



Shire of Macedon Ranges


Romsey Residential Character Study

a study of residential development and township character

Design Guidelines

April 2012





This report has been updated and reissued in response to the Planning Panel Recommendations following the Hearing of Macedon Ranges Planning Scheme Amendment C66, which implements the Romsey Residential Character Study and Design Guidelines. The following changes have been made to these guidelines to ensure consistency with the Panel's recommendations:

- The front setback of dwellings in the Greenfield Area has been reduced to 6 metres.*
- The ground floor side setback of attached garages in the Greenfield Area has been reduced to 1.5 metres.*
- The rear setback of dwellings in the Greenfield Area has been reduced to 10 metres.*
- The rear setback of outbuildings in the Medium Density Area, Greenfield Area and Established Area A has been reduced to 1 metre.*
- The lot width of lots in Established Area A is shown as 21 metres.*
- Road reserve widths of generally 20 metres are required in the Greenfield Area.*

April 2012

Guidelines introduction / overview

Use of Guidelines

The purpose of the residential character guidelines is to explain:

- how different residential areas within Romsey are anticipated to change in the future.
- what type of housing and form of subdivision is encouraged to occur in differing parts of the township.
- important considerations in designing multi-dwelling housing, single dwellings and subdivision.

What is neighbourhood character?

Residential or neighbourhood character is a term used in the planning scheme to describe the overall characteristics of an area. It relates to the combination of features that make one residential area different to another.

Respecting residential character is a fundamental objective of the residential development provisions in planning schemes. Planning policies and controls contained in the planning scheme make a distinction between the **existing** character of an area and the **preferred** character:

- the **existing** character is what an area is like at present.
- the **preferred** character is what an area is planned to be like in the future.

This document describes how the different residential areas within Romsey are anticipated to change (or to effectively remain) in the future and the character they are planned to have in years to come. It is also important to highlight that in areas of Romsey the preferred future character closely reflects the existing character.

Components of the guidelines

The guidelines comprise the following package of brochures:

- an preferred character statement for the *medium density area*, *greenfield area* and *established area A*, explaining the policy objectives sought for each area.
- explanatory statements for *established area B* and *established area C*; and
- three design guideline brochures which address multi-dwelling development, detached dwellings and new subdivision.

How the guidelines will be used

The guidelines apply to all residential development that triggers a planning permit under the Residential 1 Zone and the overlay controls implemented through the Romsey Character Study. These guidelines have specific application within the *medium density area*, *greenfield area* and *established area A*.

The guidelines will be used in conjunction with other policies and controls contained in the planning scheme:

- Council will encourage the use of the guidelines by designers and developers in designing both detached dwellings and medium density housing development.
- The guidelines may be used by neighbours and potential submitters to planning permit applications, in deciding whether or not to object or appeal.
- It will be used by Council and VCAT in making decisions whether or not to grant a planning permit (for residential development which requires a permit).

Disclaimer: compliance with minimum standards of these guidelines may not automatically achieve a site responsive design. All proposals should carefully consider their individual context along with other relevant objectives and standards of ResCode and the Macedon Ranges Planning Scheme.

Preferred Character Areas: overview statement

Eight existing character areas were identified through the workshops, fieldwork and desktop analysis. Each of the eight existing character areas were analysed to identify unifying elements relating to location, road alignment, lot sizes, building era and siting, landscape quality etc.

The purpose of the Romsey Residential Character Study was not merely to identify 'preferred character area statements' to correspond with the eight identified existing character areas, but to address the findings of the Outline Development Plan (ODP) as it relates to neighbourhood character and its influence on township development. As such, the eight existing character areas have been amalgamated into five preferred character areas. These areas correspond with the ODP to specifically address the variety of issues presented by new development both within the township boundaries and beyond as the town grows.

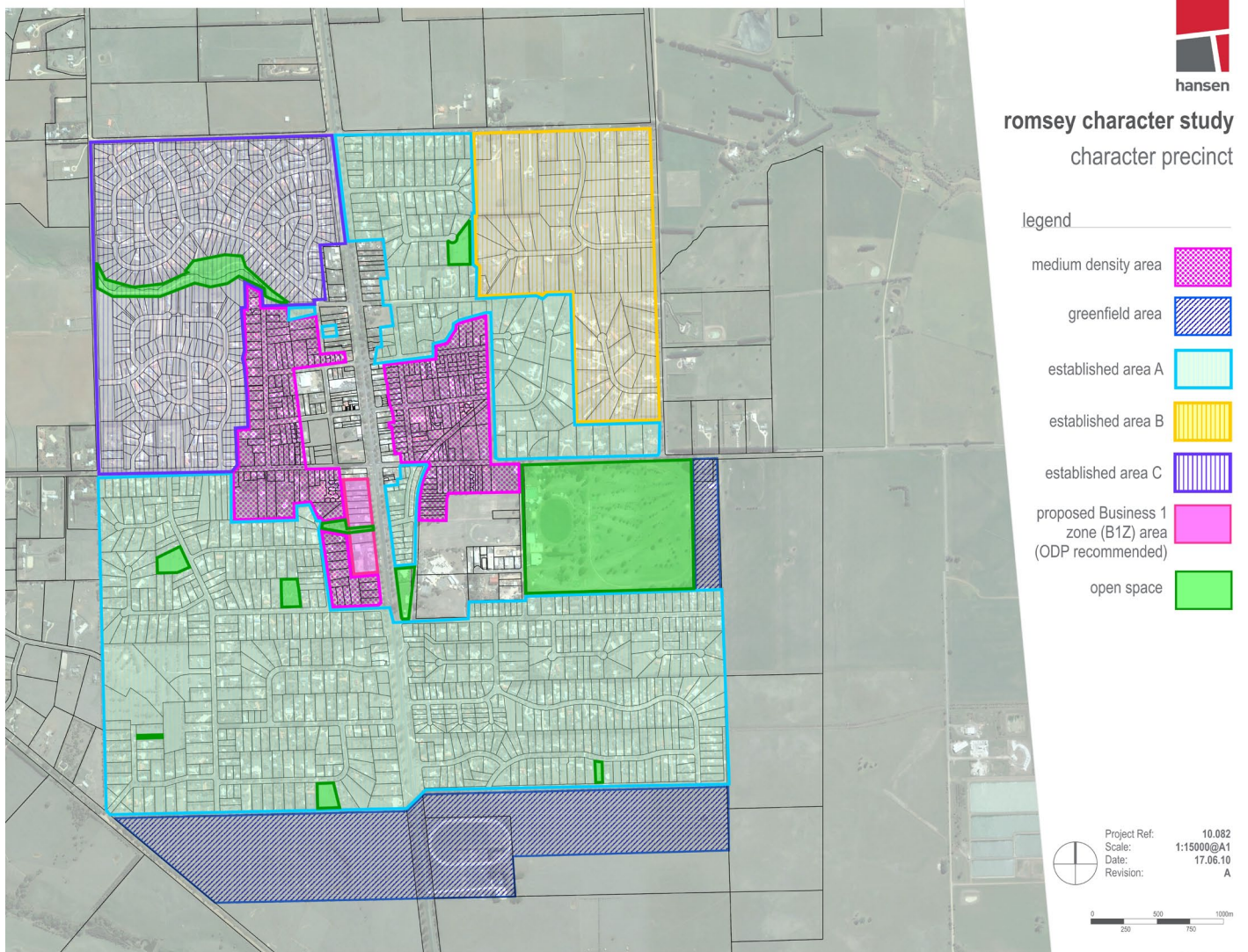
Keeping with this reasoning 5 preferred character areas have been identified and are termed as follows: *medium density area*, *greenfield area* & *established areas A, B & C*.

Guidelines introduction / overview

The 'preferred character areas' map illustrates the extent of these areas. As identified through the ODP it is anticipated a high percentage of new housing in Romsey will be directed to the medium density and greenfield areas given their capacity for change. Accordingly the established areas will accommodate a lower percentage of new housing, through the development of vacant lots or via the redevelopment of larger parcels of land which have opportunity to be subdivided and/or accommodate well designed multi-dwelling development, without unduly impacting upon existing patterns of subdivision size and layout

It is important that developers understand that *established area A* should retain its existing character and that future development reflects the direction of this study.

Following below, for each of the preferred future character areas, a statement is provided which outlines how it is anticipated the area will evolve in years to come, including the types of housing anticipated. For a fuller description of their current character, refer to the description of existing character precincts within Section 4 of the main report for the Romsey Residential Character Study.



Preferred character area

Medium density area

Medium Density Area

Context: The *medium density area* aligns exactly with the same area designated through the ODP as the preferred location for medium density housing. This broadly centres on the Residential 1 Zone land within easy walking distance of the commercial core of Romsey.

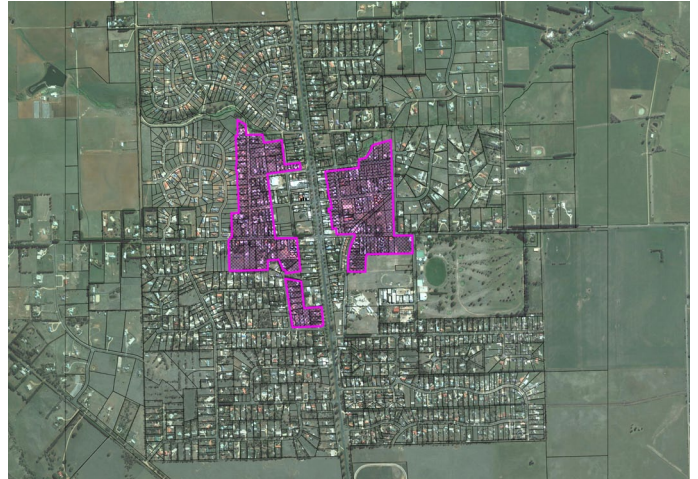
Preferred character: This area will evolve over time to contain a greater proportion of well designed and site responsive medium density residential development. The compact urban form will also seek to incorporate existing character attributes, including space around/ between buildings and areas of generous landscaping to soften the appearance of more intensive medium density development. Dwellings with period type character are encouraged to be retained as part of any medium density proposal. Comprehensively designed medium density development is preferred over vacant lot subdivision. However where small vacant lot subdivision is proposed, the onus is on the applicant to demonstrate proposed lots can accommodate building envelopes consistent with the design guidelines for detached dwellings in the *medium density area*.

Policy intention statement: Increase residential densities by encouraging well designed medium density development.

Policy Framework: A Design and Development Overlay and Local Planning Policy provides statutory weight for the outcomes sought by these design guidelines, which seek to encourage a greater mix of housing densities and styles as the town grows. This preferred outcome is underpinned by the ODP which has previously established a *medium density area* close to the town core and existing services where new unit development is encouraged.

Preferred housing type: A mix of single dwellings, dual occupancies and multi-dwelling type developments. The size and width of the potential development sites will influence the type of multi-dwelling development: i.e. either a single driveway down one side or a central driveway with two units fronting the street.

Typical development issues: Medium density dwelling development with limited setbacks (side & rear), and lack of space around buildings to provide for appropriate aesthetic landscaping to assist with the integration of more intensive built form.



Preferred character area: medium density area



Encourage low scale single storey buildings with ample space for building separation and landscaping



Encourage low scale single storey buildings with ample space for building separation and landscaping

Preferred character area

Greenfields area

Greenfield Area

Context: The *greenfield area* aligns exactly with the same area proposed through the ODP as the new residential growth area for Romsey. The *greenfield area* is located along the entire southern edge of the Romsey township.

Preferred character: This area will provide opportunity for the growth of the township in a manner which is broadly reflective of the valued character attributes of Romsey and the residential areas it immediately adjoins, although will involve allotments smaller than traditionally developed in Romsey. Road reservation widths and allotment sizes will be broadly reflective of the established patterns of residential development immediately to the north of the *greenfield area*. Road surface will be asphalt sealed and road layout is encouraged to provide opportunity for significant street tree planting within the public realm and opportunity for pedestrian footpaths to at least one side of the street. Road reservation design is to give priority to Water Sensitive Urban Design and a strong native vegetation theme. Road verges may consist of a combinations of swale drains and rolled kerb, depending on necessary engineering design response. Subdivision design and layout along the southern township edge/ Knox Road will appropriately respect the rural/ residential interface.

Road alignment and layout will encourage connectivity with existing road networks, and will provide for logical connections and for the future expansion of the township boundary to the south if it is identified as necessary through further strategic work.

Policy intention Statement: Ensure the future subdivision of the *greenfield area* provides a form of development that reflects valued features of adjoining residential areas and creates a new neighbourhood character which consists of low scale single storey dwellings set within a landscaped setting.

Policy Framework: A Development Plan Overlay details the requirements which are to be incorporated into a Development Plan for endorsement by the Responsible Authority. Once endorsed the Development Plan will guide the future development of the *greenfield area*. The Development Plan Overlay requires a minimum allotment size of 800 square metres with an average lot size of 900 square metres, which will ensure broad consistency with the character of existing adjoining residential areas. It will also provide allotments of ample proportions to accommodate detached dwellings with space for



Preferred character area: greenfield area

meaningful landscaping and private open space.

The same Design and Development Overlay and Local Planning Policy for the *established area A & medium density area* also applies, in order to implement design guidance for future development of individual houses. Such controls provide statutory weight for the outcomes sought by these design guidelines, which particularly seeks to encourage detached dwellings with some opportunity for medium density infill, where broader development outcomes are reflective of the existing townscape. In accordance with the recommendations of the ODP, it directs new housing to smaller allotments in the *medium density area* and new subdivision within the *greenfield area*. Accordingly while the *greenfield area* is expected to be accommodate less medium density redevelopment, where it does occur it is to achieve outcomes consistent with the existing characters elements of the Romsey township.

Preferred housing type: Generally single storey detached dwellings with occasional medium density infill development. All forms of housing development will accommodate buildings set well within allotments and surrounded by established formal/ informal landscaping. Where double storey dwellings are proposed, the upper level will be a small component of the overall built form.

Issues: Potential lack of space around buildings to provide for aesthetic landscaping; potential for narrow blocks to encourage double storey built form; potential for new double storey 'suburban' type homes to be proposed.



View of greenfields area from Coleraine Drive



View of greenfields area from Metcalfe Drive

Preferred character area

Established area

A

Established area A

Context: *Established area A* encompasses the established areas of Romsey, particularly focusing on the southern half of the township and a collection of streets to the east and north of the retail core. Housing stock and development in these areas is predominantly reflective of the 1980's onwards, although the area does have some pockets of housing where age of housing stock and size of allotments do not conform with this broader description. Due to the age of housing stock and large allotment size, *established area A* is likely to attract future redevelopment, including replacement single dwelling development, subdivision and medium density infill. Wastewater services are not currently provided in Thomas Court and Valley View Court. However there is the potential for connection to the wastewater system in the future and this could facilitate potential infill development.

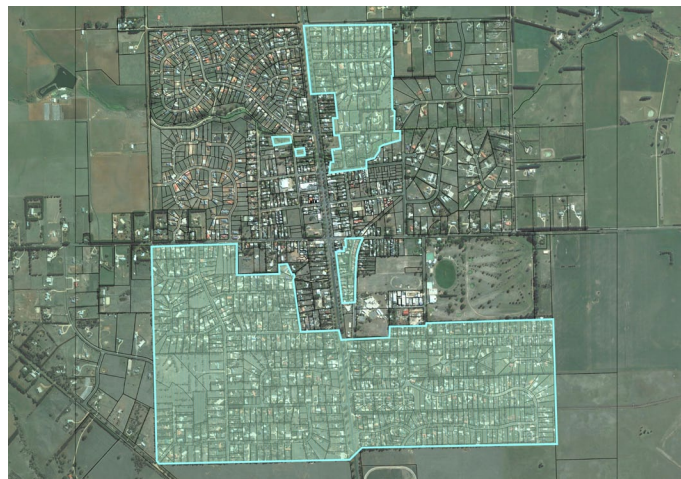
Preferred character: This will be an area of limited change. New housing and lot size will generally reflect the existing character identified by the relevant character precinct, with a predominance of single storey building form. The subdivision of land within the *established area A* will be of generous dimensions and proportions to allow future buildings to reflect existing patterns of development (i.e. detached dwellings with substantial setbacks from boundaries and generous garden settings). Medium density infill development will not be encouraged, but where it occurs it will be well designed and accommodate generous setbacks from all boundaries, with buildings sited within generous garden settings. The sense of spaciousness and strong landscape character of Romsey's *established area A* will remain as the most important elements of the preferred character.

Policy intention statement: Ensure existing neighbourhood character is maintained: i.e. low scale single storey detached dwellings set within a landscaped setting.

Policy framework: A Design and Development Overlay and Local Planning Policy provides statutory weight for the outcomes sought by these design guidelines, which particularly seeks to ensure that any subdivision and medium density infill is reflective of the existing townscape. In summary the framework directs the majority of medium density development to the *medium density area* and new subdivision to the *greenfield area*. Accordingly *established area A* is expected to accommodate less redevelopment, but where it does occur it should be consistent with the existing character. The Design and Development Overlay will not apply to properties covered by the Heritage Overlay, where design of buildings will be primarily guided by existing heritage context and character.

Preferred housing type: Generally single storey detached dwellings. All forms of housing development will accommodate buildings set well within allotments and surrounded by established formal/informal landscaping. Where double storey dwellings are proposed, the upper level will be a small component of the overall built form.

Typical development issues: Speculative small allotment subdivision which does not reflect existing patterns of allotment layout; medium density dwelling development with limited setbacks (front, side & rear), and lack of space around buildings to provide for appropriate aesthetic landscaping.



Preferred character area: *established area A*



Wide road reservation, informal edging & private/public realm landscaping



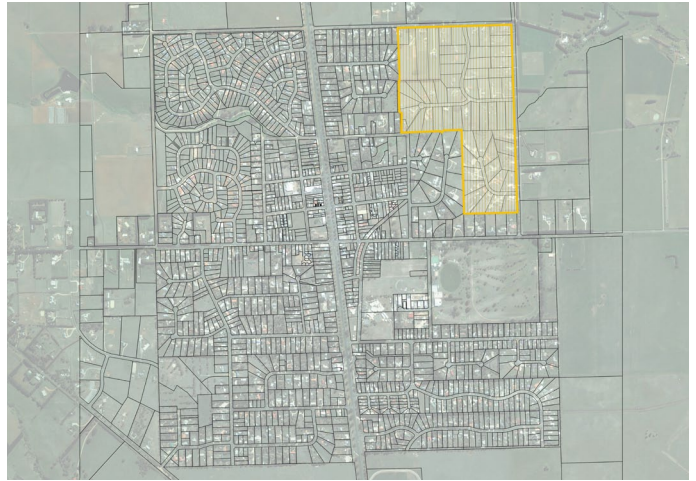
Differing streetscape character due to rolled kerb edge

Established area B

Established area B

Context and reasons for exclusion from guidelines: *Established area B* focuses on Bentley Court, Stuartfield Avenue, Dowie Court, and properties to the west of Tickawarra Road. This area is unsewered and has been separately recommended by the ODP for rezoning to a Low Density Residential Zone, which better reflects the existing character of the area. The rezoning to a Low Density Residential Zone will protect the existing built and subdivision character and will prevent multi-dwelling development and small lot subdivision. This is due to the Low Density Residential Zone having a default minimum lot size of 4,000 square metres. Whilst there may be some opportunities to subdivide lots over 8,000 square metres, this will be subject to proper consideration through the permit process and Land Capability Assessment requirements for onsite effluent disposal. Where this can occur, the large allotment sizes will create clear opportunity for dwellings to be sited within a generous garden setting allowing a strong landscape character to prevail.

Accordingly, due to the prevailing large allotment size, coupled with the proposed rezoning to the Low Density Residential Zone, specific design controls have not been implemented within the Planning Scheme. It is considered the proposed Low Density Residential Zone is adequate to facilitate preferred development outcomes.



Preferred character area: *established area B*



Low/wide single storey dwellings on large allotments



Dwellings with substantial setbacks

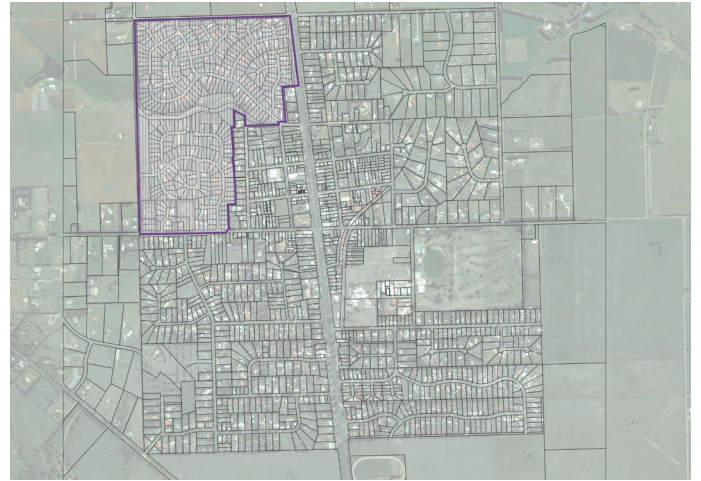
Established area C

Established area C

Context: *Established area C* encompasses the recently developed areas of Romsey to the north west and west of Main Street and the retail core. This includes Robb Drive, Jinker Way, Drover Retreat, Rye Court, Shaw Drive and the numerous small courts off these roads. This area has been separately designated due to the more limited allotments sizes of 1,000 to 2,000 square metres and the recent age of housing stock. The propensity of *established area C* to accommodate future redevelopment is considered to be low due to the limited extent of vacant allotments. Furthermore, properties within *established area C* have restrictions on title which prevent further subdivision of existing blocks, either vacant or developed.

As future development potential is limited due to few vacant allotments, coupled with title restrictions preventing further subdivision, it is not proposed to implement any specific design controls through the Planning Scheme.

In the unlikely event of a further subdivision or multi-dwelling development being able to be proposed in Established Area C, the same guidelines for subdivision and multi-dwelling development in Established Area A will apply.



Preferred character area: *established area C*



Recent dwelling stock



Recent dwelling stock

Design guidelines: Multi-dwelling Development

Implementation: The design guidelines for multi-dwelling developments are for the specific assessment of medium density development. Multi-dwelling development is specifically encouraged within the *medium density area*, through less stringent siting controls. Any multi-dwelling development within *established area A* and *greenfield areas* is subject to compliance with more stringent siting controls, as set out below. Potential vacant lot subdivision within the *medium density area*, *greenfield area* and *established areas A* must be assessed against the design guidelines for new subdivisions.

Design Guidance

Form	<ul style="list-style-type: none"> require buildings with a high degree of façade articulation, achieved by varied setbacks to boundaries; encourage upper floor walls to be generally set back from ground floor walls; avoid excessive building bulk through design measures to provide actual or implied breaks in building form to break up mass, particularly towards the rear of sites; encourage the retention of existing dwellings with period type character as part of redevelopment proposal; add architectural interest through varied roof form; avoid mock replication of heritage features and styles; and encourage eaves and verandahs.
Height	<ul style="list-style-type: none"> encourage single storey building form, particularly at the rear of sites; encourage incorporation of low roof forms, ie 30 degrees or lower pitch; double storey built form is discouraged; assess double storey dwellings on merit against the following design guidance: <ul style="list-style-type: none"> the upper level to be a maximum 50% of the ground level building footprint; and building height to be 7.5 metres or under, allowing 3.0 metres per storey and 1.5 metres for roof form.
Setbacks	<p>front: <i>medium density area and greenfield area:</i> setbacks should comply with Standard B6 of ResCode (the average setback of adjoining existing dwellings) or at least 6 metres, whichever is the greater.</p> <p>front: <i>established area A :</i> minimum front setback of 8 metres or which complies with standard B6 of ResCode (the average setback of adjoining existing dwellings), whichever is the greater.</p> <p>side: <i>medium density area:</i> minimum ground floor setbacks of 3 metres to one side boundary and minimum of 1 metre to the opposite side boundary. Minimum first floor setback of 4 metres to both side boundaries.</p> <p>side: <i>greenfield area:</i> minimum ground floor setbacks of 3 metres to both boundaries to provide a sense of spaciousness and allow adequate space for landscaping. Attached garages may encroach a maximum of 1.5 metres into this setback. Minimum first floor setback of 5 metres to both side boundaries.</p> <p>side: <i>established area A:</i> minimum ground floor setbacks of 3 metres to both boundaries to provide a sense of spaciousness and allow adequate space for landscaping. Minimum first floor setback of 5 metres to both side boundaries.</p>

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Setbacks (cont.)	<p>rear: medium density area: minimum of 5 metres to provide a feeling of to provide a sense of spaciousness and allow adequate space for landscaping. Minimum rear setback for outbuildings is 1 metre.</p> <p>rear: greenfield area: minimum of 10 metres for dwellings to provide a sense of spaciousness and allow adequate space for landscaping. Minimum rear setback for outbuildings is 1 metre.</p> <p>rear: established area A: minimum of 15 metres to provide a sense of spaciousness and allow adequate space for landscaping. Minimum rear setback for outbuildings is 1 metre.</p> <p>NOTE: dispensations to the above siting requirements will be considered on individual merit where the siting of existing buildings do not meet the applicable siting controls, or in instances of where irregular shaped allotments/ or allotments below 20 metres in width makes compliance with the required siting controls difficult.</p>
Building coverage	<p>medium density area: up to 50%;</p> <p>established areas A & greenfield: up to 40%;</p>
Permeable surfaces	<p>medium density area: at least 35% of total site area; and</p> <p>established areas A & greenfield: at least 45% of total site area.</p>
Private open space	<ul style="list-style-type: none"> encourage north facing private open space wherever possible; and require a minimum dimension of 5 x 5 metres width and depth which enables canopy tree planting
Access / car parking	<ul style="list-style-type: none"> encourage only one crossover per site to the street; encourage building design where garages do not dominate the streetscape; encourage curvilinear driveways to allow planting to the side; require driveways to avoid street trees/significant trees; and where a driveway is located within the side setback, a greater than minimum setback is required to accommodate ample landscaping along its length.
Fencing	<ul style="list-style-type: none"> require any fencing sited forwards of a dwelling, located along either front or side boundaries (including corner allotments), to be a maximum height of 1.2 metres with a minimum 50% visual permeability. Proposed fencing not in conformance with these requirements requires town planning approval; and encourage use of vegetation to delineate the front boundary to the street.
Materials	<ul style="list-style-type: none"> encourage building materials to reflect the local palette as identified in the relevant character sheet.
Landscaping	<ul style="list-style-type: none"> retain existing significant trees; encourage planting of canopy trees within the frontage as a feature to the street; and encourage additional planting to the middle, rear and edges of the site.
ESD	<ul style="list-style-type: none"> prioritise passive solar design principles in the siting and design of dwellings; require the integration of solar panels with the form, colour and materials' of the building; and water tanks to be located to the side of dwellings to be generally concealed from view.
Heritage	<ul style="list-style-type: none"> where a property is covered by a Heritage Overlay, ensure design of buildings is primarily guided by existing heritage context and character. These guidelines may constitute an appropriate reference for design (as applicable), to address existing heritage context and character. ensure any proposed development on land abutting a Heritage Overlay respects and appropriately responds to the heritage value of the adjoining property.

Examples of possible multi-unit layouts for development within the *medium density area** (in conformance with identified design guidance for the *medium density area* only).

* greater setbacks from front and rear boundaries are required for medium density development within the *greenfield area* and *established areas A*.

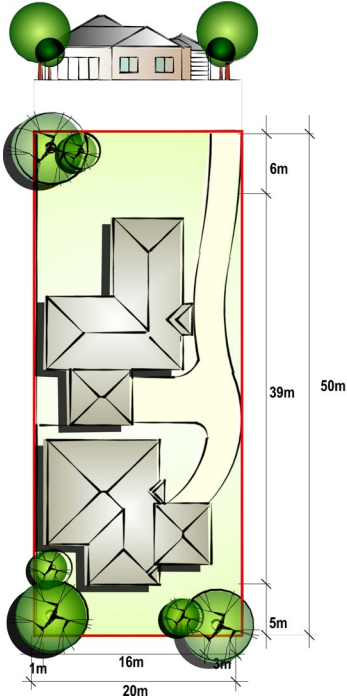


Figure 1: dual occupancy

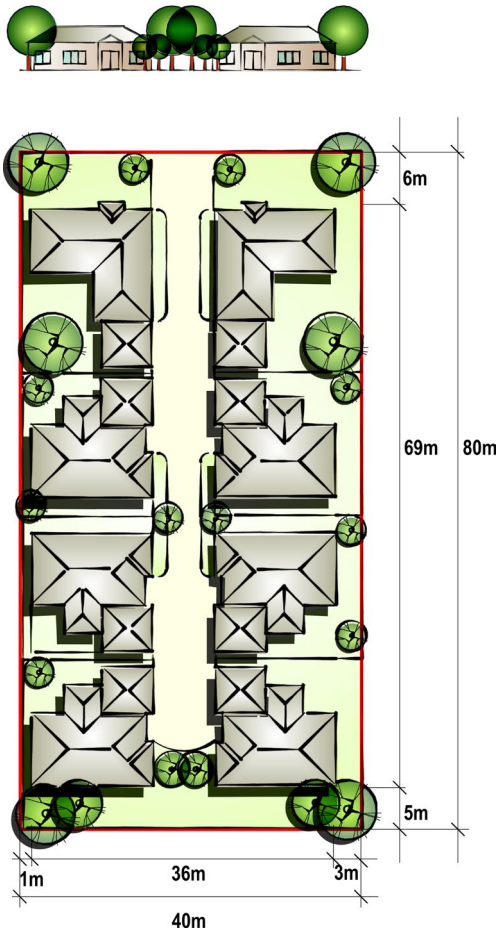


Figure 3: villa style multi-unit

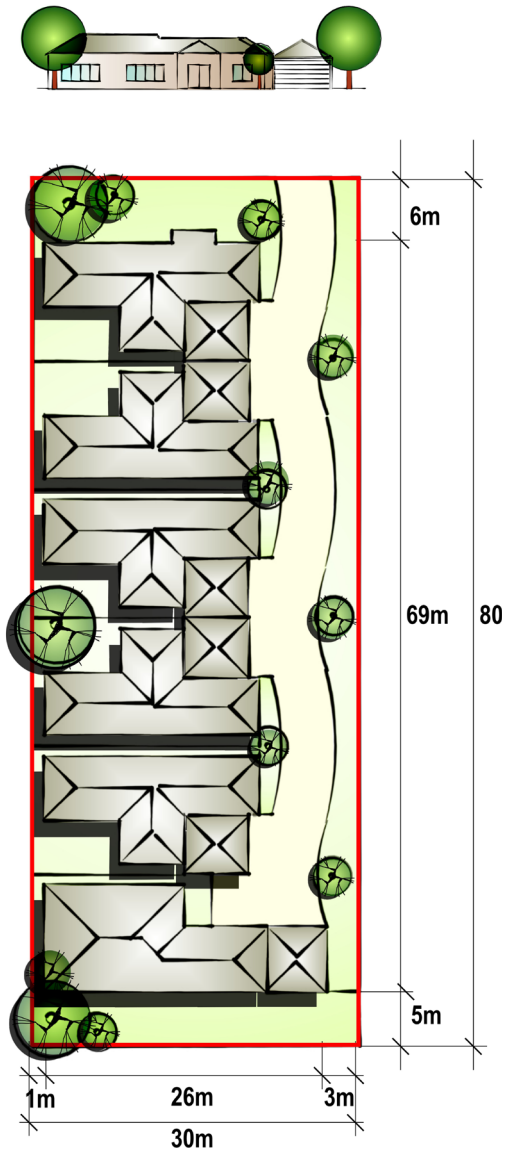


Figure 2: linear multi-unit

Design guidelines: detached dwellings, additions & associated outbuildings

Implementation: The design guidelines for detached dwellings are for the specific assessment of detached dwellings, additions and associated outbuildings where the requirement for a planning permit is triggered by the overlay control. The overlay triggers a planning permit for a detached dwelling & associated outbuildings, where any structure does not meet specified setbacks, is over 7.5 metres in overall height, if the upper level is more than 50% of the ground floor footprint. The overlay control also triggers a planning permit for a fence which is over 1.2 metres in height and less than 50% transparent. However the overlay controls giving effect to these guidelines have been structured in such a way that if compliance is achieved, a planning permit is not required. By default this encourages the development of detached dwellings to achieve compliance so as to avoid the planning permit process.

Design Guidance

Form	<ul style="list-style-type: none"> ensure the frontage of dwellings are in proportion to the lot width, which maintains separation from both side boundaries; maintain separation from both side boundaries; and maintain large setbacks from the rear boundary.
Height	<ul style="list-style-type: none"> encourage single storey dwellings particularly within the established area; encourage incorporation of low roof forms, ie 30 degrees or lower pitch; double storey built form is discouraged; and assess double storey dwellings on merit against the following design guidance: <ul style="list-style-type: none"> the upper level to be a maximum 50% of the ground level building footprint; and building height to be 7.5 metres or under, allowing 3.0 metres per storey and 1.5 metres for roof form.
Setbacks	<p>front: <i>medium density area and greenfield area:</i> setbacks should comply with Standard A3 of ResCode (the average setback of adjoining existing dwellings) or at least 6 metres, whichever is the greater.</p> <p>front: <i>established area A:</i> minimum front setback of 8 metres or which complies with standard A3 of ResCode (the average setback of adjoining existing dwellings), whichever is the greater.</p> <p>side: <i>medium density area:</i> minimum ground floor setbacks of 3 metres to one side boundary and minimum of 1 metre to the opposite side boundary. Minimum first floor setback of 4 metres to both side boundaries.</p> <p>side: <i>greenfield area:</i> minimum ground floor setbacks of 3 metres to both boundaries to provide a sense of spaciousness and allow adequate space for landscaping. Attached garages may encroach a maximum of 1.5 metres into this setback. Minimum first floor setback of 5 metres to both side boundaries.</p> <p>side: <i>established area A:</i> minimum ground floor setbacks of 3 metres to both boundaries to provide a sense of spaciousness and allow adequate space for landscaping. Minimum first floor setback of 5 metres to both side boundaries.</p> <p>rear: <i>medium density area:</i> minimum of 5 metres to provide a feeling of to provide a sense of spaciousness and allow adequate space for landscaping. Minimum rear setback for outbuildings is 1 metres.</p> <p>rear: <i>greenfield area:</i> minimum of 10 metres to provide a sense of spaciousness and allow adequate space for landscaping. Minimum rear setback for outbuildings is 1 metres.</p> <p>rear: <i>established area A:</i> minimum of 15 metres to provide a sense of spaciousness and allow adequate space for landscaping. Minimum rear setback for outbuildings is 1 metres.</p> <p>NOTE: dispensations to the above siting requirements will be considered on individual merit where the siting of existing buildings do not meet the applicable siting controls, or in instances of where irregular shaped allotments/ or allotments below 20 metres in width makes compliance with the required siting controls difficult.</p>

Building coverage	<p><i>established areas A:</i> up to 30%</p> <p><i>greenfield area:</i> up to 40%; and</p> <p><i>medium density area:</i> up to 50%.</p>
Permeable surfaces	<p><i>medium density area:</i> at least 45% of total site area;</p> <p><i>greenfield area:</i> at least 55% of total site area;</p> <p><i>established areas A:</i> at least 65% of total site area.</p>
Private open space	<ul style="list-style-type: none"> ▪ encourage north facing private open space wherever possible; and ▪ encourage the planting of canopy trees within the private open space area created by the required 15 metres rear setback.
Access / car parking	<ul style="list-style-type: none"> ▪ encourage garages and carports to be setback to or behind the main building line; ▪ avoid garages being sited on side boundaries to create a sense of spaciousness; ▪ require driveways to avoid street trees/significant trees; and ▪ Where a driveway is located within the side setback, a greater than minimum setback is required to accommodate ample landscaping along its length.
Fencing	<ul style="list-style-type: none"> ▪ require any fencing sited forwards of a dwelling, located along either front or side boundaries (including corner allotments), to be a maximum height of 1.2 metres with a minimum 50% visual permeability. Proposed fencing not in conformance with these requirements requires town planning approval; ▪ ensure within the <i>established area</i> fencing reflects the prevalent local styles identified in the existing character sheets; and ▪ encourage open frontages in the <i>greenfield area</i> with use of landscaping or low fencing as a front boundary treatment.
Materials	<ul style="list-style-type: none"> ▪ encourage building materials to reflect the local palette as identified in the relevant character sheet; and ▪ ensure <i>greenfield areas</i> provide appropriate materials to maintain township character such as face brickwork, colourbond roofing and minimal use of render.
Landscaping	<ul style="list-style-type: none"> ▪ retain existing significant trees; ▪ encourage the planting of at least one canopy tree within the frontage, with additional planting as a front garden feature; and ▪ encourage landscaping to ensure dwellings are nestled within well landscaped gardens with high canopy tree cover.
ESD	<ul style="list-style-type: none"> ▪ prioritise passive solar design principles in the siting and design of dwellings; and ▪ water tanks to be located to the side of dwellings to be generally concealed from view.
Heritage	<ul style="list-style-type: none"> ▪ where a property is covered by a heritage overlay, ensure design of buildings is primarily guided by existing heritage context and character. These guidelines may constitute an appropriate reference for design (as applicable), to address existing heritage context and character. ▪ ensure any proposed development on land abutting a Heritage Overlay respects and appropriately responds to the heritage value of the adjoining property.

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Examples of detached dwellings

(in conformance with identified design guidance for detached dwellings) in *Established Area A* & *Greenfield Area*.

Established Area A: 1,200m²

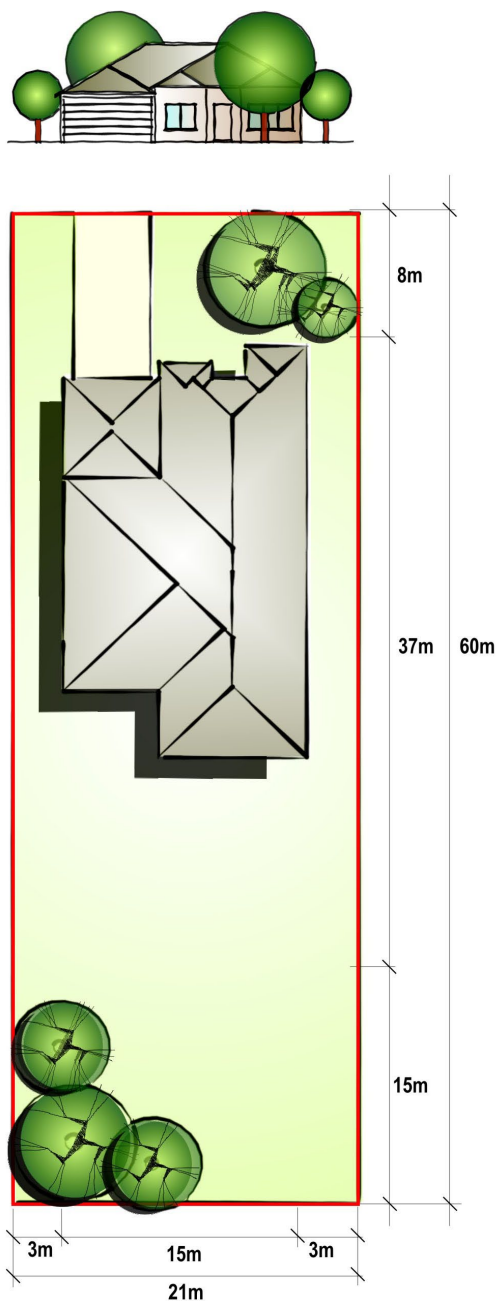


Figure 4: single occupancy. Single storey

Greenfield Area: 900m²

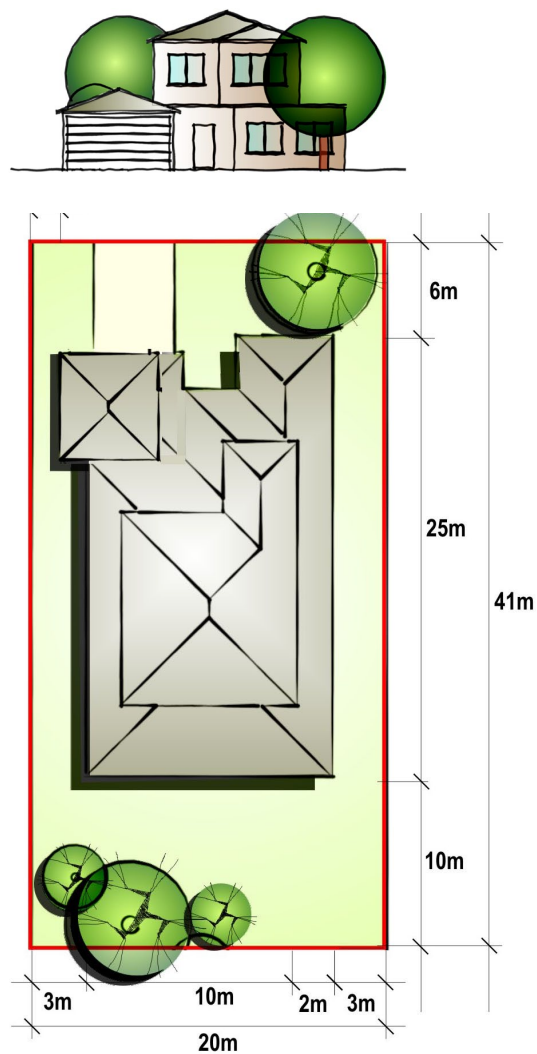


Figure 5: single occupancy. Double storey

general design / development examples



Discourage bulky double storey dwellings



Encourage upper levels to be articulated



Discourage high fencing facing side streets



Discourage high fencing facing side streets



Encourage low building form with space and separation between dwellings to accommodate landscaping



discourage development with minimal setbacks to boundaries

Design guidelines: New Subdivisions

Implementation: The design guidelines for new subdivision provide the tool for the assessment of new subdivision within the designated *greenfield area*, as well for the assessment of vacant lot subdivision within *medium density area* and *established area A*.

This guideline does not apply to subdivision arising from the approval of multi dwelling development under separate guidelines.

Design Guidance

Road configuration	<p>established areas A and medium density area for large multi allotment subdivision: provide road linkages to surrounding areas and maintain the layout pattern of surrounding streets. Road layout should provide convenient internal and external access for residents; and</p> <p>greenfield area: encourage grid pattern layout with connecting roads from north-south to provide a link with the existing road network. Ensure the width of road reserves are at least 20 metres to allow for a traffic lane in each direction, WSUD, space for street trees, lighting and footpath to at least one side.</p>
Subdivision layout	<p>established area A: ensure subdivision layout reflects existing patterns within the relevant character precinct. Ensure the subdivision of corner lots provides appropriate depth and dimension of allotments to enable proposed housing to meet design guidelines for detached dwellings;</p> <p>greenfield area: ensure subdivision layout reflects the road configuration with variations in lot size in large subdivisions, to provide choice and to avoid monotonous development pattern and building outcomes; and</p> <p>all areas: avoid subdivision layouts of corner sites that adjoin each other as may lead to a large expanse of high fencing on the side street frontage. Provide subdivision layout to take advantage of passive solar orientation.</p>
Lot frontage / depth	<p>established area A and medium density area: encourage lot frontages which generally reflect existing patterns within the relevant character precinct; and</p> <p>greenfield area: minimum lot frontage of 20 metres and depth of 40 metres (to ensure sites can accommodate a standard dwelling and maintain the appropriate setbacks). Any lot sizes above the minimum should be appropriately proportioned to comply with design guidelines for detached dwellings.</p>

Lot size	<p>established area A: lot sizes should be a minimum of 1,200 square metres, with dimensions capable of achieving compliance with the design guidance for detached dwellings;</p> <p>greenfield area: enforce a minimum lot size of 800 square metres with an average of 900 square metres for all large scale subdivisions of Greenfield areas. This minimum lot size allows for a modest sized detached dwelling to comply with the relevant design guidelines; and</p> <p>medium density area: comprehensively designed medium density development is preferred over vacant lot subdivision. However where small vacant lot subdivision is proposed, each lot to be created must include a formal building envelope on title which can achieve practical compliance with the setbacks and design guidelines for detached dwellings in the <i>medium density area</i>.</p>
Public realm	<p>established area A and medium density area: encourage more consistent planting of street trees and appropriate safety measures for pedestrians; and</p> <p>greenfield area: ensure the provision of consistent street trees to both sides of the street, footpath to one side of the street, street lighting and informal swale drains to build on the historical township character.</p>
Rural interface	<p>greenfield area: seek to improve the township entrance and township/rural interface when viewed from Melbourne-Lancefield Road/Knox Road. Subdivision design should avoid high solid fencing along the township/rural interface. If the rear boundaries of allotments are proposed along the township/rural interface, a soft edge should be provided by 1.2m post & wire fencing with strategic planting and landscaping.</p>

