



Romsey Structure Plan

Exploring Options for the Growth of Romsey

In exploring options for the growth of the Romsey township, the challenge is growing the town without losing the things that make Romsey a place where people want to live, work and recreate. Finding the right mix of population to support different services and facilities needs to be balanced against the impacts of that growth on agricultural land, landscape and environmental values, environmental risks and infrastructure capability.

The options presented are aimed to stimulate debate and discussion with the community and stakeholders. They are for testing and discussion and therefore not absolute. A combination of options may be the preferred outcome. The feedback from the community and stakeholders will be used to determine the settlement boundary and to guide the development of the structure plan.

Emerging Options

What Might Different Township Populations Look Like?

Romsey Population and Growth Scenarios - Land Requirements



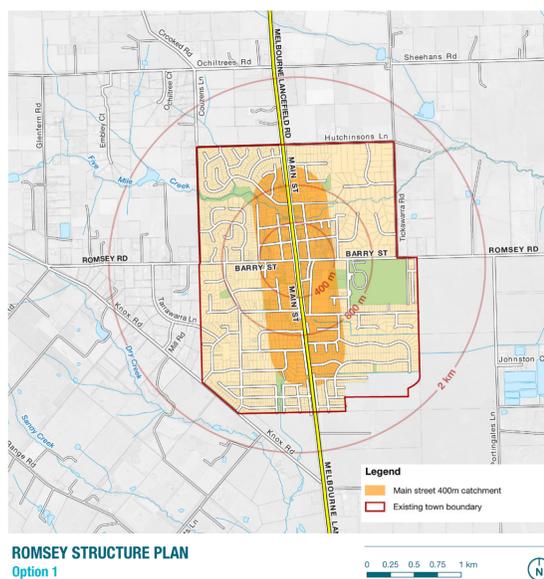
*Scenarios are based on work prepared by Tim Nott Economics and Strategy. Scenario assumptions include: existing vacant land is developed at recent densities; around half of the medium density housing requirement will be developed within the existing town boundary; housing lots occupy 70% of any broad-hectare land development, with the remainder required for open space, roads and community facilities.

Option 1: Development within existing town boundary

This option seeks to explore growing the town within the existing town boundary with a focus on a corridor along Main Street. Development would occur on vacant land and through increasing the density of housing on existing lots. Vacant land could provide an additional population* in the range of 1,115 people. Further consolidation opportunities through increased densities within 400m of Main Street could provide in the range of 2800** people living within the existing town boundary in a range of new housing and mixed use forms.

*population is based on average household number (2.6 persons per household)

**based on 1223 lots within 400m zone of Main Street minus the 142 vacant lots. One additional lot created on each lot multiplied by the household size (2.6 persons per household).



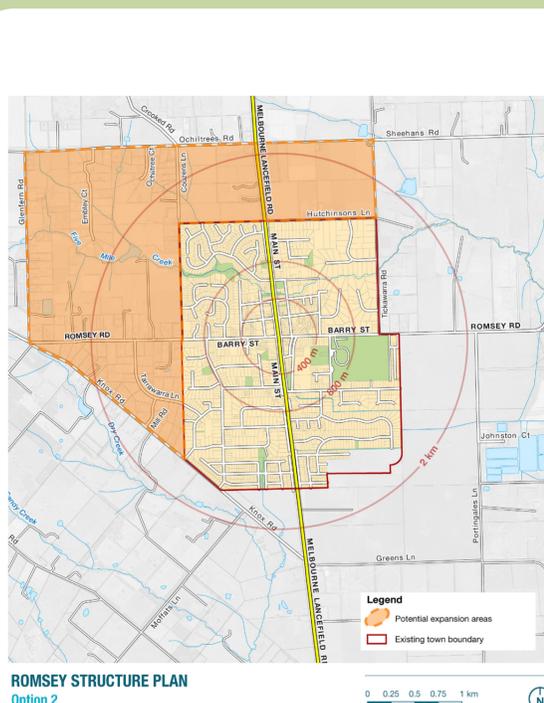
Performance Element	Issue
Economic	<ul style="list-style-type: none"> Improvements to Main Street and increased economic activity. Unlikely to deliver significant population growth. Requires high quality design to ensure neighbourhood character is not impacted.
Social	<ul style="list-style-type: none"> Population growth unlikely to support full line supermarket and other services and facilities Provides a range of new housing types for the community enabling ageing in place. Promotes healthy lifestyles.
Environment	<ul style="list-style-type: none"> Preserves agricultural land. A more compact town is good for walking and cycling and provision of public transport. Maintain existing visual break between towns. Potential to reduce car dependence. Retain land on the edge of town for environmental uses, with the buffer zone of the RRWP being planted up/used for environmental offsets, or becoming a solar farm. Minimal impact on utility services. Minimises traffic congestion. Reduced transport-related financial burdens on households Maintains rural feel.

Option 2: North and West Growth

This option seeks to explore the township growing into existing Rural Living Zone land to the west and north of the town along the Five Mile Creek.

Anticipated Residential Development Lots* and Population*		
Low Density (1,500sqm)	Medium Density (800sqm)	High Density (660 sqm)
2,257 lots	4,193 lots	5,031 lots
5,868 people	10,901 people	13,080 people

*population is based on average household number (2.6 persons per household)



Performance Element	Issue
Economic	<ul style="list-style-type: none"> Could deliver significant population. Requires high quality design to ensure neighbourhood character is not impacted. A number of the blocks are already developed making a good urban form and structure challenging in some areas. Servicing capacity limitations and cost likely to be higher.
Social	<ul style="list-style-type: none"> Population growth likely to support full line supermarket and other services and facilities. Likely to deliver same forms of housing as currently exist. Car dependency is further entrenched. Not conducive to further investment in public transport services. Adverse health impacts as a result of sedentary lifestyles.
Environment	<ul style="list-style-type: none"> Five Mile Creek becomes a focus of movement and open space through the town. Higher environmental and landscape values. Topography makes achieving development problematic and development form is likely to have significant impact on landform. Increased bushfire risk to the town on the western side. Reduces rural break between Romsey and Lancefield. Higher levels of traffic congestion than would be typical in a rural township Potential erosion of township character and rural feel. Loss of agricultural land.



Emerging Options *continued...*

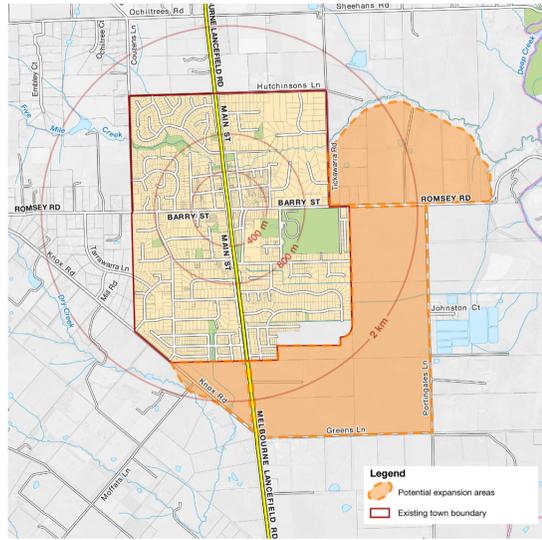
Romsey Structure Plan

Option 3: East and South Expansion

This option would see the township grow into existing Rural Living Zone land to the east of the town along the Five Mile Creek and south into Farming Zone land.

Anticipated Residential Development Lots* and Population*		
Low Density (1,500sqm)	Medium Density (800sqm)	High Density (660 sqm)
1,701 lots	3,189 lots	3,826 lots
4,422 people	4,422 people	9,950 people

*population is based on average household number (2.6 persons per household)



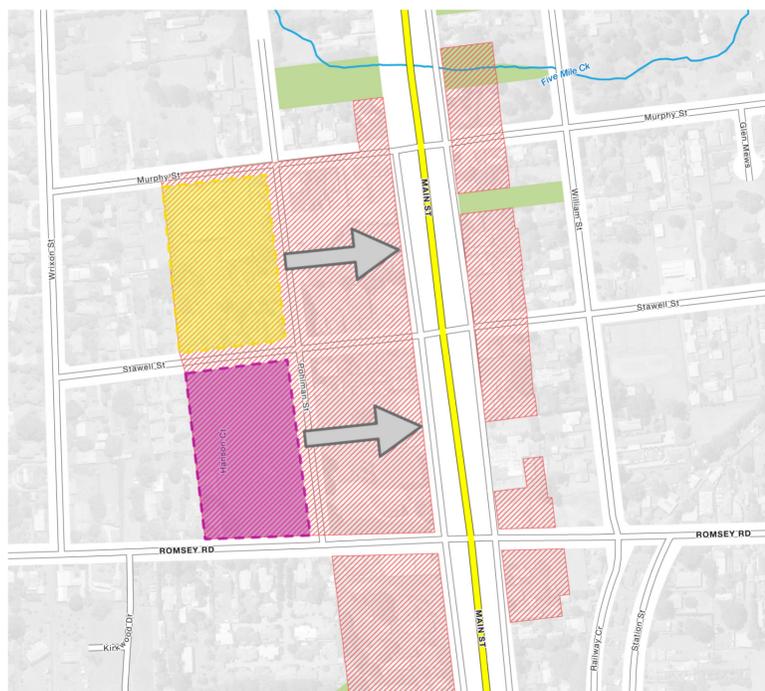
ROMSEY STRUCTURE PLAN
Option 3

Performance Element	Issue
Economic	<ul style="list-style-type: none"> • Could deliver significant population. • Requires high quality design to ensure neighbourhood character is not impacted. • A number of the blocks are already developed making a good urban form and structure challenging in some areas. • Servicing capacity limitations and cost likely to be higher.
Social	<ul style="list-style-type: none"> • Population growth likely to support full line supermarket and other services and facilities. • Likely to deliver same forms of housing as currently exist. • Car dependency is further entrenched. • Not conducive to further investment in public transport services. • Adverse health impacts as a result of sedentary lifestyles.
Environment	<ul style="list-style-type: none"> • Five Mile Creek becomes a focus of movement and open space through the town. • Higher environmental and landscape values. • Topography makes achieving development problematic and development form is likely to have significant impact on landform. • Increased bushfire risk to the town on the western side. • Reduces rural break between Romsey and Lancefield. • Higher levels of traffic congestion than would be typical in a rural township • Potential erosion of township character and rural feel. • Loss of agricultural land.

Commercial and Industrial Growth Options

Facilitating the Commercial Core

As there is enough commercially zoned land, the challenge is to facilitate existing vacant sites and sequencing in line with population growth. There are two options for facilitating the growth of the town centre in particular options for a full line supermarket and associated facilities.



ROMSEY STRUCTURE PLAN
Commercial facilitation options

Legend
 Murphy / Pohman / Main St
 Stawell / Pohman / Main St
 Existing commercial zone (C12)