Romsey Structure Plan

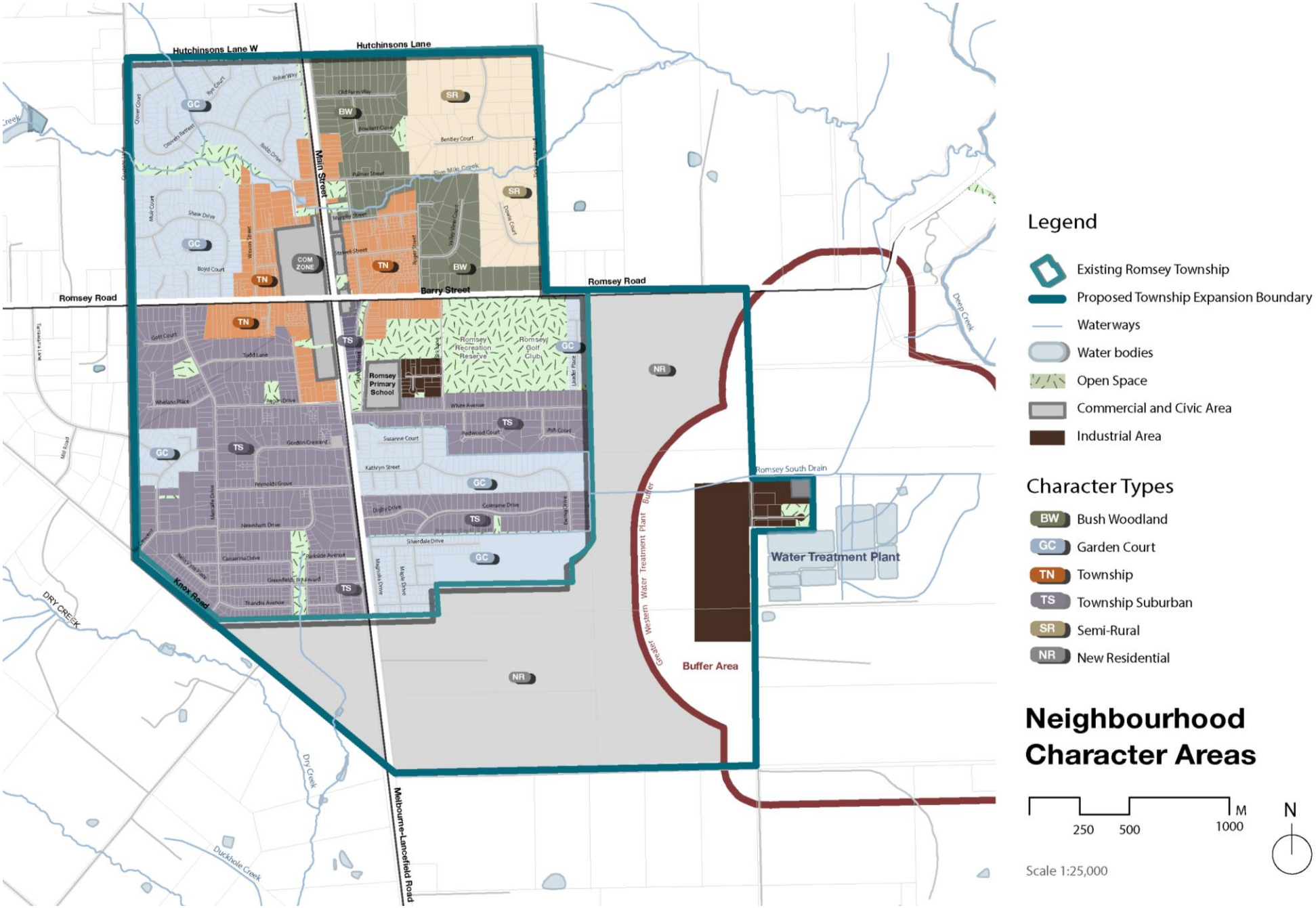
Appendix 2

Neighbourhood Character Guidelines and New Residential Area Subdivision Requirements

June 2023

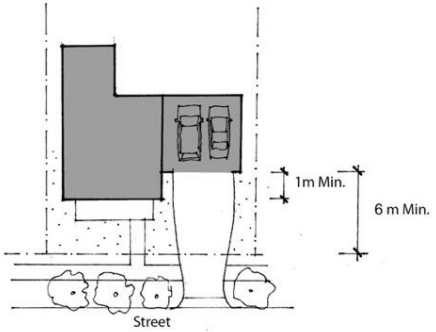
PLAN2PLACE

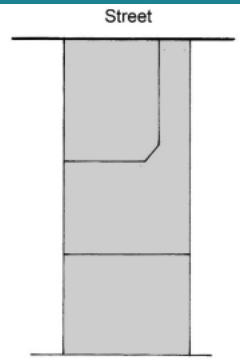
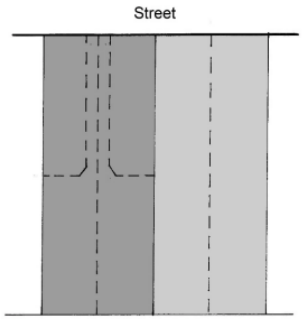
Macedon Ranges Shire Council


Hutchinsons Lane W
Hutchinsons Lane
Main Street
Romsey Road
Barry Street
Romsey Road
Knox Road
Melbourne-Lancefield Road
Romsey South Drain
Water Treatment Plant
Buffer Area
Greater Western Water Treatment Plant Buffer
Romsey Primary School
Romsey Recreation Reserve
Romsey Golf Club
DRY CREEK
Dry Creek
Duckhole Creek
Deep Creek
Legend
Existing Romsey Township
Proposed Township Expansion Boundary
Waterways
Water bodies
Open Space
Commercial and Civic Area
Industrial Area
Character Types
BW Bush Woodland
GC Garden Court
TN Township
TS Township Suburban
SR Semi-Rural
NR New Residential
Neighbourhood Character Areas
250 500 M 1000
N
Scale 1:25,000

Romsey Township Character Type

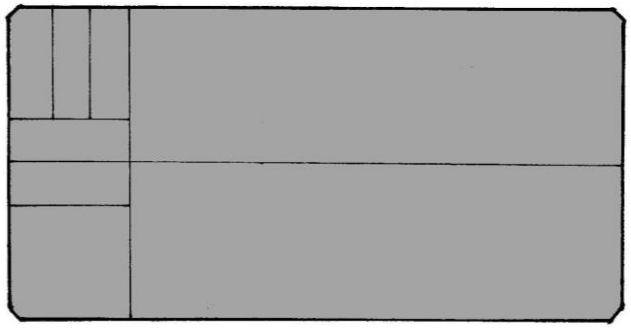
DESIGN ELEMENT	DESIGN RESPONSE	SKETCH

EXISTING BUILDINGS	• Retain and restore where possible, Victorian, Edwardian, Federation, and Interwar period homes.
	• Extensions should respect the scale, massing and materials of the existing dwelling.
	• Car storage facilities should be recessive in the streetscape through:
	  ○ a minimum setback of 1 metre from the front façade of the house, or
	  ○ a minimum setback of 6 metres from the front property line and detached from the original structure.
		

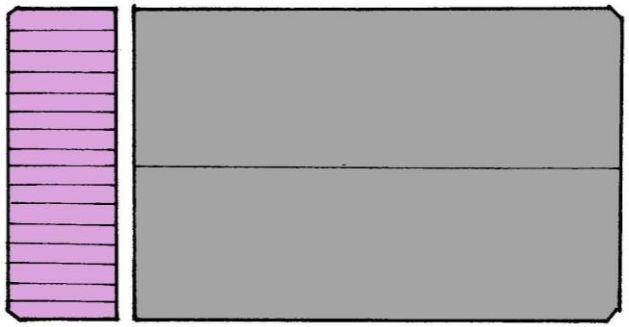
SUBDIVISION	DESIGN RESPONSE	SKETCH
	• Discourage subdivision that results in a long single driveway and multiple units.	
	• Encourage four-lot and two-lot subdivision of existing lots as shown in the diagram.	

- The boundaries of new lots should be a minimum of 8 metres from the rear of an existing building and 1 metre from the side boundaries to maintain the setting of the existing dwelling.
- Minimise new crossovers and driveways to the street.
- Subdivisions should respect the existing form, pattern, layout, dimensions and orientation of the locality.
- Provide all lots with street frontage, private lane frontage, or an identifiable street address.
- Provide adequate space around dwellings for effective landscaping.
- Encourage consolidation of sites and the creation of rear lanes.

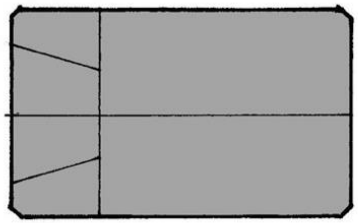
Existing



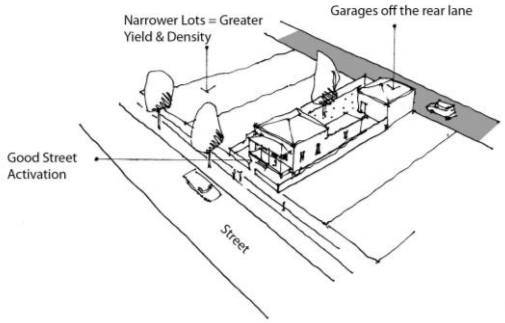
6 lots Consolidated and Subdivided into 16 new 530 square metre lots with rear laneway access

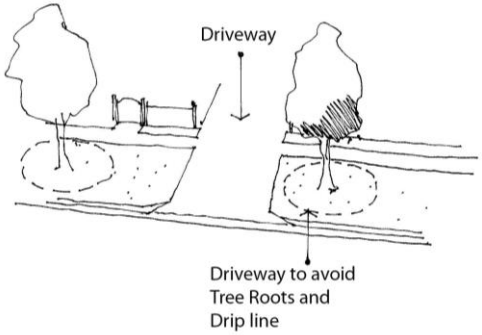


Existing



4 Lots Consolidated and Subdivided into 8 x 450 square metre lots with rear laneway access



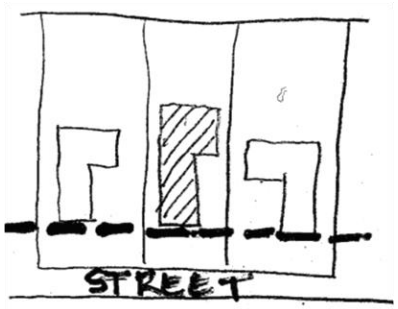


VEGETATION	SKETCH

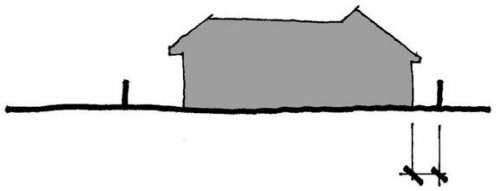
- Incorporate plantings that reinforce the garden setting.
- Provide a minimum rear private open space area of 60 sqm and minimum width of 8 metres for the planting of canopy vegetation.
- Retain large established trees and plant new trees with adequate space for Tree Protection Zones.
- Maximise permeable areas and encourage native understory vegetation.
- Provide a one metre wide landscaped strip along the length of any shared driveway.
- Consolidate and/or place underground any site services to protect and maximise useable private open space.
- Provide adequate area for deep soil planting including Tree Protection Zones to the front and rear of dwellings.

SITING	SKETCH

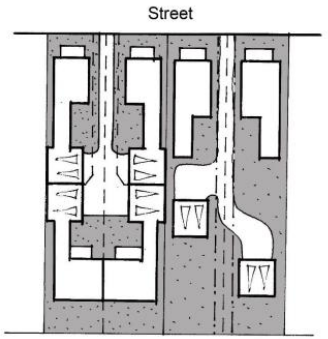
- The front setback should be no less than the average setback of the adjoining two buildings.
- Provide front setbacks consistent with existing predominant front setbacks.
- On corner sites, the front setback should be consistent with the predominant front setbacks of the street that the new dwelling faces.
- Minimise the dominance of garages and carparking by placing garages to the rear and utilising shared accessways.



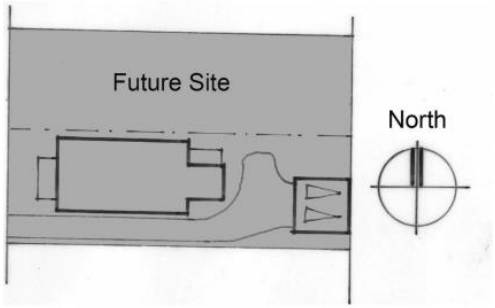
- Buildings should retain a setback to one side boundary of a minimum 1 metre.



- On narrow lots less than 14 metre width, garages should be located behind the house.



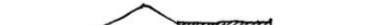
- Locate dwellings on large lots so that future subdivision is possible.

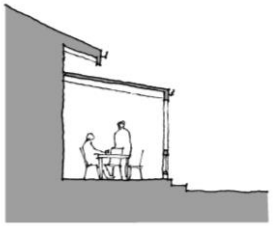


HEIGHT AND BUILDING FORM	SKETCH

Design new buildings to:

- Reflect the predominant style, orientation, proportion and placement of eaves and windows within the streetscape.
- Reflect the roof form and pitch of adjacent dwellings.
- Locate building extensions behind the main roof ridgeline of the original dwelling.
- Locate second storey extensions to reflect the building side setbacks.
- Ensure development includes a front verandah or balcony of at least 9 sqm (min dimension 2.2 metres) to provide for social interaction with passers-by in the street.





MATERIALS AND DESIGN DETAIL

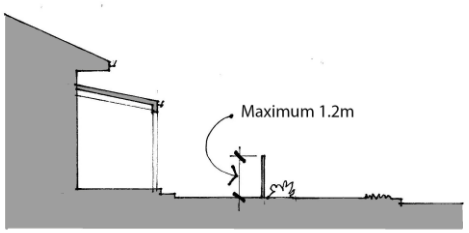
Design new buildings to:

- Reflect the predominant roof and wall materials in the streetscape.
- Use materials that reflect the dominant visual character in the streetscape.
- Avoid period reproduction and utilise contemporary architectural expressions that respect the character of existing buildings in the streetscape.
- Encourage light coloured roofing to increase internal energy performance.
- Incorporate quality, durable and sustainable materials that are not energy intensive in development.
- Locate 'site services' where they are not visible from the public realm or apply screening and/or landscaping to conceal them.

FRONT BOUNDARY TREATMENT

SKETCH

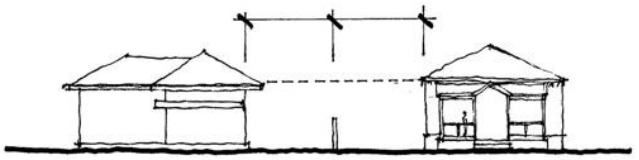
- Encourage the retention of original front fencing where they reflect the building era.
- Provide no front fencing in areas where this predominates.
- Provide open-style or low front fencing to a maximum of 1.2 metres in height.

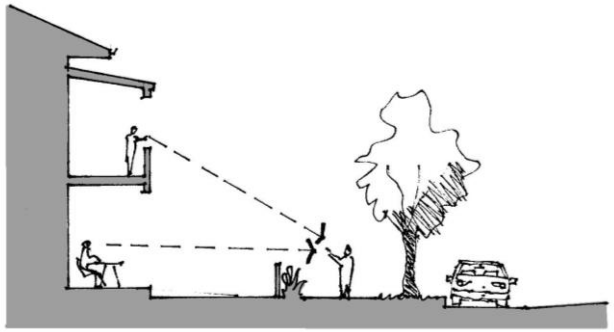
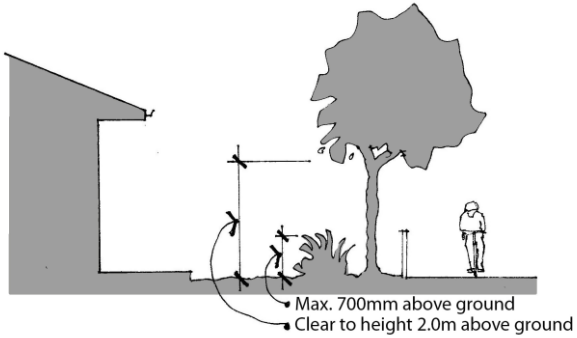


HERITAGE PLACES

SKETCH

- Buildings on lots adjoining or adjacent a Heritage Place or precinct should:
  - be in scale and keeping with the Heritage Place or precinct in regards to height, roof form and massing
  - provide front and side setbacks consistent with any adjoining or adjacent Heritage Place or precinct;
  - be sympathetic and visually recessive to the Heritage Place or precinct, and
  - make a contemporary contribution to the streetscape, in preference to mock heritage outcomes.

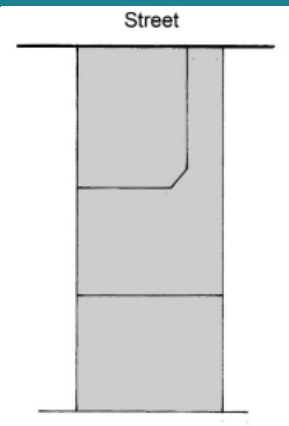


PUBLIC OPEN SPACE	SKETCH
• Provide an active façade, including windows, doors, verandahs or balconies, adjacent or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm.	
• Provide low or open style front fencing along boundaries with the public realm, including: ○ A street; ○ Public Open Space; and ○ Off-road bike trails.	

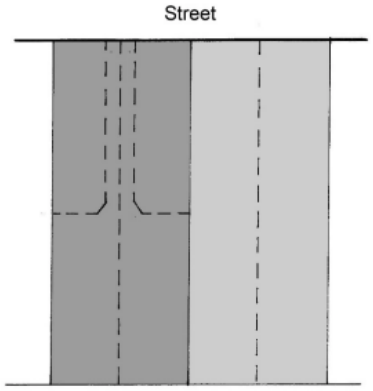
Romsey Township Suburban Character Type

DESIGN ELEMENT	DESIGN RESPONSE	SKETCH
SUBDIVISION		

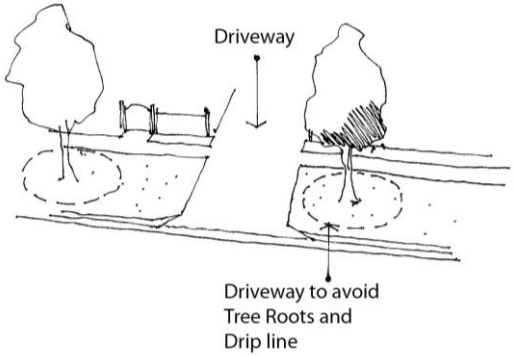
- Discourage subdivision that results in a long single driveway and multiple units.



- Encourage four-lot and two-lot subdivision of existing lots as shown in the diagram.



- The boundaries of new lots should be a minimum of 6 metres from the rear of the existing building and 1 metre off the side boundaries.
- Minimise new crossovers and driveways to the street.
- Ensure subdivision creates all lots with private street or lane frontage or an identifiable street address.
- Ensure subdivision provides space around dwellings for landscaping.
- Where possible new private laneways should be created to facilitate 'rear loading' car access from those lanes.
- New subdivision pattern should reflect the existing form, layout, dimensions and orientation of existing subdivision.

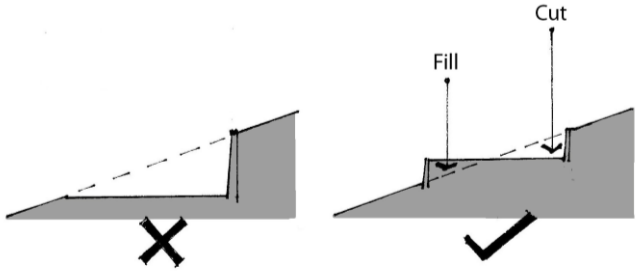


VEGETATION	SKETCH

- Retain large, established trees and provide for the planting of new trees and vegetation with consideration of tree protection zones.
- Maximise permeable areas.
- Provide a minimum width of 500 mm – 1 metre of landscaping along shared driveways and side boundaries.
- Underground all site services to maximise landscaping areas.
- Provide areas for deep soil planting at the front and rear of new dwellings.

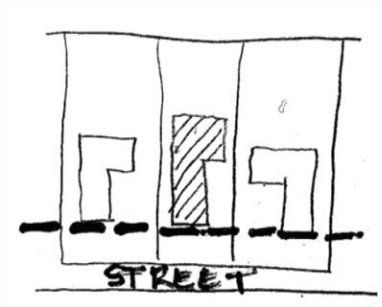
TOPOGRAPHY/ LANDFORM	SKETCH

- Buildings and access should be designed to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings or outbuildings.
- Locate new driveways to minimise impact on established street trees.



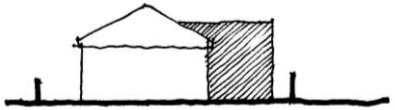
SITING	SKETCH

- The front setback should be no less than the average setback of the adjoining two buildings.
- On corner sites the front setback should be no less than the average setback of the adjoining building.
- Buildings should reflect the predominant side setbacks in the street, avoiding boundary to boundary development.



HEIGHT AND BUILDING FORM	SKETCH

- Locate extensions behind the existing roof line.
- Second storey extensions should reflect the building side setbacks.
- Reflect the overall building form, including the roof form, of the existing house.
- Reflect the built form proportions and roof form of the streetscape

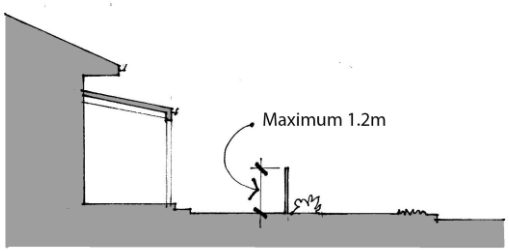


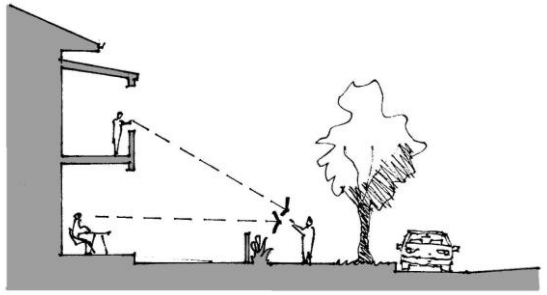
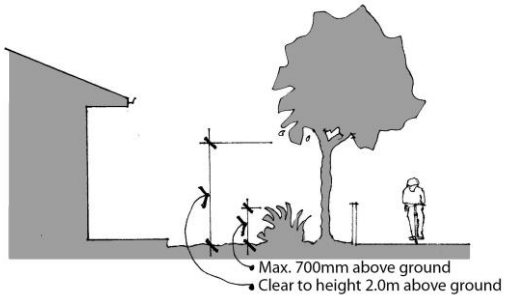
MATERIALS AND DESIGN DETAIL	SKETCH

- Materials should reflect the dominant visual character in the streetscape.
- Use contemporary architectural expression that respects the building era in the streetscape, avoiding period reproduction details.
- Encourage metal and light coloured roofing.
- Incorporate quality, durable and sustainable building materials .
- Locate services, including air conditioning units and other structures, to not be visible from the street through building design, or concealed behind screen or planting.

FRONT BOUNDARY TREATMENT	SKETCH

- Provide no front fencing in areas where this predominates.
- Provide open-style or low front fencing to a maximum of 1.2 metres.

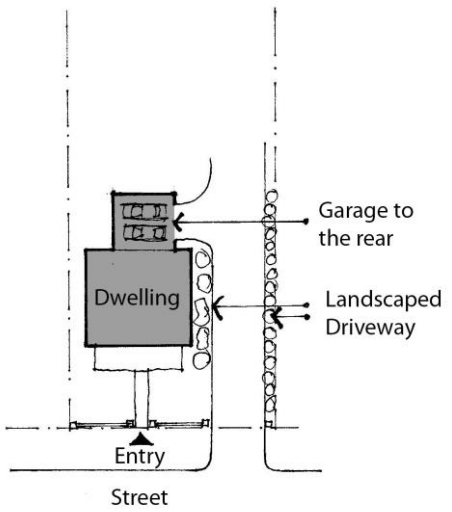


PUBLIC OPEN SPACE	SKETCH
• Provide an active façade, including windows, doors , verandahs or balconies, adjacent to public open space or off-road trail/paths to support surveillance of the public realm.	
• Provide low or open style front fencing along boundaries with the public realm, including: ○ A street; ○ Public Open Space; and ○ Off-road walking and bike trails.	

Garden Court Character Type

DESIGN ELEMENT DESIGN RESPONSE	SKETCH
SUBDIVISION	

- The boundaries of new lots should be a minimum of 4 metres from the rear of an existing building and 1 metre from the side boundaries to maintain the setting of the existing dwelling.
- Minimise the size and number of new crossovers and driveways to the street.
- Encourage lot consolidation.
- Subdivisions should respect the existing form, pattern, layout, dimensions and orientation of the locality.
- The front dwelling and its entry must face the street.
- Encourage vehicle access via any available laneway or rear access to enhance the pedestrian environment of streets and reduce the visual prominence of garage doors.

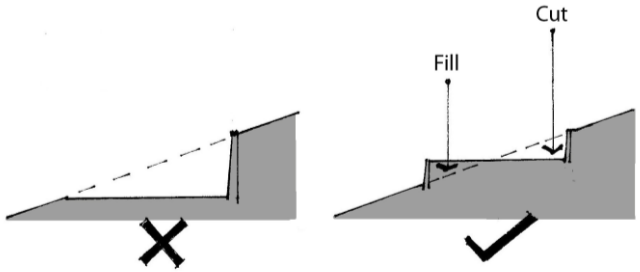


VEGETATION	SKETCH

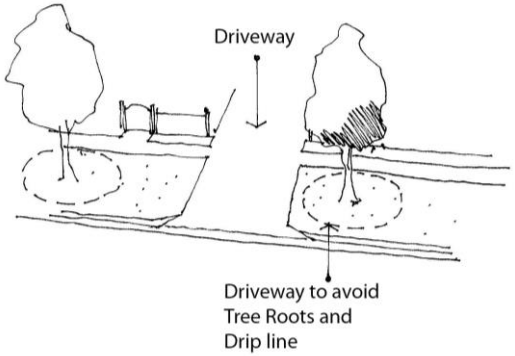
- Retain large established trees and plant new trees with adequate space for Tree Protection Zones.
- Maximise permeable areas and encourage native understory vegetation.
- Provide a metre wide landscaped strip along the length of any shared driveway.
- Consolidate and/or place underground any site services to protect and maximise useable private open space.
- Locate 'site services' so they are not visible from the public realm or apply screening and/or landscaping to obstruct visibility.
- Provide adequate area for deep soil planting including Tree Protection Zones to the front and rear of dwellings.

TOPOGRAPHY/ LANDFORM	SKETCH

- Design new buildings and access to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings or outbuildings.

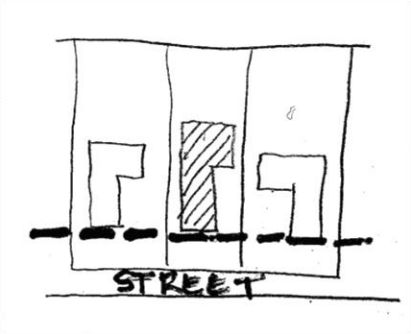


- Minimise any impact from crossovers/driveways on established street trees and their Tree Protection Zones.



SITING	SKETCH

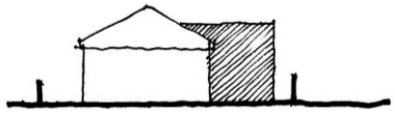
- Buildings should reflect the predominant side setbacks in the street.
- The front setback should be no less than the average setback of the adjoining two buildings.
- On corner sites, the front setback should be consistent with any adjoining building.

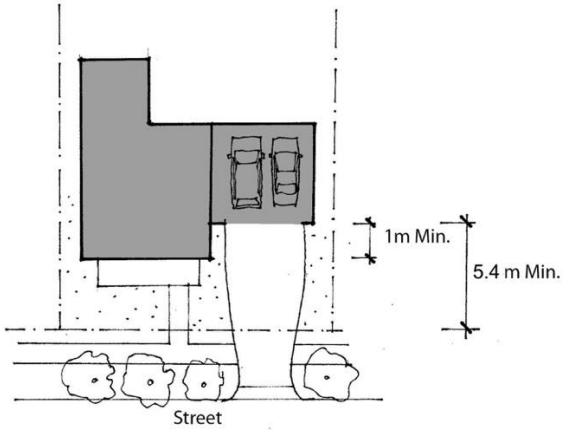


HEIGHT AND BUILDING FORM	SKETCH

Design new buildings to:

- Reflect the predominant building style, orientation, proportions, and placement of eaves and windows within the streetscape.
- Reflect the predominant building form, scale and roof form in the street and any existing dwelling.
- Locate building extensions behind the main roof ridgeline of the original dwelling.
- Locate second storey extensions to reflect the building side setbacks.
- Provide wide roof eaves in streetscapes where this is common.
- Ensure car storage facilities are recessive in the streetscape through:
  - a minimum setback of 1 metre from the front façade of the house,
  - a minimum setback of 5.4 metres from the front property line and detached from the original structure.

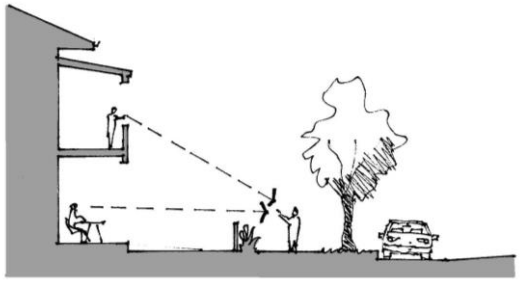


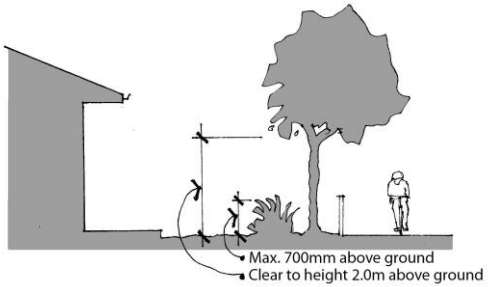


MATERIALS AND DESIGN DETAIL	SKETCH

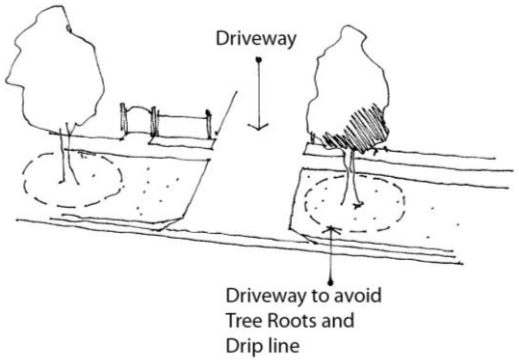
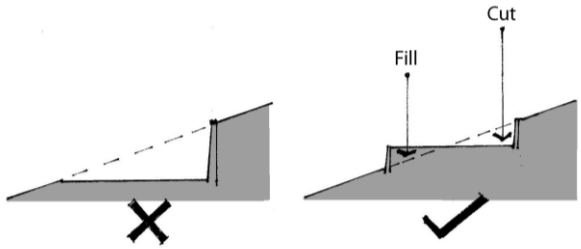
- Materials should reflect the dominant visual character in the streetscape.
- Utilise contemporary architectural expressions that respect the era of existing buildings in the streetscape avoiding period reproduction.
- Encourage light coloured roofing to increase internal energy performance.
- Incorporate quality, durable and sustainable building materials that are not energy intensive in development.

FRONT BOUNDARY TREATMENT	SKETCH
• Provide no, low or open style front fencing where this predominates. • Encourage the retention of original front fencing where they reflect the building era. • Provide no front fencing in areas where this predominates.	

PUBLIC OPEN SPACE	SKETCH
• Provide an active façade, including windows, doors, verandahs or balconies adjacent to public open space or an off-road trail/path to encourage connection to the public realm.	

• Provide low or open style front fencing along boundaries with the public realm, including:
  ○ A street;
  ○ Public Open Space; and
  ○ Off-road bike trails.
	

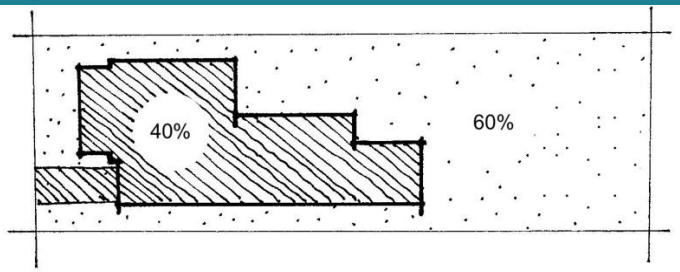
Bush Woodland Character Type

DESIGN ELEMENT	DESIGN RESPONSE	SKETCH
SUBDIVISION		
	• Subdivisions should respect the existing form, pattern, layout, dimensions and orientation of buildings in the locality. • Minimize the number of crossovers/driveways to a road. • Retain lots of a minimum of 800 sqm.	
VEGETATION		**SKETCH**
	• Provide landscaping that includes canopy trees and understorey. • Locate buildings and driveways to incorporate space for the planting of substantial vegetation with any footings outside the tree protection zone. • Locate buildings to retain established canopy trees as a dominant feature in the landscape. • Trees removed due to development should be replaced with a species of a similar size and habit.	
TOPOGRAPHY/ LANDFORM		**SKETCH**
	• Design buildings and access to avoid major excavation by following the contours of the site or stepping down the site to accommodate dwellings or outbuildings.	
SITING		**SKETCH**
	• Setback buildings from front and side boundaries to avoid the need to remove remnant vegetation and to reduce its visibility from the public realm and neighbouring properties. • Vehicle crossovers should be limited to one point of access, and avoid impacting existing vegetation, including encroaching on tree protection zones.	

- Design new buildings and landscaping to maximise permeable areas and minimising any paved areas.
- Provide native or indigenous vegetation alongside driveways to soften their appearance.
- Locate vehicle storage facilities and outbuildings a minimum of 1 metre behind the front façade of the associated dwelling, or fully integrated with the design of the dwelling.

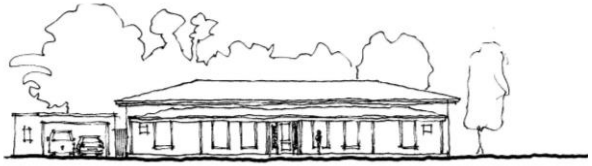
SITE COVERAGE	SKETCH

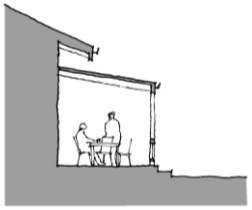
- Site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces) should not exceed 40%.



HEIGHT AND BUILDING FORM	SKETCH

- Buildings should not exceed the dominant tree canopy height.
- Building design should complement the horizontal built form of existing dwellings.
- Encourage verandahs and wide eaves to reflect the prevailing rural or bush character.



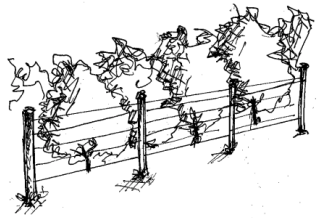


MATERIALS AND DESIGN DETAIL	SKETCH

- Use materials and colours that respond to the surrounding natural environment.
- Incorporate quality, durable and sustainable materials.
- Conceal services from view from the public realm.

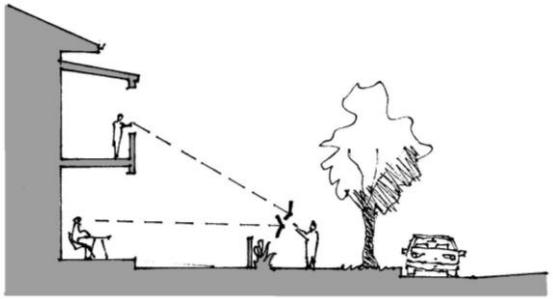
FRONT BOUNDARY TREATMENT	SKETCH

- Provide no or low open rural or post and wire style fencing to the front, side and rear boundaries.
- Encourage the use of vegetation as an alternative to fencing where possible.

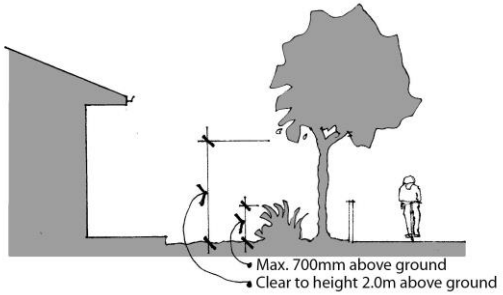


PUBLIC OPEN SPACE	SKETCH

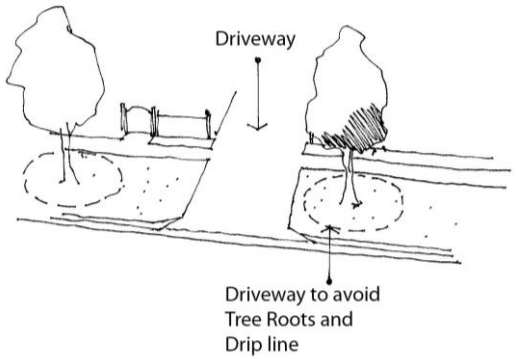
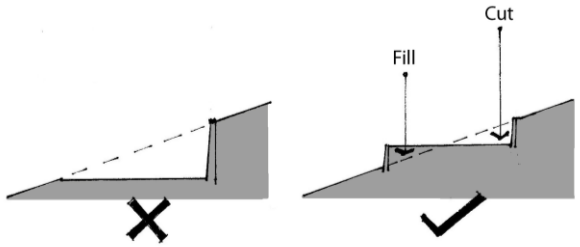
- Provide façades which include windows, doors, verandahs and/or balconies and verandahs facing public open spaces to encourage connection to these spaces.

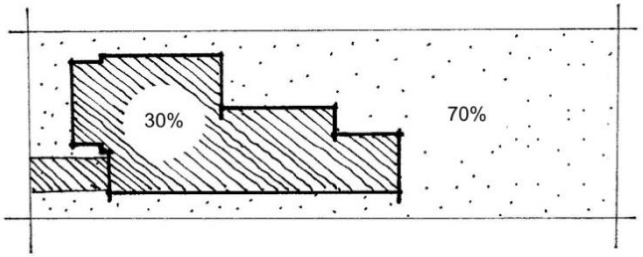


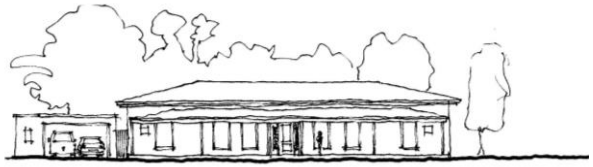
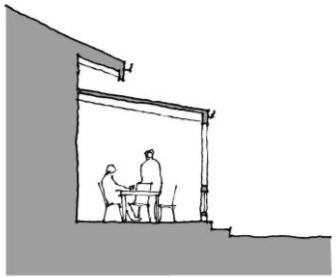
- Provide low or open style front fencing along boundaries with the public realm, including:
  - A street;
  - Public Open Space; and
  - Off-road bike trails.



Semi-rural Character Type

DESIGN ELEMENT	DESIGN RESPONSE	SKETCH
VEGETATION	• Provide landscaping that includes indigenous or native canopy trees and understorey. • Locate buildings and driveways to incorporate space for the planting of substantial vegetation with footings outside the tree protection zone. • Locate buildings to retain established canopy trees. • Trees which are lost due to any development should be replaced with a similar species and mature size. • The protection of existing trees, or provision of new or replacement trees, should anticipate the relevant tree protection zones and not increase the bushfire risk.	
TOPOGRAPHY/ LANDFORM	• Locate buildings and access to avoid major excavation works by following the contours or stepping down the site to accommodate dwellings or outbuildings.	
SITING	• Setback buildings substantial distances from front and side boundaries. • Limit vehicle crossovers to one point of access, and avoid impacting existing vegetation, including encroaching on tree protection zones. • Buildings and landscaping should maximise permeable areas, minimising any paved areas and encourage native understory vegetation. • Provide native or indigenous vegetation to soften the appearance of driveways. • Vehicle storage facilities and outbuildings should be located a minimum of 1 metre behind the front façade of the associated dwelling, or fully integrated with the design of the dwelling.	

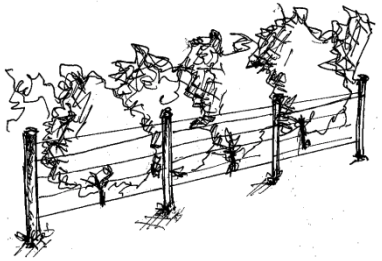
SITE COVERAGE	SKETCH
• Site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces) should not exceed 30%.	

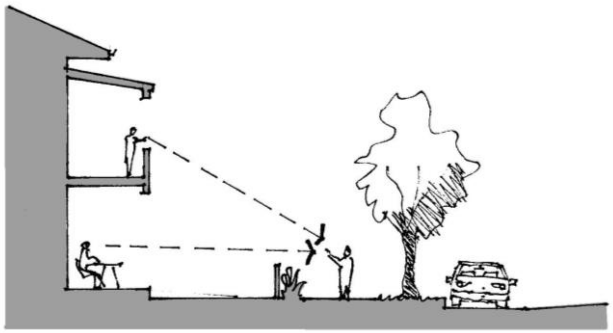
HEIGHT AND BUILDING FORM	SKETCH
• Buildings should not exceed the dominant tree canopy height. • Buildings should complement the horizontal built form of existing dwellings. • Encourage verandahs and wide eaves to reflect the rural or bush character. • Provide wide roof eaves in streetscapes where this is common.	 

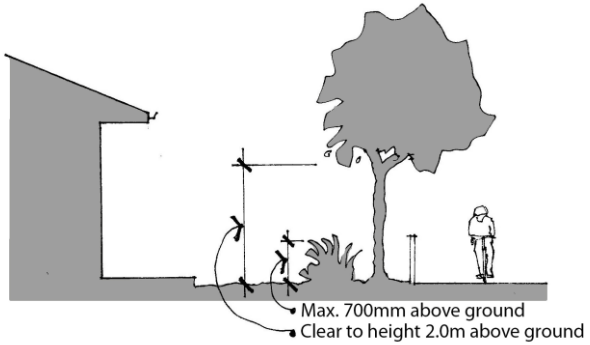
MATERIALS AND DESIGN DETAIL	SKETCH
• Use materials and colours that respond to the surrounding natural environment. • Incorporate quality, durable and sustainable materials in development. • Conceal services from viewing from the public realm.	

FRONT BOUNDARY TREATMENT	SKETCH

- Provide no or low open rural or post and wire style fencing to the front, side and rear boundaries.

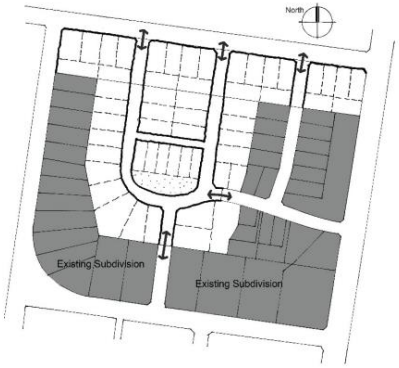
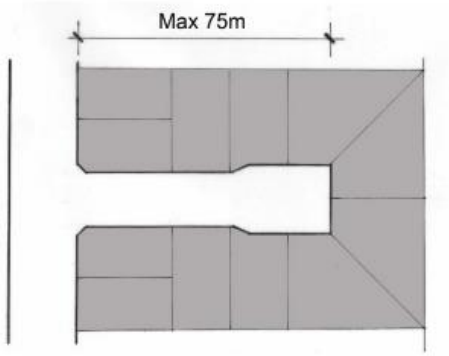
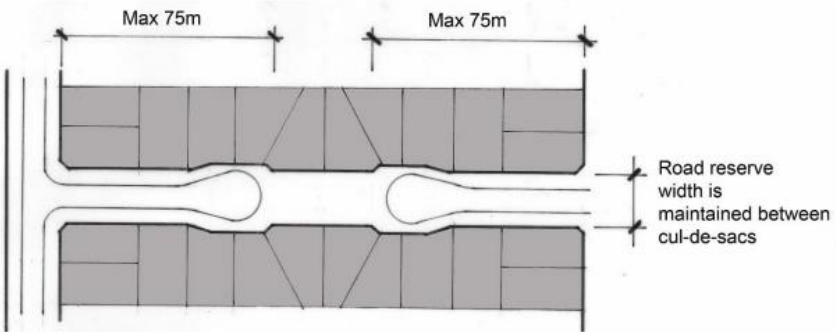


PUBLIC OPEN SPACE	SKETCH
• Provide an active façade, including windows, doors, verandahs or balconies, adjacent or adjoining public open space or an off-road trail/path to encourage passive surveillance of the public realm.	



New Residential Growth Areas

The following table sets out requirements for new subdivision and should be read in conjunction with Clause 56.

DESIGN ELEMENT	DESIGN RESPONSE	SKETCH
URBAN STRUCTURE	• Ensure new streets connect to existing streets wherever possible. A minimum requirement is for safe and easy bike and pedestrian connections to existing streets are achieved, even if vehicle connection is limited. • Avoid narrow Public Access Ways between dead end streets. If a connection is made to existing streets, the connecting access way should match the width of the existing road reserve. • Avoid long curvilinear cul-de-sacs. • Where cul-de-sacs are included, they should be straight and no longer than 75 metres. • Where cul-de-sac heads are joined, the road reserve width should be maintained for safe walking and cycling access along with 'natural surveillance" from adjoining dwellings.	  

SOLAR ORIENTATION

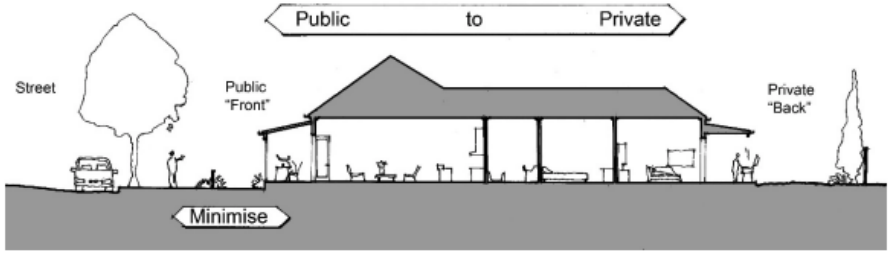
- See Clause 56.

ROAD ORIENTATION

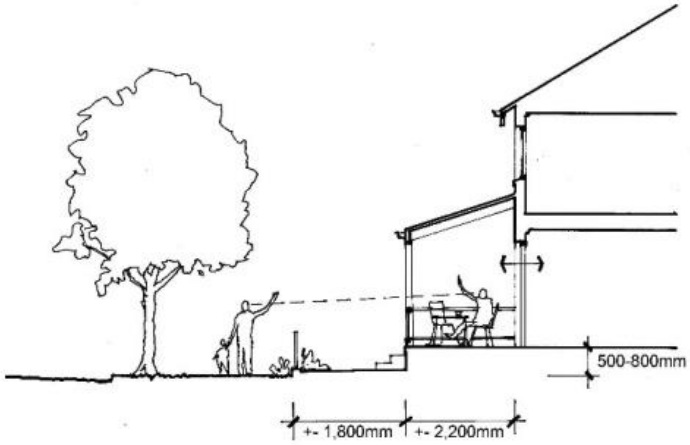
- Provide inter-connected or grid pattern street layouts with connecting roads from north-south to integrate with the existing road network that enhance walking and cycling links into the town centre.
- Ensure road reserves of 18-20 metres with kerb to kerb distance of 7.2 - 8 metres, to allow for a traffic lane in each direction, on street parking, WSUD, space for street trees, lighting and footpaths on both sides.
- Where possible, provide rear lanes to new residential areas located on town entries, to reduce the visual impact of driveways and garages, and allow for significant tree planting to enhance the entries to the town.

DWELLING ORIENTATION

- Ensure new subdivisions provide the opportunity for new dwellings to incorporate a porch or verandah facing a street, and at least one non-bedroom room facing the street with direct access to the verandah.

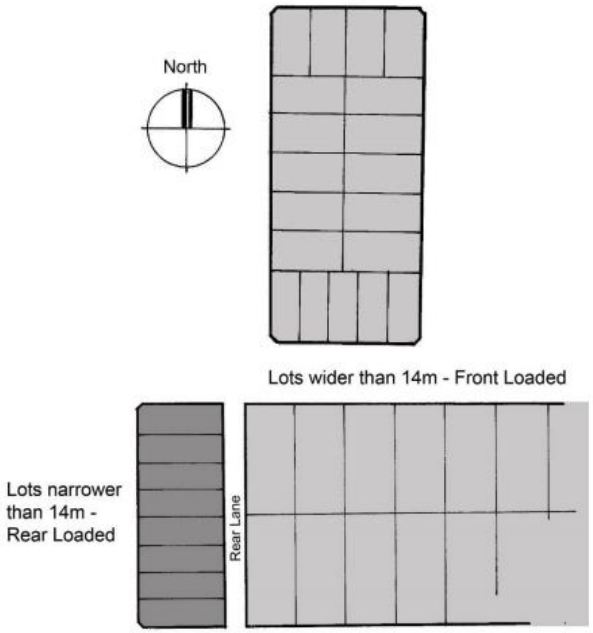


- Verandahs should be a minimum 2.2 metres in depth (to accommodate a table and four chairs). Verandahs permitted in front setbacks.
- Design future dwellings to have private rooms such as bedrooms to the rear, and more public rooms such as living rooms, dining rooms, kitchens and studies to the front of the house.



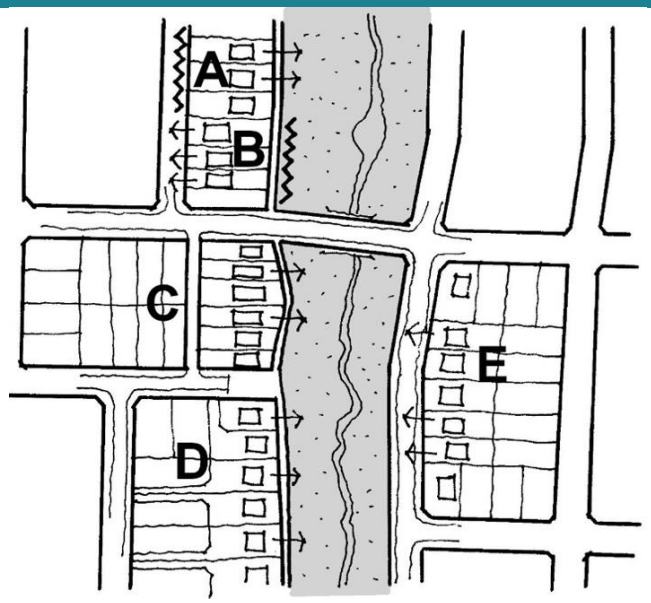
BLOCK STRUCTURE

- Provide “end grain” to street blocks to achieve “natural surveillance” of all streets, even those at the “short” end of the street block.
- Ensure north-facing lots are wide enough to enable at least two rooms in a future house to enjoy sunshine.
- Encourage south-facing lots to be narrower than north facing lots (as backyards will enjoy sunshine).
- Provide a rear lane on lots narrower than 14 metres to achieve the removal of driveways from the street, and allow vehicle access from the rear of lots.
- Provide lane widths of 6.5 – 7 metres to prevent parking in lanes and facilitate efficient waste collection.



PARKS AND LANDSCAPING

- Ensure lots do not back onto parks, other public open spaces or streets. (see diagrams A and B)
- A variety of techniques should ensure that lots and future dwellings address and have a positive connection to a park or street .
- Ensure the siting and layout of lots adjacent to parks and public open spaces to utilise:
  - A rear lane along an end-block with footpath frontage (see diagram C)
  - Side and rear access battle-axe lots fronting the footpath when there is a street on the opposite side of the park (see diagram D)
  - Lots fronting a park across a street (see diagram E).



LOT SIZE

- Provide a variety of lot sizes across the subdivision including 600 sqm (40%), 850 sqm (40%) and 1500 sqm (20%) lots with greater density such as townhouse development adjacent to parks and reserves.
- Site larger lots adjacent to the buffer areas around industry.

PUBLIC REALM PLANTING

- Ensure the provision of consistent street trees no greater than 12 metres apart to both sides of the street, footpath on both sides of the street, street lighting and informal swale drains to build on the historical township character.

RURAL INTERFACE

- Improve the township entrance and township/rural interface when viewed from Melbourne-Lancefield Road/Knox Road by:
  - Avoiding high solid fencing along the township/rural interface.
- Providing post & wire fencing of 1.2 metres with planting and landscaping where rear boundaries of lots are proposed along the township/rural interface.