bicycle networks.
- ⑬ Protect the interface of Gisborne and view lines along the Calder Freeway with lower densities (lots greater than 1,500sqm in area) and landscape screening.
- ⑭ Protect the interface with the Rosslynne Reservoir and Jacksons Creek by providing low density buffers along boundaries and protecting the Jacksons Creek escarpment with the PCRZ. Ensure housing fronts the open space and provides a road interface that allows for passive surveillance of the space/escarpment.

LEGEND

-  Existing and proposed Residential 1 Zoned land
-  Existing Low Density Residential Zoned land
-  Existing Rural Living Zone
-  Existing Rural Conservation Zone
-  Existing and proposed Industrial Zoned land
-  Existing Business Zoned land
-  Community Facilities and Public Use
-  Existing Public Open Space and Reserves
-  Gisborne Golf Course
-  Waterways
-  Existing Child Care and Kindergartens
-  Existing and indicative road structure
-  Railway corridor and Station
-  Proposed open space areas
-  Proposed significant reserve areas (EVC - area identified with flora and flora values)
-  Jacksons Creek Escarpment and Open Space Corridor
-  Proposed community facility
-  Proposed local neighbourhood retail (ie. local shop)
-  Potential future mixed use precinct (ie. general store and community uses/medical centre) in New Gisborne
-  Preferred area for medium density housing (Gisborne)
-  Low Density Interface
-  Preferred location for any new education facility site in New Gisborne
-  Indicative bicycle and pedestrian networks
-  Visually sensitive area
-  Sensitive interface/design response required
-  Protect Prominent Viewlines
-  Mt. Gisborne - protect ridgelines and viewlines of and from Mt. Gisborne
-  **Township Boundary**
Restrict urban expansion to within the township boundary to the year 2031, in line with population projections.
-  Indication of areas for investigation for township expansion opportunities post 2031, or once existing land supply within the township boundaries is limited.
-  Indication of areas that should be reviewed through a Rural Living review.