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SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18** .

ROMSEY TOWNSHIP CHARACTER

Precinct 1 – Medium Density Area

Precinct 2 – Greenfield Area

Precinct 3 – Established Area A

Refer to Map 1 to Schedule 18 for precinct boundaries.

1.0 Design objectives

10/09/2021
C131macr

All precincts

To encourage design which reflects the valued character attributes of Romsey, which broadly consists of low scale dwellings with generous setbacks from front, rear and side setbacks, a dominance of landscaping and either low or no front fencing.

To protect residential amenity by ensuring development does not intrude on neighbouring dwellings.

To ensure any fencing sited forward of a building is of a low height and accommodates a high degree of visual permeability.

Building form

To maintain substantial setbacks from all boundaries, and larger setbacks from a rear boundary.

To require buildings to have a high degree of façade articulation, with varied setbacks from the front boundary.

To encourage upper floor walls to be generally set back from ground floor walls.

To avoid excessive building bulk through design measures to provide actual or implied breaks in building form to break up mass, particularly towards the rear of a site.

To encourage the retention of existing dwellings with period character as part of redevelopment proposals.

To encourage architectural interest through varied roof form.

To avoid mock replication of heritage features and styles.

To encourage eaves and verandahs.

Building height

To encourage single storey building form, particularly at the rear of sites.

To encourage low roof forms of 30 degrees or lower.

Private open space

To encourage north facing private open space wherever possible.

To ensure private open space is of adequate size and ample dimension to accommodate the recreational needs of residents and provide the opportunity for landscaping and the planting of canopy trees.

To encourage ground floor private open space with direct access from a living room and a minimum width and depth of 5 x 5 metres for medium density housing proposals.

To encourage the planting of canopy trees within the private open space areas.

Access/car parking

To encourage only one crossover per site to the street.

To encourage garages and carports to be setback to or behind the main building line.

To avoid garages dominating the streetscape.

To avoid garages sited on side boundaries to create a sense of spaciousness.

To encourage curvilinear driveways to allow planting to the side.

To require driveways to avoid street trees / significant trees.

Landscaping

To encourage the retention of existing significant trees.

To encourage planting of canopy trees within the frontage and in other open areas throughout a site.

To encourage landscaping to be provided in a side setback, including adjacent to a driveway located within a setback between a dwelling and a side boundary.

To avoid excessive hard surfaces and encourage buildings to be accompanied by substantial landscaping.

To encourage a permeable surface of 45 per cent in the Medium Density Area, 55 per cent in the Greenfield Area and 65 per cent in Established Area A.

Environmentally sustainable design

To encourage the prioritisation of passive solar design principles in the siting and design of dwellings.

To encourage the integration of solar panels with the form, colour and materials of a building.

To encourage water tanks to be to be generally concealed from view from the front of a property.

Heritage

To ensure a development on land abutting a Heritage Overlay respects and appropriately responds to the heritage value of the adjoining property.

2.0 Buildings and works

10/09/2021
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The following requirements are in addition to the objectives and standards expressed in Clause 54.

All precincts

Fencing

- A permit is required to construct a fence sited forward of a dwelling (including corner lots if:
  - The height of the fence is more than 1.2 metres.
  - The fence has less than a minimum visual permeability of 50 per cent.

Precinct 1 – Medium Density Area

A permit is not required to construct a dwelling or associated outbuilding where the following requirements are met:

- Street setback: comply with Standard A3 of Clause 54 or Standard B6 of Clause 55 or at least 6 metres, whichever is greater. For corner sites the front setback requirement to side streets is to comply with Standard A3 of Clause 54 or Standard B6 of Clause 55 or at least 3 metres, whichever is greater. Porticos, porches, pergolas and verandahs that are less than 3.6 metres high may encroach not more than 2.5 metres into the front setback.
- Side setback: ground floor - minimum of 3 metres to one side boundary and a minimum of 1 metre to the opposite side boundary.
- Side setback: first floor - minimum of 4 metres to side boundaries.
- Rear setback: minimum of 5 metres for dwellings and 1 metre for outbuildings, provided the length of the outbuilding does not exceed 6 metres and it is not within 5 metres of a dwelling on a neighbouring property.
- Building coverage: maximum 50 per cent of the site area.
- Upper level to be a maximum 50 per cent of the ground level building footprint.
- Building height maximum 7.5 metres, excluding any television antenna, chimney or flue.
- Eaves may intrude into all setbacks.

In this schedule, a corner lot is deemed to have no rear boundary.

Precinct 2 – Greenfield Area

A permit is not required to construct a dwelling or associated outbuilding where the following requirements are met:

- Street setback: comply with Standard A3 of Clause 54 or Standard B6 of Clause 55 or at least 6 metres, whichever is greater. For corner sites the front setback requirement to side streets is comply with Standard A3 of Clause 54 or Standard B6 of Clause 55 or at least 4 metres, whichever is greater. Porticos, porches, pergolas and verandahs that are less than 3.6 metres high may encroach not more than 2.5 metres into the front setback.
- Side setback: ground floor - minimum of 3 metres to side boundaries. Attached garages may intrude a maximum 1.5 metres into this setback.
- Side setback: first floor - minimum of 5 metres to side boundaries.
- Rear setback: minimum of 10 metres for dwellings and 1 metre for outbuildings (refer Note 1 below). Covered areas without walls, such as alfresco dining areas, may intrude into the rear setback, up to 4 metres.
- Building coverage: maximum 40 per cent of the site area.
- Building height maximum 7.5 metres, excluding any television antenna, chimney or flue.
- Outbuildings not more than 3.6 metres high at the apex may be set 1 metre off a side or rear boundary for a length not exceeding 6 metres when located to the rear of a dwelling and not within 5 metres of a dwelling on a neighbouring property.
- Eaves may intrude into all setbacks.

In this schedule, a corner lot is deemed to have no rear boundary.

Precinct 3 – Established Area A

A permit is not required to construct a dwelling or associated outbuilding where the following are met:

- Street setbacks: comply with Standard A3 of Clause 54 or Standard B6 Clause 55 or at least 8 metres, whichever is greater. The front setback requirement applies to any building that fronts the side boundary of a corner allotment. Porticos, porches, pergolas and verandahs that are less than 3.6 metres high may encroach not more than 2.5 metres into the front setback.

- Side setback: ground floor - minimum of 3 metres to side boundaries. Side setback: first floor - minimum of 5 metres to side boundaries.
- Rear setback: minimum of 15 metres for dwellings and 1 metre for outbuildings. Covered areas without walls, such as alfresco dining areas, may intrude into the rear setback up to 4 metres.
- Building coverage: maximum of 30 per cent of the site area.
- Building height maximum 7.5 metres, excluding any television antenna, chimney or flue.
- Outbuildings not more than 3.6 metres high at the apex may be set 1 metre off a side or rear boundary for a length not exceeding 6 metres when located to the rear of a dwelling and not within 5 metres of a dwelling on a neighbouring property.
- Eaves may intrude into all setbacks.

In this schedule, a corner lot is deemed to have no rear boundary.

3.0 Subdivision

10/09/2021
C131macr

The following requirements are in addition to the objectives and standards expressed in Clause 56.

Precinct 1 – Medium Density Area

- Vacant lot subdivision is discouraged in favour of comprehensively planned medium density development.
- The width of lot frontages should reflect the existing lot pattern.
- If applicable, provide road linkages to surrounding areas and maintain the layout pattern of surrounding streets. Road layout should provide convenient internal and external access for residents.
- Any lot which does not contain a dwelling must include a building envelope on title which can achieve compliance with the setbacks and design guidelines and requirements of section 2.0 of this schedule.

Precinct 3 – Established Area A

- For vacant lot subdivisions, each lot must have a minimum of 1200 square metres, with dimensions capable of achieving compliance with the design guidance for detached dwellings as listed within section 2.0 of this schedule.
- Lot frontages should generally reflect existing lot patterns and configurations.
- Lots should provide appropriate depth and dimension of allotments to enable development to meet design guidelines for detached dwellings. As a guide, this will generally require a lot width of 21 metres.

Subdivision of a development which has been assessed under Clause 55 is exempt from these Precinct 3 requirements provided it complies with the setback requirements for a building under section 2.0 of this schedule.

4.0 Signs

10/09/2021
C131macr

None specified.

5.0 Application requirements

10/09/2021
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None specified.

6.0 Decision guidelines

10/09/2021
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In addition to the above design objectives and design requirements for each precinct and the decision guidelines of Clause 43.02, before deciding on an application to:

- Construct a fence sited forward of a dwelling.
- Construct a dwelling or associated outbuilding which is not exempt in accordance with section 2.0 of this schedule from the requirement for a permit.
- Subdivide land if the requirements of section 3.0 of this schedule are not met.

The responsible authority must consider:

- The reason for the proposed non-compliance with the requirement.
- The extent to which the setbacks, layout, design and form of the building is consistent with the design principles and semi-rural small town character and scale sought to be created as expressed in the Romsey Residential Character Study: Design Guidelines April 2012.
- The existing character of the area.
- Whether the siting, height, bulk and appearance of the building and works, including fencing, will be in keeping with the character and appearance of the area.
- Whether two storey development minimises building bulk through articulation of the upper level built from and upper level setbacks.
- Whether the development provides for the retention of existing vegetation and the planting of canopy vegetation.
- The need to encourage building and landscape design which is in keeping with the semi-rural small town character and scale of Romsey.
- Whether the development achieves a high quality design outcome and implements sustainable development principles.

7.0 Background documents

Romsey Residential Character Study April 2012

Romsey Residential Character Study: Design Guidelines April 2012

Map 1 to Schedule 18 to Clause 43.02

Precinct boundaries

