

13/06/2014
GC8

SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**.

RESIDENTIAL DEVELOPMENT IN ROMSEY

This schedule applies to land as shown on Planning Scheme Map No. 29DPO. The schedule aims to facilitate the integrated development of land in the General Residential Zone within the town boundaries of Romsey that have significant development potential, in a manner that reflects the valued residential character of Romsey.

1.0 Requirement before a permit is granted

25/10/2012
C66

A permit may be granted before a development plan has been approved for the following:

- The construction of one dwelling and associated outbuildings on any existing lot provided it does not prejudice the overall residential development.
- Any buildings and works associated with the use of the land for agriculture.
- Extensions or alterations to existing buildings and associated works.
- Earthworks.

2.0 Requirements for development plan

25/10/2012
C66

The development plan must be generally in accordance with the Romsey Outline Development Plan, November 2009 and provide for:

- A subdivision design for all of the contiguous land covered by this schedule, which identifies the location, dimension and area of all lots.
- The provision of convenient internal and external access for residents.
- The provision of appropriate integration and linkages to the established road networks and linkages to allow for future access opportunities to adjacent land.
- In areas between Palmer, Pohlman and Murphy Streets, or land on the southern side of Barry Street to the east of Metcalf Road, a building envelope for each lot to be created which is generally consistent with the setbacks outlined in Schedule 18 to the Design and Development Overlay for detached dwellings in the medium density area.
- Methods to avoid high solid fencing along the township/rural interface for land adjoining the Rural Living Zone or Farming Zone. If the rear boundaries of lots are proposed along the township/rural interface, a soft edge is to be provided by maximum 1.2 metre post & wire fencing with strategic planting and landscaping.
- Lot sizes of 1,200 square metres or greater with street frontages of at least 20 metres and lot depths of at least 40 metres except in the areas designated as medium density housing areas on Map to Clause 21.07-1.1 between Palmer, Pohlman and Murphy Streets and on the southern side of Barry Street, to the east of Metcalf Road.
- The avoidance of corner sites that adjoin each other, as this may lead to a large expanse of high fencing on the side street frontage.
- Lot frontages which generally reflect existing patterns within the relevant character precinct.
- Wide road verge widths to allow for landscaping, footpaths to both sides of the road and to create an overall appearance of openness and a landscape setting for new development.

- Water Sensitive Urban Design (WSUD) methods for drainage within road reserves, rather than kerb and channel.
- Lots oriented to maximise solar access and energy efficiency.
- A high degree of pedestrian and bicycle permeability and connectivity throughout the subdivision and with existing networks. stormwater and drainage design, which includes:
 - An integrated approach to stormwater system management designed and implemented on a catchment wide basis, that includes consideration of development impacts and provides for the stormwater management of any construction stage(s), interim stage(s) and the final development.
 - A stormwater management system that ensures peak discharge rates, volumes and pollutant loads of all stormwater leaving a site post development are no greater than pre-development and that ensures no detriment to any surrounding area.
 - Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components and that:
 - Includes measures to safely control discharge for all storms, including 1 in 100 year ARI events;
 - Includes measures to safely control discharge for all storms, including 1 in 100 year ARI events;
 - Includes designation of all floodways or areas subject to inundation; and
 - Identifies and quantifies any site discharge across the rural land to the south and east, detailing the location and manner of discharge across the site boundary.
- Stormwater and drainage designs informed by the following documents:
 - *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;*
 - *Urban Stormwater: Best Practice Environmental Management Guidelines, CSIRO Publishing, 1999;*
 - *Melbourne Water Romsey DSS Drainage Strategy (Figure C5-1, Rev E);*
 - *Melbourne Water Standard Specifications for Stormwater Drainage; and*
 - *Macedon Ranges Standard Specifications for Roadworks and Drainage.*