



Romsey

Structure Plan

Emerging Options Consultation Report

Final - September 2022



Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, present and emerging.

Council also acknowledges local Aboriginal and/or Torres Strait Islander residents of Macedon Ranges for their ongoing contribution to the diverse culture of our community.

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2 Romsey Structure Plan Emerging Options Paper Consultation Summary Report

2.1 Introduction

Romsey is a district town township that is planned to grow to a large district town. The structure plan will provide a vision for the sustainable development of the township to 2050 and set a long term settlement boundary in line with the Macedon Ranges Statement of Planning Policy (SPP).

It will identify the character and environmental qualities of Romsey to be protected while planning for township growth, enlivening the town centre, strengthening the local economy and building community resilience.

A new structure plan will provide certainty about the future of Romsey to landowners, the community, businesses, authorities and stakeholders.

Phase 2 Consultation invited community feedback to help shape the long term future of Romsey through the Romsey Structure Plan Emerging Options Paper (EOP). The EOP builds on the community consultation undertaken for the Issues and Opportunities Paper in 2018.

2.2 Consultation

Consultation began on the Emerging Options Paper on 21 February 2022 and closed on 1 April 2022.

The consultation was promoted through the following channels:

- Mail out of 2598 letters to landholders and occupiers
- Posters distributed around town
- Media releases
- Newspaper advertisement
- Social media posts
- Hard-copy documents available at all Council service centres

Face-to-face drop in sessions were held on 28 February and 16 March 2022.

Council also held an evening online Q and A session on Tuesday 8 March. Council had 92 registrations. A total of 76 attendees were online for Plan 2 Place to present the EOP and take questions. Not all questions were able to be responded to on the night but officers uploaded Q and A document online for participants and the general community to view.

A total of 58 written submissions and 417 survey responses were provided during the consultation period. One submission was included that comprised minutes from a community led meeting.

3 Romsey Structure Plan Emerging Options Paper Consultation Summary – Written Submissions.

3.1 Vision and Objectives

Summary

There was general support of the vision and objectives in the EOP. Submission 49 questioned what an “attractive and affordable place” actually means and stated that high quality design and development outcomes need to be specified. It recommended including an objective ‘to maintain the setting of Romsey as a rural township within a rural landscape’.

Response

General support for the vision and objectives for Romsey is noted. The questioning of “attractive and affordable place” is an aspirational vision and is specifying this through a broad vision for the township. The term ‘rural township’ as opposed to ‘township’ is considered a possible change that may add additional support to the other aspects of the vision or of Romsey becoming a “large district town”.

Action

1. Consider changing Objective 1 “To maintain the setting of Romsey as a rural township within a rural landscape” in the draft Romsey Emerging Options Paper.

3.2 Theme: Landscape and Natural Environment

3.2.1 Protection of Agricultural Land

Summary

The need to protect the surrounding agricultural land of Romsey from urban encroachment was raised in 11 submissions. Concerns raised included:

- farming families being forced to move away
- land use conflict
- loss of highly productive soils,
- climate change impacts and
- interface issues.

Some comments questioned to what ‘agricultural land’ means as many areas are within the Rural Living Zone and that some parcels are not viable for agricultural enterprise.

A need to ensure any growth provides sufficient buffers between residential and rural land were raised. Options include open space buffers or larger densities on the interface.

Response

The good quality soils of the Romsey and Lancefield district and the need to protect these is acknowledged in the Issues and Opportunities Paper, EOP and wider Council policy.

The desire of the community to protect this resource is noted. Rural living developments and fragmentation of land has affected these areas and should form a key consideration moving forward.

The desire to ensure adequate buffers between rural land and residential housing is noted and supported. Adequate measures to ensure that setbacks and interfaces do not cause on-going issues with surrounding rural land will need to be explored and directed as part of the draft Romsey Structure Plan.

Action

2. Minimise extension of the township boundary into high quality agricultural land to the north, east and west of the Romsey township.
3. Investigate an appropriate land use buffer between any new residential development and productive farming land to minimise amenity conflicts between the two uses. This should take into account permit triggers within rural zones and setbacks from residential zoned land and sensitive uses.
4. Consider the opportunity to improve urban/rural interfaces and bushfire defence as part of any growth option.
5. Investigate southern growth options for Romsey while keeping the principles of minimising external growth of the existing township boundary.
6. Explore options and policy in protecting rural-residential interfaces within the draft Romsey Structure Plan.

3.2.2 Heritage and Landscape Protection

Summary

Submissions have highlighted the need to preserve the heritage of Romsey and retains its rural character. The preservation of the heritage farmsteads, streetscapes and landscapes within and outside of the township are seen as an important priority for the township.

Response

The setting of Romsey within a rural landscape is acknowledged in the draft vision and objectives in the EOP. The Five Mile Creek and Deep Creek corridors and views to the rural hinterland of Romsey including the Mount William Range, Chintin Hills, Cobaw Ranges, Macedon Ranges and Romsey and Lancefield Plains have all been identified as landscape features that are important to Romsey.

Action

7. The draft structure plan should include an implementation action to undertake heritage reviews for Romsey and surrounding farms as part of Council's future strategic work plan.
8. Ensure growth options avoid areas of landscape sensitivity
9. Improve the rural/urban interface through use of buffers, landscaping, built form and bushfire breaks.

3.3 Urban Structure and Built Form

3.3.1 Maintaining Romsey's character

Summary

Submissions raised the need to protect Romsey's main street character and preserve the streetscape character of the wider township. Some residents feel that recent upgrades such as the Melbourne-Lancefield Road and Barry Street roundabout are out of character for Romsey. The need for better urban design outcomes was also noted. Neighbourhood character of residential areas was also raised as important including lot sizes, road design, infrastructure design and height of buildings.

Response

The desire of the community to maintain the rural feel and character of Romsey and its location within a rural landscape is acknowledged. The Romsey ODP and MRSC Planning Scheme give some direction to the main street. The entrance into Romsey and the 'arrival' into the town is identified as needing direction within the structure plan. A wider urban design framework and review of neighbourhood character controls are also considered necessary to define and protect the character of Romsey.

Action

10. The draft Romsey Structure Plan should outline broad urban design principles.
11. The draft Romsey Structure Plan should outline future work for a Romsey Urban Design Framework.
12. The draft Romsey Structure Plan should outline a neighbourhood character strategy.

3.3.2 Consolidated retail area

Summary

Support was shown for a consolidated, walkable commercial area. Some submissions raised the need for better activation, community spaces and built form outcomes if development does occur. Vacant land and buildings were seen as an issue and further work was need to incentivise development and activation.

Response

The activation and consolidation of the retail area is noted to have some support with concern around vacancy or the lack of options for commercial businesses to establish. A desire for a community square type option is also noted.

Action

13. Review planning controls in Romsey commercial centre to ensure they will achieve desired urban design outcomes, support walkability and the possibility of a community space.
14. Review activation incentives within Romsey outside of the structure plan process for Romsey Township.

3.3.3 Increase of residential density in centre of town

Summary

There was some support for increased densities within a walkable distance of the Romsey town centre. There was also feedback regarding the need to retain Romsey's character. The desire for options for downsizing and more affordable housing were supported while other submissions raised concern about increased densities detracting from Romsey's character.

Response

It is acknowledged that there is some support for infill development to offer housing diversity and affordability. This infill should only occur where it is appropriate to Romsey's neighbourhood character or clear direction within the draft Romsey structure plan. The current Design and Development Overlay Schedule 18 (DPO18), Development Plan Overlay Schedule 15 (DPO15) or the Heritage Overlay are the current planning controls implemented to ensure outcomes the identified neighbourhood character outcomes within Romsey. Examination of these controls in light of growth options, how the controls interact and constrain development should be further reviewed. It is noted no development plan has been approved under the DPO15 since it was implemented in 2012.

Action

15. Review neighbourhood character and desired outcomes for the Romsey township as part of the draft structure plan.
16. Ensure the planning controls are fit for purpose to achieve desired character outcomes for infill type development within the centre of town.

3.3.4 Protection of heritage

Summary

The community has highlighted the need to protect Romsey's heritage as an outcome of the plan. Preserving original housing within the inner Romsey area, heritage homesteads outside the township boundary and heritage streetscapes are all important to the community if increased density and development is to occur.

Response

It is acknowledged the desire to retain and protect important heritage features of the Romsey Township both within and outside of the town. The Heritage Overlay Schedule 267 (Romsey Town Centre Precinct) identifies sites within the centre of Romsey and provides some protection. Other individual sites are protected such as the Catholic Church on Main Street (HO141), Deep Creek reserve (HO64), Romsey Post Office (HO144) etc. Council is continually undertaking strategic heritage work and a future review can identify sites not currently protected. This includes bringing previous heritage studies up to standard for inclusion in modern planning schemes.

Action

17. Draft structure plan to outline future review of the heritage protections within Romsey and district as part of Council's ongoing heritage work, including:
 - assessment of places that are not currently protected
 - review and correction of the protections currently in place; and

- production of supporting work such as Heritage Design Guidelines, to assist sympathetic infill development.

3.3.5 Key Issue: Greening of township

Summary

Generally there was support for more street plantings and opportunity for plantings within private land in Romsey. The need to retain vegetation with any infill development was also seen as desirable. The continuation of avenue plantings along main roads was also supported by some. The planting of a tree within the central Melbourne-Lancefield/Barry Street roundabout was questioned by some submitters.

Response

It is acknowledged that a desire for additional township greening both in the public and private space. The loss of any trees from infill development would need to be carefully managed and offset to achieve a net gain or improvement to current requirements. Minimum garden areas and tree planting requirements could be explored in a review of existing planning controls. Further landscaping works can also be reviewed with the Department of Transport as required.

Action

18. Explore ways to encourage tree planting through planning controls in the draft Romsey Structure Plan.
19. Ensure draft Romsey Structure Plan gives direction on the enhancement and continuation of public street tree plantings within Romsey.

3.4 Activities and Land Use

3.4.1 Need for more retail and services

Summary

Submissions raised the need for more local retail and services within Romsey. The closure of the Romsey Hotel, supermarket and other shops were seen as poor outcomes for the town. It was noted by some that there should be an incentive for land owners with vacant commercial buildings to activate the town centre. Other submissions noted that other towns provided for their retail and service. Some submissions questioned if the increase in retail in town would directly provide employment for locals.

Response

The retail assessment undertaken by Tim Nott to inform the Structure Plan has identified that there is sufficient Commercial 1 zoned land to meet future demand. Submissions have raised the community's desire for an increase in services and retail options. Facilities such as supermarkets, pubs and other retail can be encouraged by providing a sufficient amount of zoned land. Planning controls and policy have a role to play in enhancing commercial development.

Urban design, township character and the amenity of Main Street/Pohlman Street areas will also play a role in activation and economic development of the town centre.

Action

20. Review existing controls applying to C1Z land as part of draft Romsey Structure Plan.
21. Note comments regarding using rates to incentivise landholder to active vacant properties to be considered by Council at next rates review.

3.4.2 Tourism

Summary

Submissions identified the need for improved township entrances and expressed concern with a lack of regional signage directing tourists to Romsey, the lack of accommodation and the need for greater retail and services to enhance the tourist experience.

Response

The Macedon Ranges Visitor Economy Strategy 2019-2029 outlines that the Romsey-Lancefield sub region has the lowest level of visitation within the Macedon Ranges and the lowest visitor expenditure. The availability of regional attractions, accommodation and events will be important to improving Romsey tourism industry. Connection to Romsey's heritage, agricultural industry, local wineries and proximity to surrounding destinations such as Hanging Rock, Mount Macedon Regional Park and other townships such as Lancefield are noted. Adequate land availability to support tourism retail, services and accommodation will remain important.

Action

22. Ensure the draft Romsey Structure Plan provides guidance on town centre and town entrance design to create a greater sense of arrival.
23. Ensure the draft Romsey Structure Plan provides guidance on tourism uses within the Romsey Township.

3.5 Community Infrastructure and Culture

3.5.1 Education

Summary

Providing local secondary education was raised in numerous submissions. Many felt a secondary school should be provided for within the structure plan and Council should do more to encourage the delivery of one. Some residents raised that the modelling and subsequent reports relied upon by the Department of Education and Training needs further review. Some residents felt despite the numbers of students required by the Department to justify a school there are other social and regional reasons to allow students to learn locally.

Response

It has been acknowledged in previous strategic plans for Romsey and the Issues and Opportunities Paper that informed the EOP that a secondary school is a desired service for the region. Council has a role of advocacy to the State Government and to ensure land use does not compromise this long term vision.

Action

24. Advocate for the review and provision of a secondary school for the Romsey/East Ward district.
25. Ensure adequate land is provided within Romsey at the existing primary school site and that adjoining uses do not compromise the long term viability of Romsey's education facilities.

3.5.2 Council facilities – pool, library, parks, services

Summary

Submissions generally raised a desire for a local pool to be provided in Romsey. Others questioned why population growth was needed to provided one as generally they are not cost neutral in other towns. Other submissions noted the library was a positive aspect and parks were also seen as positive feature. A desire for an increase range of sport options for the town was also raised.

Response

It has been acknowledged within the Emerging Issues and Opportunities Paper and EOP that the community desires a pool. Council's 2022 Priority Projects prospectus includes undertaking an Aquatic Facility Feasibility Study for the east of the shire.

The current review of Council's Open Space Strategy will identify open space opportunities and provide guidance on potential upgrades. The draft Romsey Structure Plan will reflect the direction of this strategy.

Action

26. Ensure the Romsey Structure Plan aligns with any direction of the upcoming Open Space Strategy for open space provision.
27. Ensure service upgrades are provided for and captured by open space or development contributions.

3.6 Movement, Transport and Access

3.6.1 Capacity of existing infrastructure

Summary

Submissions raised issue with existing infrastructure including roads, footpaths and cycling facilities as well as servicing infrastructure such as sewerage, water, electricity, telecommunications and gas.

The community has expressed concern that infrastructure has not kept pace with growth, and that the EOP did not examine the adequacy of existing infrastructure in sufficient detail or provide enough detail on what would be required to support growth.

These concerns are linked to submissions that do not agree with local and state policy direction for Romsey to grow into a "large district town", and that other towns with better access to freeways and public transport corridors were better suited to accommodate growth.

Submissions raised that the EOP did not examine the adequacy of infrastructure in sufficient detail or provide a sufficient roadmap for improving infrastructure to support growth. The maintenance of local infrastructure by Council and the need for improvements to regional

connections including Melbourne-Lancefield Road and access to a train station were also raised.

Response

Concerns with infrastructure capacity are acknowledged as an important theme to the Romsey community. Council has a number of plans and policies that identify upgrades and maintenance of its infrastructure assets including drainage, roads and footpaths, such as the shire-wide footpath plan. The Romsey Structure Plan will identify opportunities for improvements to existing infrastructure, as well as highlight future infrastructure needs to support further township growth.

The Structure Plan can identify where Council should be advocating for improvements to infrastructure provided by other government departments and utility agencies.

Romsey is expected to grow into a large district town in the Macedon Ranges Planning Scheme and changing its position in the settlement hierarchy is out of the scope of the structure plan. The role of the structure plan is to guide how this growth is managed.

Limited access to freeway and train corridors is acknowledged. Any new development will be dependent on the sequencing of infrastructure. It is acknowledged the community are seeking greater clarification on the roll out and timing which the Romsey Structure Plan can provide guidance for.

Action

28. Ensure the draft Structure Plan provides detail on what infrastructure is currently needed in Romsey, what is required to accommodate development and the timing of delivery.
29. Continue to work with service providers to identify Romsey's infrastructure needs in the draft Structure Plan.
30. Continue to work with service providers to articulate the infrastructure needs of Romsey in the draft Romsey Structure Plan.
31. Outline advocacy items for improvements to services provided by external agencies such as Regional Roads Victoria and Department of Transport.

3.6.2 Need to upgrade services before additional growth occurs

Summary

Community concerns with 2.6.1 regarding the lack of infrastructure would be compounded by additional population growth within Romsey.

Other submissions noted when growth has occurred previously in Romsey, infrastructure has not kept pace with this growth. Concerns were also linked to the "large district town" designation and that other towns were better suited to accommodate growth outcomes for the Macedon Ranges Shire given greater access to public transport and highway access.

Response

The ability for various types of existing infrastructure to account for growth is acknowledged within the EOP and supporting documents. Romsey is expected to grow into a Large District Town within the Macedon Ranges Planning Scheme. The limitations of having no train station or direct access to the Calder Freeway were acknowledged in designating the growth outcomes for Romsey. Therefore, the designation of Romsey's growth into a large district

town within the settlement hierarchy is not considered negotiable as it is established Council policy.

However, this growth will be dependent on the sequenced provision for infrastructure to account for this growth. New housing would be provided only when sufficient infrastructure services are available to accommodate this growth. Some of these upgrades are generally partly or full paid for by developers to service developments. It is acknowledged that certain regional infrastructure upgrades are dependent on servicing authorities.

It is acknowledged the community are seeking greater clarification on the roll out and timing which the Romsey Structure Plan can provide guidance for.

Action

32. Continue to work with service providers to identify infrastructure needs in the draft Romsey Structure Plan.
33. Clearly articulate the requirement that required infrastructure is upgraded to accommodate development when required in the draft Romsey Structure Plan.

3.6.3 Car dependence, public transport and walkability

Summary

Submissions raised concern on car dependency in Romsey due to the lack of pedestrian and cycling infrastructure and access to public transport. It was raised that walking was often done recreationally but local shopping was undertaken by driving. Children walking to school or to bus stops where there are limited footpaths was also raised as an issue.

Response

Improved pedestrian and cycling infrastructure is required in Romsey. Council's Asset Plan, Shire-wide Footpath Plan (2018), Walking and Cycling Strategy (2014), Community Access and Inclusion Plan (2014-2018), Municipal Public Health and Wellbeing Plan (2021-2025), Road Management Plan (2021), Open Space Strategy and Sport and Active Recreation Strategy (2018 – 2028) all inform on the timing, availability and provision. Development Contributions Plans also inform the provision and funding of some of these upgrades such as along Metcalfe Drive.

Footpath and cycling infrastructure can be both Council provided or as part of any new development.

The realities of infrequent bus services and access to surrounding services in other townships and the greater Melbourne region are noted. Continued work in linking bus services to rail connections to ensure the timing is convenient, accessible and reliable is required. Advocacy by Council to Transport for Victoria and public transport providers is also required.

Walkability within Romsey can be useful for both recreation, exercise and accessing services. The experience could include rest areas, improved shade and pedestrian safety measures such as crossings. Directions in the draft Structure Plan can provide direction on these outcomes.

Action

34. Continue discussions and advocacy with Transport for Victoria regarding improved public transport options for Romsey.
35. Ensure the plan identifies future cycling and walking infrastructure including connections to public transport and services.

36. Provide direction within the draft Romsey Structure Plan on further infrastructure improvements to inform updates to the Romsey Development Contributions Plans.

3.7 Sustainability and Resilience

3.7.1 Romsey Water Treatment Plant and buffer areas

Summary

The capacity of the Romsey Waste Water Treatment Plant was raised by many submitters. The identified growth in proximity with the plant will be discussed below at 2.9.1. The main concern was that the plant requires upgrading before additional growth occurs within Romsey. Submissions from some local farmers raised issue with the impact of the plant's capacity and potential discharge into local waterways which would impact on their operations and pollute the natural environment.

Response

The EOP acknowledges the current limitations of the water treatment plant but also that Greater Western Water are planning to upgrade the facility. This upgrade is expected to address communities concerns regarding existing capacity and to accommodate future growth within Romsey and Lancefield. Finalisation by Greater Western Water on both the required upgrades and buffer areas related to the plant are relevant to the draft Romsey Structure Plan. The buffer areas around the plant are expected to be a constraint with any eastward expansion to the township. It is maintained that other options could be suitable within this buffer area.

Action

37. Continue working with Greater Western Water in finalising the buffer areas around the Romsey Water Treatment Plant to ensure this outcome feeds into the draft Romsey Structure Plan.
38. Ensure the finalised buffer areas are incorporated into the Macedon Ranges Planning Scheme via appropriate planning overlays.
39. Ensure growth in Romsey only occurs when the capacity of the Romsey Water Treatment Plant has sufficient capacity through direction in the draft Romsey Structure Plan.

3.7.2 Water supply

Summary

Submissions raised concerns with water supply and quality in Romsey. Population growth and issues such as drought and climate change were seen as challenges to the town, raising the need to ensure the long term supply of water and improvements to its quality.

Response

The long term resilience of Romsey will be dependent on adequate water supply. The EOP is seeking to implement water sensitive urban design and integrated water management, storm water management and water conservation methods.

The reuse of treated wastewater could also be better utilised depending on the quality of the treated water and its application. Council will need to work with Greater Western Water to ensure there is adequate supply for Romsey, and to work through issues raised in submissions.

Action

- 40. Continue work with Greater Western Water on the long term water supply in Romsey with consideration given to the impact of climate change.
- 41. Provide direction for provision of water sensitive urban design in all new development in the draft Structure Plan.

3.7.3 Electricity supply

Summary

Submitters raised concern with the current inadequate power supply to Romsey and impact that future growth will have on this supply. Some residents raised the renewable energy as an opportunity for the township.

Response

The EOP acknowledges that upgrades to the existing energy network would be required to accommodate new growth. Future directions in the Romsey Structure Plan will acknowledge that an upgrade to the energy network will be required before new growth can be accommodated.

Action

- 42. Continue advocacy and discussions with Powercor regarding the upgrade of existing power supply to Romsey to ensure sufficient capacity for the existing town and any additional growth.
- 43. Consider opportunities for increased renewables and flexibility such as rooftop solar, micro-grids or a potential community energy system opportunities with Powercor to inform the draft Romsey Structure Plan.

3.7.4 Climate change

Summary

Submissions raised climate change and building resilience to climate change as important issues for the township. Wider issues of extreme weather events, water supply and addressing climate change were raised in the context of Romsey. The loss of rural land to any urban development was also seen as a loss for being able to better respond to climate change.

Response

Council policy regarding Climate Change has been led by its Climate Change Action Plan (2017) and Cool Changes – Romsey and Lancefield project. Any new development outcomes for Romsey will also play a role in both mitigating and responding to climate change. Township interfaces to bushfire prone areas, public greening and shade and better identification of flood risk will need to be directed within the draft structure plan. Issues such as water use and promoting walking and cycling will also be important. The draft Romsey Structure Plan has the ability to ensure greater climate change resilience and direction is built into the planning policy that will inform planning controls.

Action

- 44. Ensure potential responses and settlement principles outlined within the EOP are carried forward.
- 45. Ensure flood risk is appropriately identified within the draft Romsey Structure Plan.

3.7.5 Protection of wildlife and environment

Summary

Submissions highlighted the importance of protecting wildlife, waterways and the local environment. Concerns were raised with the impact of development on areas of environmental sensitivity and the loss of native vegetation.

Response

The EOP outlines the need to protect remnant patches of Plains Grassy Woodlands and protect local waterway environs such as Five Mile Creek and Deep Creek. It was also seen that roadside native vegetation protection was an opportunity and ensuring new vegetation plantings do not contribute environmental weeds to local waterways, adjoining farms and other rural land. It is considered that these outcomes along with existing protections within the Macedon Ranges Planning Scheme will adequately protect wildlife and the environment with any growth option.

Action

- 46. Ensure potential responses and settlement principles outlined within the EOP regarding environmental protection are carried forward into the draft Romsey Structure Plan.

3.8 Settlement Boundary Options

3.8.1 Settlement principles

Summary

The settlement principles were generally supported by submitters however some questioned how these were reflected in the emerging options, and that growth outside the exiting boundary was not responsive to the settlement principles.

Response

The options provided in the EOP were explorations of possible options for the township acknowledging that the draft Structure Plan could incorporate aspects from a number of these outcomes. The draft Romsey Structure Plan will address the settlement principles and how these have influenced the proposed boundary.

It is considered that the principles outlined can be supported and implemented through the draft Romsey Structure Plan. However, demonstration of how these principles have been applied in the draft Structure Plan will also need to be clear.

Action

- 47. Implement the proposed settlement principles into the draft Romsey Structure Plan and ensure the settlement boundary is responsive to these principles.

3.8.2 Population and the growth of Romsey

Summary

Submissions raised the question as to why Romsey must grow into a 'large district town' and why and when it was decided given that other towns are better suited for population growth. Other submissions noted that insufficient demand for land was outlined within the EOP and that additional land would be required

Response

The EOP and future draft Romsey Structure Plan responds to the existing Macedon Ranges Settlement Strategy just as other structure plans for other towns in the Macedon Ranges Shire have done. The role of the structure plan is not to challenge the Settlement Strategy but rather to articulate how Romsey will move into its role as a large district town.

During preparation of the Macedon Ranges Statement of Planning Policy it was identified by the state government that further structure planning work was required to set a protected settlement boundary for Romsey. Structure planning work was required to ensure that sufficient land supply is available to enable Romsey to grow to a large district town.

Furthermore the Romsey Structure Plan will not list a population 'target' but provide sufficient land to accommodate demand. The amount recommended in the draft Romsey Structure Plan have been determined using Victoria in the Future and Forecast ID projections for the next 15 years.

The Macedon Ranges Land Supply and Demand Analysis (January 2020) will form part of the basis for determining the amount of land required for Romsey. A final area for any greenfield development would need to be outlined until 2050 but all supply could be staged for when it is required.

Action

48. Ensure the draft Romsey Structure Plan finalises the required land area and modelling to inform the proposed protected settlement boundary while also ensuring settlement principals are implemented.

3.9 Growth Options

3.9.1 Option 1: Development within existing town boundary

Summary

Option 1 received 14 submissions in support as opposed to 5 being partially supportive and 1 being not in support.

Support was given for a range of reasons including walkability, less of an impact on surrounding farmland and landscapes and activation of the town centre. Some submissions raised concern on the ability of infill development to meet the housing needs of Romsey and questioned the land supply calculations within the EOP. These concerns did not necessarily dismiss option 1 but rather supported option 1 with greenfield land supply becoming available. The existing planning controls within Romsey were raised as a barrier to implemented more infill development within the town. Other submissions raised the impact infill may have on neighbourhood character.

Response

Generally there has been support for Option 1 of the EOP. There was a desire to build infill within the township and avoid impacting surrounding land, improve walkability and seek to activate the inner township area and provide greater housing options. This reflects the current Romsey Outline Development Plan which expects medium density development to account for 15% of the housing supply needs of Romsey.

This was balanced with planning controls retaining generally a minimum 1200m² lot sizes (through built form controls) within a wider area of Romsey. Detailed investigation of how many lots would be suitable for development and what this development looks like will be important steps in supporting infill within Romsey. The uncertainty of land delivery would be a major constraint to purely infill outcomes and it is dependent on individual land holders looking to develop. Development Contributions would also need to be reviewed to ensure that funding for upgrading infrastructure is available.

Action

- 49. Ensure further infill opportunities form part of the draft Romsey Structure Plan. This can be undertaken by reviewing existing controls and strategic infill opportunities.

3.9.2 Option 2: North and West Growth

Summary

Option 2 received 18 submissions not in support of the option outright, 2 in support, 3 partially supportive and 1 unsure.

The main themes related to the need to preserve the northern portion of the township between Romsey and Lancefield and protection of agricultural land and landscapes. The submissions in support generally noted the opportunity for land supply and linkages to Romsey including Five Mile Creek.

Other submitters in support of this option own land within this area and see it as suitable for inclusion within the protected settlement boundary.

One submission proposed a site on Hutchinsons Lane as suitable for industrial or employment purposes.

Response

It is noted in past consultations on the Romsey ODP and Romsey Issues and Opportunities Paper that further northward growth of Romsey was not a desired outcome. The EOP also identified possible servicing constraints to the west of Romsey given existing infrastructure.

The area west of Couzens Lane is covered by the Development Plan Overlay Schedule 8 (DPO8) which outlines a Romsey Golf Course development plan. This outcome has not been supported in any current Open Space Strategy or recreation plans. This control is a remnant from the Shire of Romsey planning scheme and did not receive any recommendation as part of the ODP. No development plan for this wider area has been endorsed by Council for this land. A golf course is further currently provided within the Romsey Recreation Reserve. This land has linkages to Five Mile Creek and warrants further consideration at least regarding the DPO8.

The location of industrial land to the north of Hutchinsons Lane is at odds with many received submissions noting a desire for maintaining a rural interface to the north of Romsey. It is noted however for a desire for suitable, available industrial land to accommodate local employment and services.

Action

- 50. Note that further work is required to review the DPO8 and its requirements for an additional Romsey golf course as part of the draft structure plan.
- 51. Note a majority of submissions wish that a protected settlement boundary does not move north of Hutchinsons Lane to retain the rural interface to the north. Hutchinsons Lane is noted as a suitable northern protected settlement boundary location to inform on the draft Romsey Structure Plan.
- 52. Note Couzens Lane as a suitable western boundary extent of the protected settlement boundary to inform on the draft Romsey Structure Plan.

3.9.3 Option 3: East and South Growth

Summary

Submissions related to option 3 included 11 outright not in support of the option. 14 submissions provided limited support for southern expansion of the town but some of these were only if option 1 was exhausted. 6 Submissions were supportive of this option.

The loss of farmland, impact and concern regarding the buffers around the waste water treatment plant, loss of heritage and interface issues were all raised for eastward expansion. Some submitters asks that southern growth could extend further than what the EOP outlines as opposed to eastward expansion.

A number of landholders outlined they had no desire for undertaking development and being included within a protected settlement boundary would be detrimental to their existing lifestyle, farming practice or force them to pay the windfall gains tax.

Conversely, a number of landholders expressed a desire to be included within this area citing large parcels of relatively unconstrained land suitable for development. Some argued the agricultural merits of this land were not enough to exclude this area from consideration.

It was further argued that large greenfield residential development could better respond to neighbourhood character, achieve better built form outcomes and provide open space and other community infrastructure. It has been also argued that the land supply demand outlined in the EOP is too low and a higher rate needed to be adopted. A desire for a Development Plan Overlay as opposed to a Precinct Structure Plan was also outlined as desirable by some submissions. The lack of available residential land was raised by many of these submitters as a critical issue for Romsey.

Response

The EOP acknowledges that there are some desirable options for growth to the south and east but also constraints. The finalisation of the water treatment plant buffer areas and if the Industrial 1 Zone (IN1Z) land moves away from Greens Lane are key considerations.

The area south of Romsey has seen both the Lomandra Estate, Autumn Views and Silverdale estates which could create some continuity and ensure better bushfire interfaces. However, this area does reduce walkability to the town centre. The approved development plans for this area provide for road connections to the south. The town entrance into Romsey could also be reviewed with a south growth option to create a better sense of arrival and outcome other than the existing interface.

Submissions generally favoured that a southern option had more preference over an eastern one but much of this support was reliant on exhausting infill development opportunities within the existing township itself.

Action

- 53. Explore south of Romsey as the preferred greenfield expansion option as part of the draft Romsey Structure Plan. This should be carefully considered to ensure sufficient

infrastructure availability, minimise impact on farm land (whether in RLZ or FZ) and ensure suitable buffers with the Romsey Water Treatment Plant and industrial zoned land.

54. Any expansion to the south will need to resolve the location of IN1Z land on Greens Lane.
55. The draft structure plan must include design guidelines for a southern township entrance to Romsey. The role and outcomes on the C2Z land should be clearly considered and revised design guidelines created if the IN1Z is moved.
56. Knox Road and Greens Lane could be explored as a suitable southern protected settlement boundary.
57. Review minimal easterly growth south of Romsey Road to ensure suitable township interfaces and bushfire buffers are created but avoid impacting on the Romsey Water Treatment Plant buffer areas.

3.10 Economic and Employment Growth

3.10.1 Commercial Core

Summary

There has been mixed support for the proposed outcomes in the commercial area. Some submissions supported the concept and principles while other submissions raised there was too much commercial land which does not lend itself to a walkable town centre. One submission was concerned that the commercial facilitation options on page 62 of the EOP could not be assured while others raised that the timing could not be determined. Some submissions suggested that vacant or underutilised landowners should be incentivised to develop commercial land.

A lack of available commercial land was seen as causing high rents for the establishment of potential businesses. Walkability, good urban design outcomes, a central public community space and that building height of no more than two storeys were raised as matters for further consideration.

Other submissions raised concern that large commercial operations and fast food development would detract from Romsey's rural character.

Others noted a desire for a pub to reopen in town and activation of the Main Street in general including the former supermarket on Main Street.

Another submission noted that the commercial land south of Barry Street should be noted and can provide good outcomes for the township. Others raised concern the commercial zoned land south of Barry Street have extended the commercial core too far.

Submissions noted support for medium density within the commercial core and mixed use outcomes while others questioned losing commercial land to residential demand.

Response

The EOP acknowledges that there is sufficient Commercial zoned land within Romsey to support its role as a large district town. Greater clarity on design outcomes in light of heritage features and character could also be better articulated in the draft structure plan and future planning controls. The EOP highlighted that a public open space area could be investigated to accommodate markets or public gatherings.

The area south of Barry Street has been rezoned to Commercial 1 Zone and therefore development outcomes in this area need to be expected and better addressed within the draft Romsey Structure Plan.

Issues and actions under consolidated retail area 2.3.2 are also applicable regarding this issue.

Action

- 58. Ensure urban design guidelines are provided to guide good outcomes within the Romsey Commercial Core including a review of Development Plan Overlays and the need for other planning controls.
- 59. Ensure the Draft Romsey Structure Plan provides guidance for the option for a small public open space as a town square for Romsey.

3.10.2 Growing industrial and sustainable services

Summary

Submissions noted that the availability of suitably zoned land could provide opportunity to attract larger employers to Romsey. The opportunity for a solar farm was also raised as an option on the existing IN1Z land on Greens Lane.

Some submissions questioned the need to provide this kind of local employment when many residents work elsewhere or that the jobs created would not serve local residents.

Submissions regarding moving IN1Z to Portingales Lane had a mixed response both in support and not in support. Some viewed removing the industrial land to within the buffer area of the waste water treatment plant would result in a better town entrance and also allow for southern growth unconstrained by INZ1 buffers. Submissions noted a need for industrial land to encourage local employment while others questioned this need at all. Those not in support of the INZ1 moving from the corner of Greens Lane and Melbourne-Lancefield Road noted that industrial land needs main road frontage, concern with the loss of farmland, landscape impacts and amenity issues. One submission noted a site suitable north of Hutchinsons Lane as another option.

Response

Providing local services and employment aligns with Romsey growing into large district town in the east of the Macedon Ranges Shire.

The option of a Portingales Lane industrial estate had been considered in an earlier version of the Romsey Outline Development Plan but was not pursued and the current location was sub sequentially selected. Further work will be needed if the land is rezoned weighing traffic considerations, amenity, design outcomes and southern residential growth options.

Having sufficient industrial zoned land is considered a necessary outcome for Romsey. However, it is also noted the existing site has not been developed to date. Design guidelines could be reviewed for either Greens Lane or Portingales Lane from a design perspective and a clear understanding of traffic impacts for the Portingales Lane option and any requirement for the upgrade of Greens Lane and Portingales Lane to accommodate this option need to be considered. There is also the economic feasibility this upgrade as well.

The option for the Development Contribution Plan collecting funding for the upgrade could also be explored. Alternatively, the usage of IN3Z could be explored noting that being located within a buffer area could effectively limit any sensitive or non-industrial uses establishing in this area. Exploring the benefits of this land to a supply of recycled water and the location of this land in close proximity to surrounding farmland are also potential benefits.

Action

- 60. Further review traffic and servicing outcomes regarding any rezoning of Portingales Lane or retaining the location of the existing IN1Z land in its current location.

61. Clearly noting any changing of the IN1Z land in Romsey will impact on a southern growth option in the draft Romsey Structure Plan.
62. Ensure the draft Romsey structure plan must clearly articulate a clear outcome in industrial and Commercial 2 Zone land supply in Romsey and its final location.

3.11 Other Matters

3.11.1 Consultation

Summary

A number of submissions raised concern with the EOP consultation and communication during the consultation period of the Romsey Structure Plan project. The lack of broader community meetings, workshops and emphasis of online consultation were the main themes raised. Consultation with the Wurundjeri Woi Wurrung was also raised.

Response

Council is satisfied that sufficient notice and consultation occurred for the EOP. This consultation built on from the Issues and Opportunities Paper consultation undertaken in 2018. A broad mail-out of notices, posters, online media and traditional media occurred. In person drop in sessions and one-on-one options were available with the community.

The emphasis on online consultation being the online Q and A was a result of uncertainty regarding Covid-19 and whether a traditional community 'town hall' meeting was a suitable option. The community town hall meeting undertaken was noted and the minutes received. The feedback has been incorporated into this report. The desire regarding future consultation is noted and will inform future consultation planning.

A Wurundjeri Woi Wurrung Cultural Values report has been prepared and the outcomes of this round of consultation will inform draft Romsey Structure Plan.

Action

63. Note feedback on consultation in formulating the future consultation strategy regarding the draft Romsey Structure Plan.

3.11.2 Windfall gains tax

Summary

A number of landholders have raised the implications of the windfall gains tax introduced by the Victorian State Government and how this may impact on them.

Response

The windfalls gain tax is expected to apply from 1 July 2023 that will apply to land that is subject to a government rezoning resulting in a value uplift to the land of more than \$100,000. The State Government has outlined a number of exemptions and exclusions for this tax. Properties under two hectares and used for residential purposes appear exempt.

Council does not administer or collect this tax, the State Revenue Office is responsible for this.

Council must administer the Macedon Ranges planning scheme, and the potential application of a Windfall Gains Tax are not able to be taken into consideration for the Romsey Structure Plan project.

It must be noted that rezoning of land by Council will be based on sound planning principles in accordance with the relevant acts and requirements of planning in Victoria, rather than avoiding properties who do not wish to be subject to this tax.

Action

64. Note residents concern regarding Windfall Gains Tax and ensure properties within any future rezoning area identified in the draft Romsey Structure Plan are aware of the Windfall Gains Tax.

4 Romsey Structure Plan Emerging Options Paper Consultation Summary – Online Survey Results.

In support of the Emerging Options Paper an online survey was available on the Macedon Ranges website and paper copies were provided at the two pop up sessions and at Council service centres.

A total of 407 people responded to the online survey.

10 hardcopy submissions were provided to Council and will be discussed below.

Engagement graphs

Each graph below presented in this report provides information on how many people answered the specific question on the online survey. It should be noted that more people answered the initial questions than those later in the survey. Comments relating to questions have been reviewed to provide a deeper insight into respondent's attitudes. The broad themes of the comments have been included, these are not necessarily representative of the broader community as they only relate to people who chose to provide greater detail.

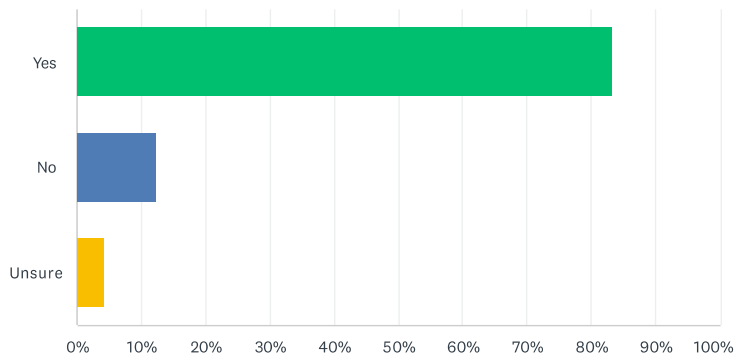
Reviewing the 2018 engagement results

The community survey asked respondents to review the results of the engagement that was conducted in 2018 and indicate whether the key themes identified in 2018 were still relevant today.

The results are outlined in the tables below. In all cases except 'improving housing diversity' there was still a strong commitment to the themes identified in 2018.

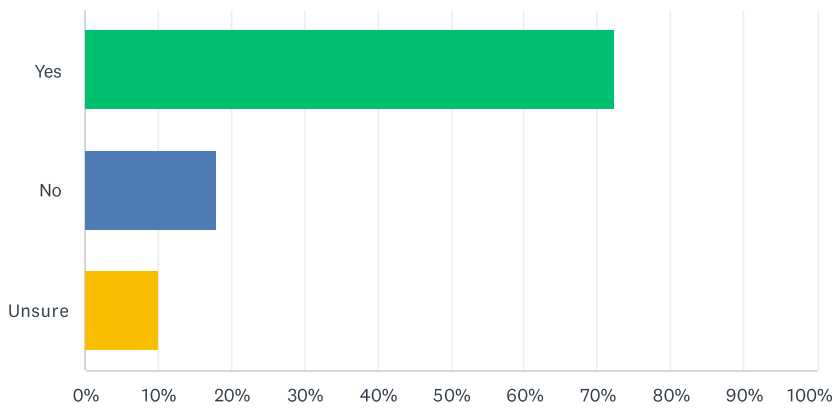
Q1 The community told us reinvigorating the town centre was important? Is this still the case?

Answered: 401 Skipped: 6



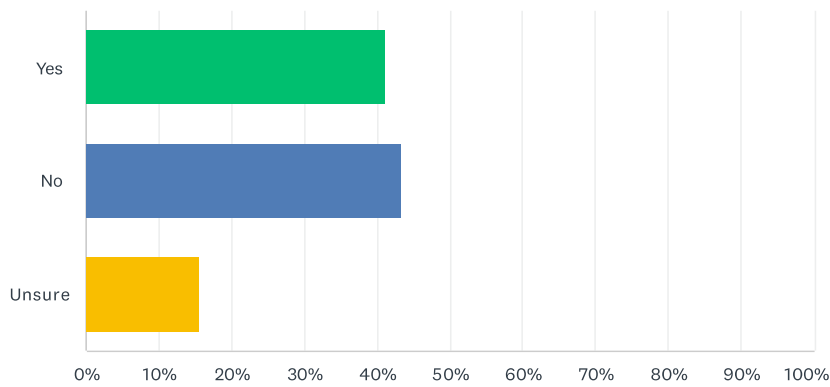
Q2 Is improving Five Mile Creek still important?

Answered: 403 Skipped: 4



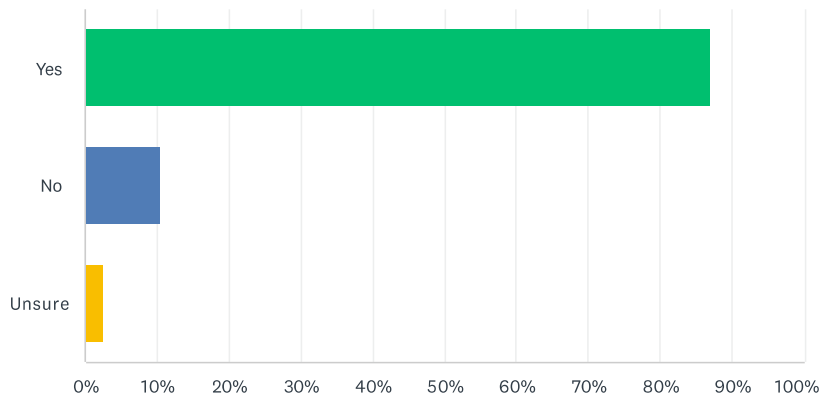
Q3 Is improving housing diversity still important?

Answered: 400 Skipped: 7



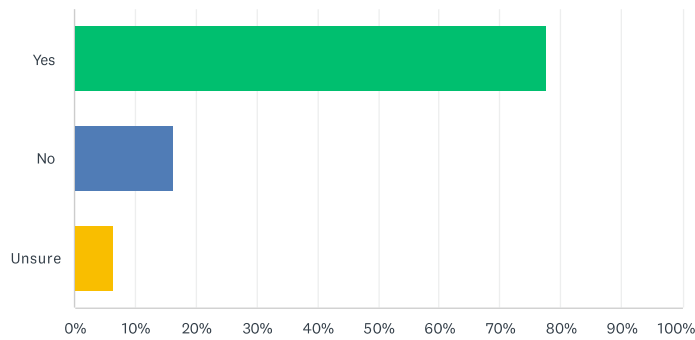
Q4 Is improving servicing and utilities still important?

Answered: 399 Skipped: 8



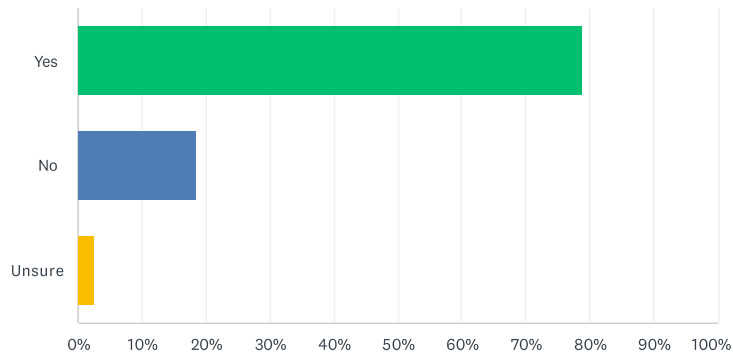
Q5 Is improved public transport service frequency and coverage still important?

Answered: 396 Skipped: 11



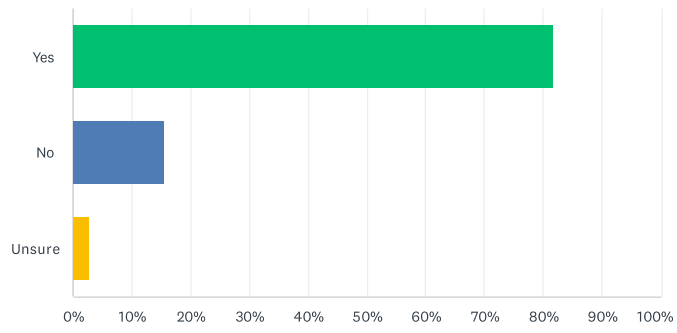
Q6 Is improving walking and cycling infrastructure and safety still important?

Answered: 399 Skipped: 8



Q7 Is providing education and community facilities within Romsey still important?

Answered: 396 Skipped: 11



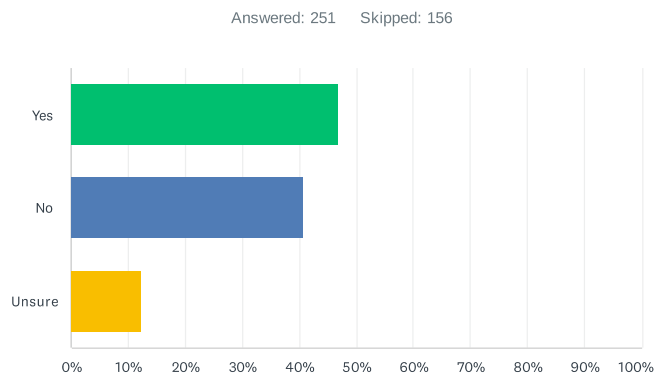
Engagement on the Emerging Themes

Survey respondents were asked to indicate whether they supported the vision, objectives and potential responses to the themes presented in the Romsey Emerging Options Paper.

Vision and Objectives

The response to the vision and objectives for the Romsey Structure Plan was mixed with slightly more people supporting it (47%) than not supporting it (41%) with over 10% unsure.

Q8 Do you support the vision and objectives? These are intended to guide the structure plan.



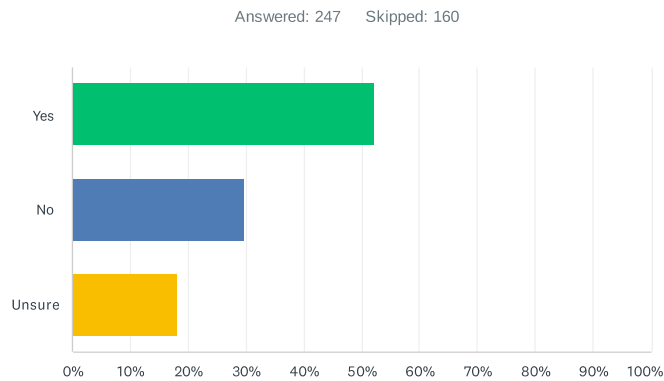
143 people added additional comments. Of those who indicated that they supported the vision and objectives the reasons given were that growth would ensure better infrastructure and facilities for the community. The need to maintain the rural atmosphere and heritage of the township was also supported as was protecting farmland.

Of those who did not support the vision and objectives the reasons given were a concern that Romsey would grow too large and lose its quiet rural charm. Some people indicated that infrastructure should be improved before the growth is allowed to occur and that farmland would be lost to housing. There were a number of comments indicating a desire for a community led structure planning process.

Landscape and natural environment

There was general support to the landscape and natural environment theme with more people supporting it (52%) than not supporting it (30%).

Q9 Do you support the potential responses outlined in Theme 3.1 Landscape and Natural Environment?



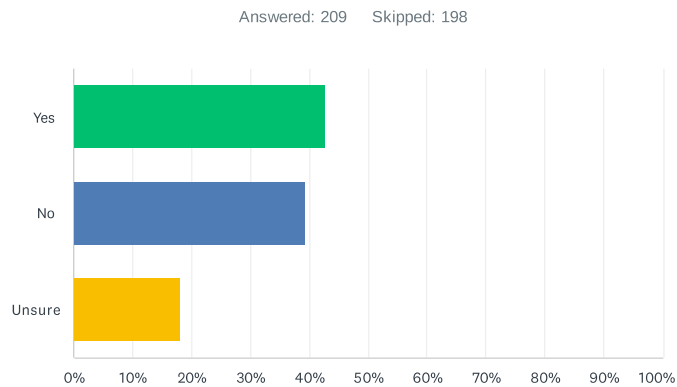
92 people added additional comments. Of those who indicated they supported the potential responses there was a strong indication of the importance of the natural environment and green spaces within the township. Improving street trees and initiatives around Five Mile Creek were particularly supported.

Of those who indicated that they did not support the potential responses, there was concern about the potential for rezoning and compulsory land acquisitions. There was also concern over the management of Five Mile Creek and questions relating to whether the responses were achievable.

Urban structure and built form

The response to urban structure and built form was mixed with slightly more people supporting it (43%) than not supporting it (39%) however nearly 20% were undecided.

Q10 Do you support the potential responses outlined in Theme 3.2 Urban Structure and Built Form?



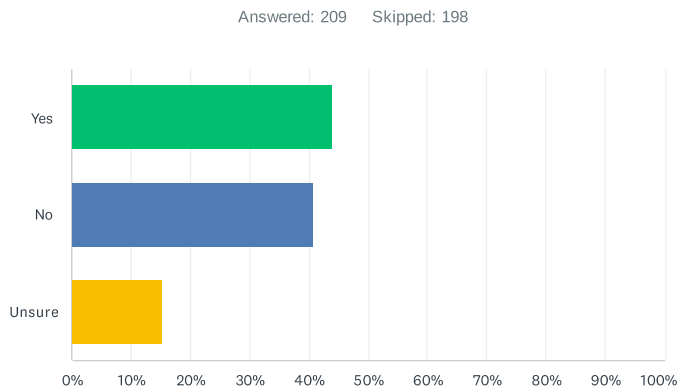
83 people added additional comments. Of those who indicated they supported the potential responses there was a desire to see more housing density and diversity but only if this could be achieved without losing the rural feel of the town. A number of comments related to the look of the town including the importance of the heritage and better utilising shops.

Of those who indicated that they did not support the potential responses there was concern over high density housing changing the rural appeal of the township and a desire to keep block sizes large. There were some comments relating to the fire and flood risks associated with greater development.

Activities and land use

The response to activities and land use form was mixed with slightly more people supporting it (44%) than not supporting it (41%).

Q11 Do you support the potential responses outlined in Theme 3.3 Activities and Land Use?



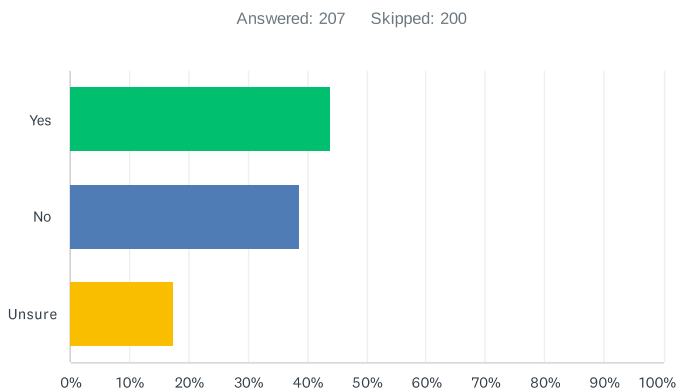
71 people added additional comments. Of those who indicated they supported the potential responses there was considerable interest in better utilising the town centre and doing something to reduce the number of vacant premises.

Of those who indicated that they did not support the potential responses there was concern over population growth in Romsey and a desire to see the township remain rural. There was some concern over the loss of farming land.

Community infrastructure and culture

The response to community infrastructure and culture was mixed with slightly more people supporting it (44%) than not supporting it (39%).

Q12 Do you support the potential responses outlined in Theme 3.4 Community Infrastructure and Culture?



78 people added additional comments. Of those who indicated they supported the potential responses there was a general interest in additional community infrastructure with a strong

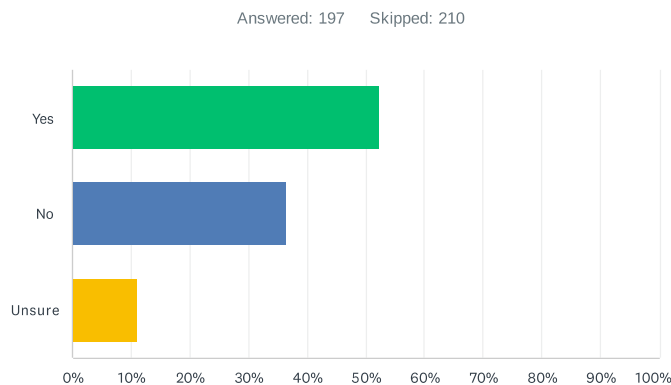
desire for a high school. Other infrastructure that was desired was an aquatic centre, play areas and sporting facilities.

Of those who indicated that they did not support the potential responses there was a desire for more definite timing of when facilities could be expected. There was a strong desire for an aquatic centre and high school from many but not all. Some people indicated that a high school and aquatic centre would change the quite rural feel of Romsey. A number of comments related to Romsey being poorly serviced for infrastructure and the need for infrastructure to come before growth,

Movement, transport and access

The response to movement, transport and access was broadly supported with more people supporting it (52%) than not supporting it (37%).

Q13 Do you support the potential responses outlined in Theme 3.5 Movement, Transport and Access?



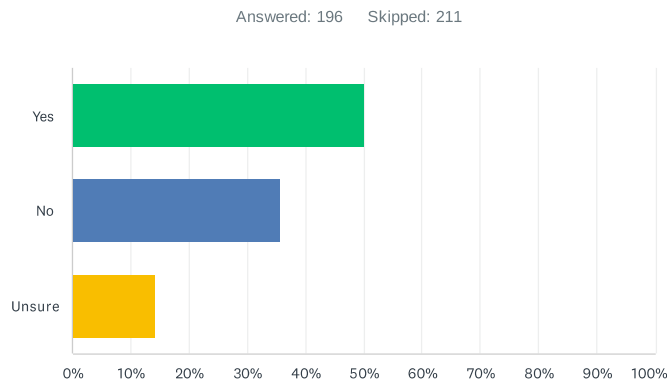
84 people added additional comments. Of those who indicated they supported the potential responses there were many comments relating to the need to improve footpaths and pedestrian crossings throughout the town. The need for improved transport options was also strongly supported.

Of those who indicated that they did not support the potential responses there was general agreement that transport choices were poor but a concern the plan would not fix this. There were some comments relating to concerns that increasing the populating would make matters worse.

Sustainability and resilience

The response to sustainability and resilience was broadly supported with more people supporting it (50%) than not supporting it (36%).

Q14 Do you support the potential responses outlined in Theme 3.6 Sustainability and Resilience?



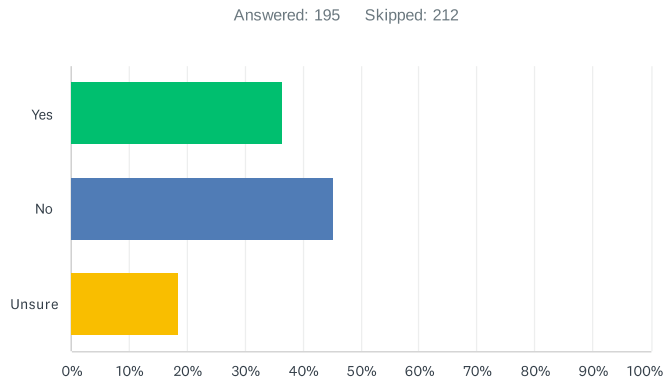
54 people added additional comments. Of those who indicated they supported the potential responses there was an interest in developing a sustainable town particularly the micro grid. There was some concern over the need to ensure that sewage, water and other infrastructure was improved.

Of those who indicated that they did not support the potential responses there was concern over sewage and water services and how these would manage growth in the town. There was a concern that sustainability could not be achieved without greater local infrastructure and services. There was some concern that the ideas in the plan were not specific enough and were likely to be unattainable.

Settlement principles

The response to the settlement principles was not broadly supported with fewer people supporting it (36%) than not supporting it (45%).

Q15 Do you support the Settlement Principles outlined in Section 4?



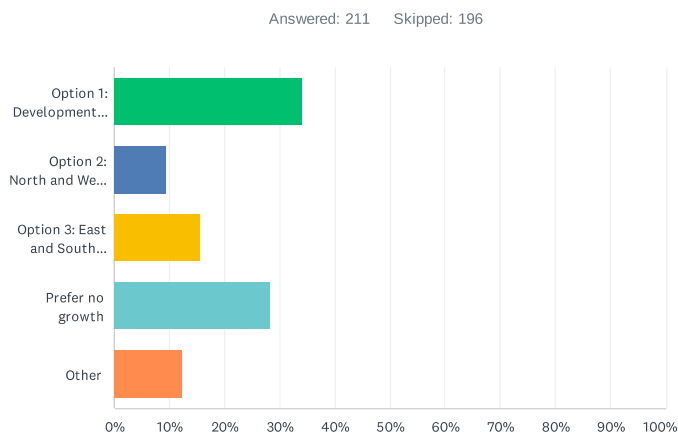
68 people added additional comments. Of those who indicated they supported the potential responses there was a desire to see the settlement principles implemented. There was some concern about the potential to lose farming land.

Of those who indicated that they did not support the potential responses there was concern about growth in general from a number of respondents. The potential loss of farming land and the current lack of services was also a concern.

Future development

Response to the future development options was mixed with 34% indicating 'development within the existing boundary', 28% 'no growth' 16% 'east and south expansion' 9% 'north and west growth' and 12% preferring other options.

Q16 The Emerging Options Paper presents three options to consider for the future development direction of residential land in Romsey. Each of these options have positives and negatives. Which is your preferred development option for Romsey?



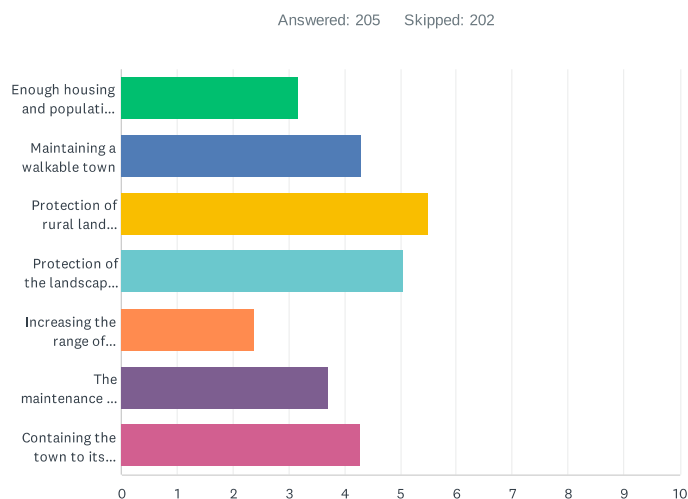
133 people added additional comments. Of the people who supported option one there was a belief that this option would best protect farming land.

Those who would prefer no growth expressed a desire to protect the small rural feel of the township and suggested that there was not sufficient infrastructure to support growth.

Growth options

Respondents were asked to rate the importance of various principles when considering growth options. The results were scored, the highest possible score would be 10. The most popular answer was 'protection of rural land around the town' with 5.51, followed by 'protection of the landscape setting around the town' with 5.05. 'Maintaining a walkable town' (4.30), and 'containing the town to its current size and boundary' (4.29) received similar scores. 'The maintenance of large housing blocks with gardens' (3.72), and enough housing and population to support a high school and other services' (3.18) and 'increasing the range of housing types' (2.38) were less popular choices.

Q17 When thinking about the growth options for Romsey what is most important to you. Please indicate the order of importance (1 = most important).



Other options for growth

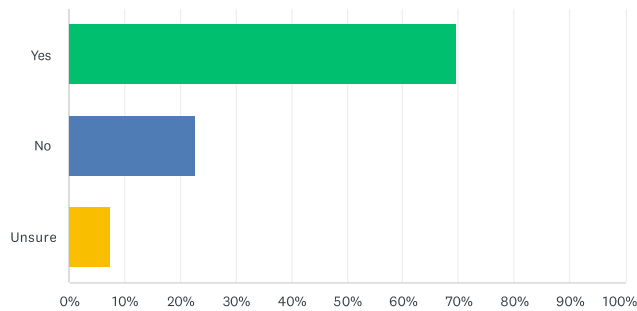
62 people provided comments when asked if there were other growth options or comments. Respondents indicated the need to maintain the country feel of the town, questioned the need for additional growth and indicated that more infrastructure and facilities were needed.

Retail activities

The response to the placement of retail activities was broadly supported with more people supporting it (70%) than not supporting it (23%).

Q19 Do you agree with the idea to keep any additional retail activities in the existing town centre (within the existing Commercial 1 Zone)?

Answered: 202 Skipped: 205

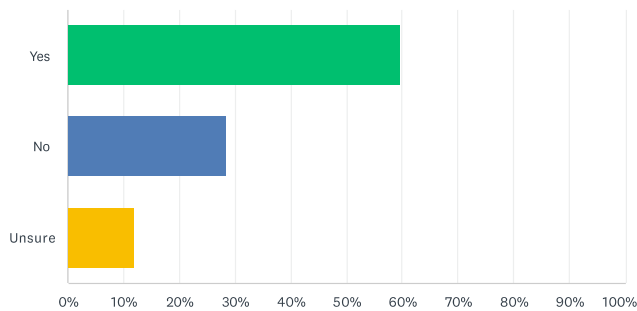


Location of industrial land

The response to the placement of industrial land was broadly supported with more people supporting it (60%) than not supporting it (38%).

Q20 Do you support moving industrial land away from Melbourne-Lancefield Road towards Portingales Lane within the buffer area of the waste treatment plant?

Answered: 201 Skipped: 206



36 people provided additional comments. Comment relating to industrial land placement were mixed with a number of people indicating support for the proposal and the need to generate employment. Of the comments that did not support the proposal some indicated the need to maintain farmland while others indicated a concern that it would be an eye sore or was not needed.

Other comments

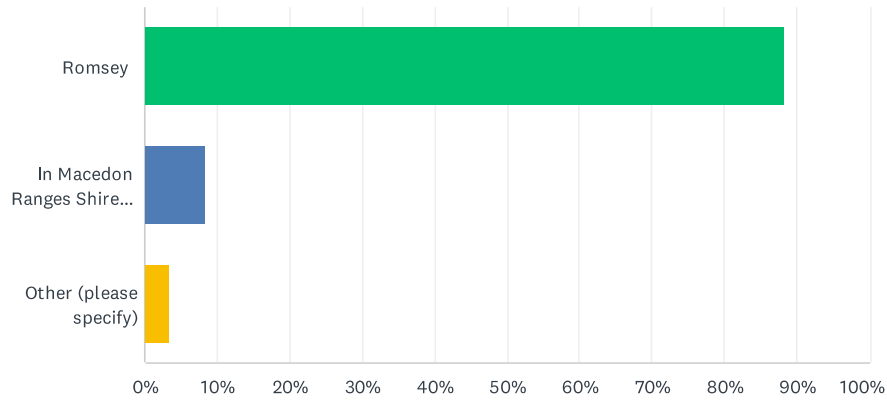
92 people provided 'other comments'. While the 'other comments' broadly reiterated comments that have been covered in other parts of the engagement there were a number of comments relating to the consultation and engagement process being insufficient for community members to have their say.

Survey demographics

The majority of survey respondents (who answered the demographic questions) were living in Romsey. Respondents were representative of a good range of ages and there were roughly equal responses from men and women. Note the demographics are for respondents of the survey only.

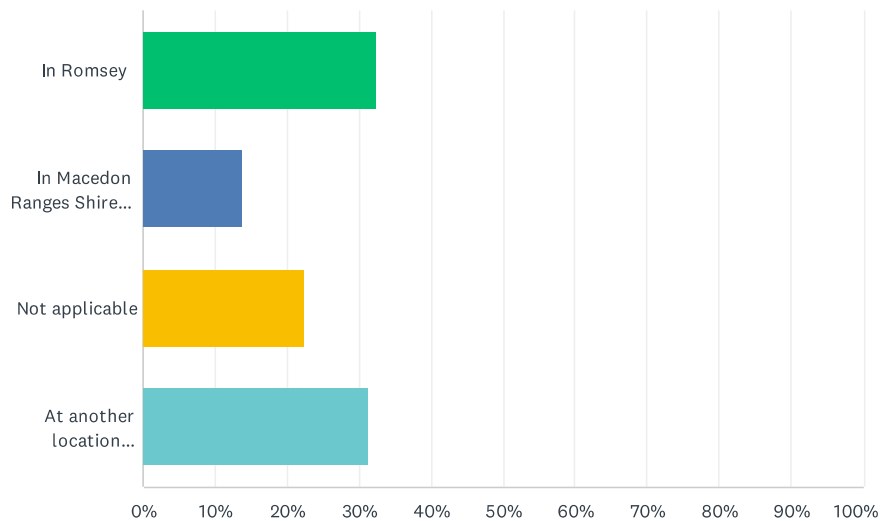
Q22 Where do you live?

Answered: 204 Skipped: 203



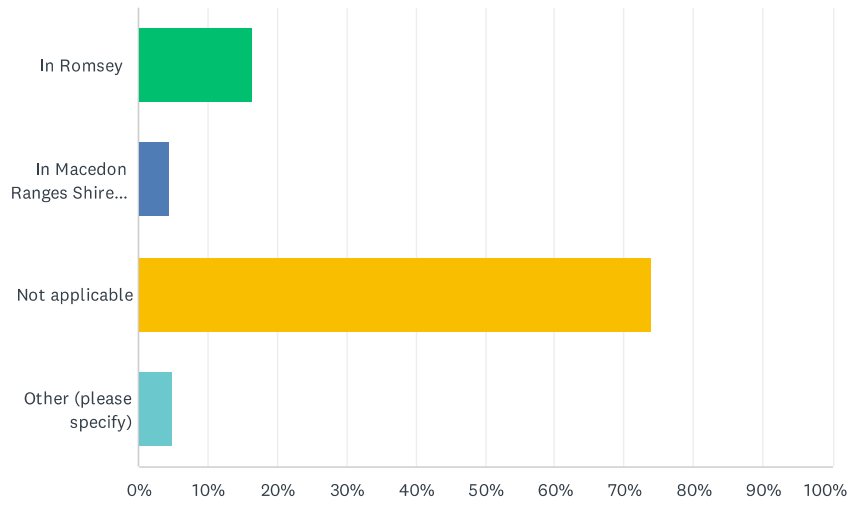
Q23 Do you work or study?

Answered: 201 Skipped: 206



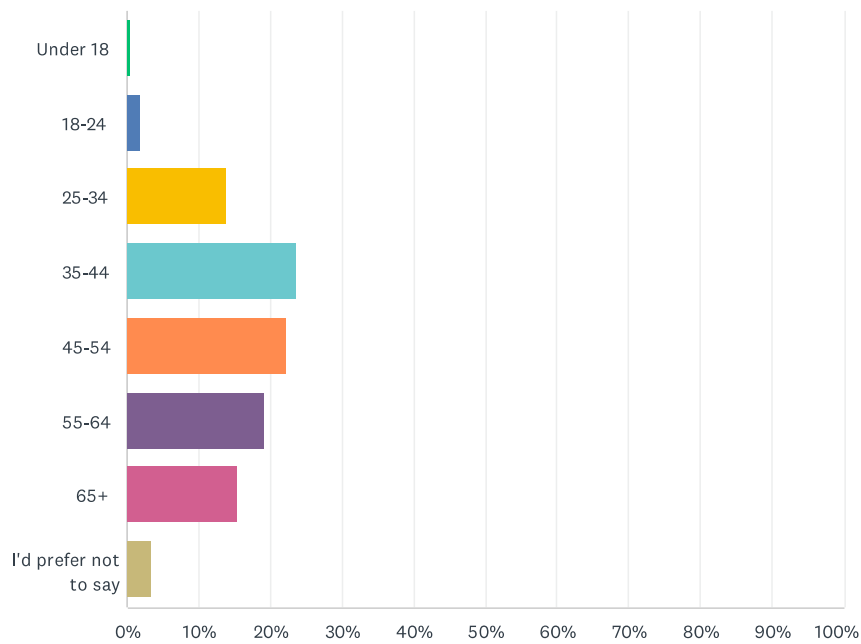
Q24 Do you own/ run a business?

Answered: 200 Skipped: 207



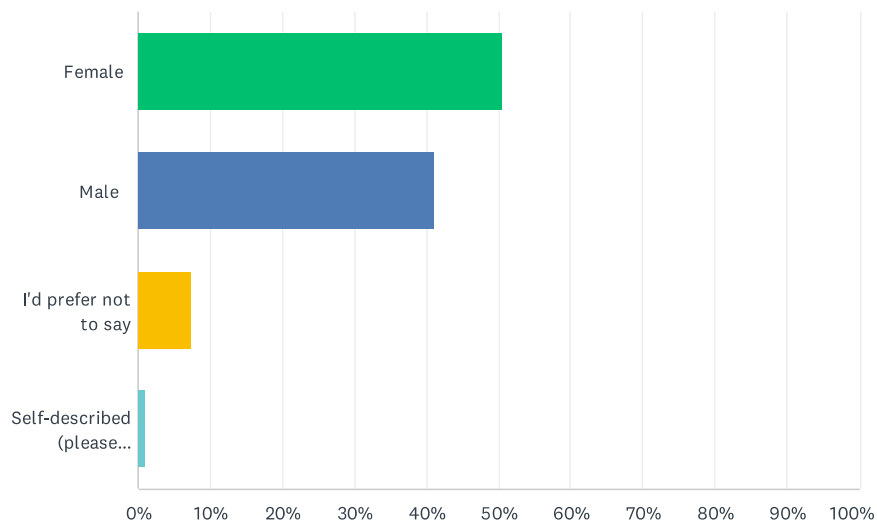
Q25 Age

Answered: 203 Skipped: 204



Q26 Gender

Answered: 202 Skipped: 205



5 Romsey Structure Plan Emerging Options Paper Consultation Summary – Hard copy submissions

10 hardcopy submissions were received from the community as part of the consultation. These figures were not included in the online submission data given the tables above were created by a third party software.

It is considered that broadly the hardcopy submissions were reflective of the larger amount of online submissions. The hardcopy surveys will be displayed and considered along with the written submissions and raw online survey data provided to Council.

6 Romsey Structure Plan Emerging Options Paper Consultation Summary – Online Q and A session

An online question and answer session was held on the evening 9 March 2022. The purpose of this session was to provide an opportunity for community members to ask general questions about the structure plan and the planning process. Participants were encouraged to use the session to clarify any elements of the plan or process that were not clear and then provide feedback via the community survey.

Participants were requested to provide questions in the chat function of the online platform and these questions were answered by consultants or council planners. A review of the

themes of the questions is included below. These will not necessarily be representative of the views of those attending, simply of areas that were unclear to specific attendees.

The themes expressed in the chat included:

- Concern over the capacity of the sewage plant to manage additional population growth.
- Concern over the potential to lose high quality farming land. Concern over maintaining a buffer between farming and residential land.
- Interest in the possibility of planning for a secondary school. Questions over why the population needs to be 28,000 before this will be considered.
- Concern over vacant buildings in the town and how this can be managed.
- Concern over placement of industrial land on the entrance to Romsey being an eye sore.
- Concern that the original issues and opportunity paper is three years old and the data in it no longer relevant.
- An interest in improving footpaths.
- A concern that traditional owners were not being engaged.
- An interest in more dog parks.
- Questions regarding the current population and whether that data used for this plan is current.
- Concern over the size of house blocks being reduced.
- A concern that infrastructure is currently insufficient and that any additional infrastructure should be provided without the addition of additional housing/population.
- An interest in diversity of housing options for all people.
- An interest in forcing land owners to develop vacant or abandoned sites.
- Concern over the retail mix of the town.
- Interest in providing better links to other local towns – beyond cars, more public transport options.
- An interest in where the driver for growth in Romsey came from and how Romsey was designated a Large District Town. Concerns that the current rural lifestyle will be lost.
- Concerns over the Greater Western Water exclusion zone.
- Interest over the planning for an aquatic centre.
- Concerns over the engagement process and whether all Romsey residents had the opportunity to engage meaningfully. Concerns that farmers and rural landowners have not been engaged.
- A concern that the engagement was biased towards high density urban housing.
- A concern that Romsey has less infrastructure than other similar towns.
- A desire to reduce the impact of traffic on the town including engine braking.
- An interest in development going to the south of the township where soil is poorer.

A response was provided regarding most of the questions raised at the Online Q and A session. Residents were welcome to organise one-on-one sessions with planners, attend a pop up session, undertake the survey or make a written submission.

7 Conclusion

The finalisation of the draft Romsey Structure Plan will seek to respond to the provided submissions from both the Issues and Opportunities Paper, EOP and then be further refined through a further round of upcoming consultation and engagement.

The final Romsey Structure Plan when endorsed will then proceed to a planning scheme amendment which will implement it into the Macedon Ranges Planning Scheme.