

15/11/2007
C79

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

Horne Street, Sunbury (North of Gap Road)

1.0

15/11/2007
C79

Design Objectives

- To ensure the design and layout of new development protects the amenity of existing buildings and adjoining residential areas.
- To encourage development and design outcomes that enhance the 'rural town' character theme of Sunbury as interpreted by the Horne Street Urban Design Guidelines.
- To encourage 'book end' siting for all buildings located on corner sites and 'set back' siting for all other developments.
- Maintain a 3 metre wide buffer strip to the rear of all properties.

2.0

15/11/2007
C79

Design Response

Built Form

- Break the length and scale of building by introducing detail to the frontage of buildings as detailed in the Horne Street Urban Design Guidelines.
- Incorporate verandahs to buildings located on 'Book End' sites. Verandahs are optional for set back sites.
- Verandahs to be either 1 or 2 levels and have a maximum 'continuous' length of 15 metres to avoid repetition in form.
- Break continuous form of verandah by including gable inserts.
- Verandahs to be a minimum of 2.8 metres in width to 'Book End' sites and a minimum of 2 metres wide to 'Set-Back' sites.
- All buildings to include articulated facias/parapet, defined string lines, quoin and plinth treatment.
- Incorporate traditional roof form by designing pitched hipped and gabled roofs for 2 storey buildings and optional for 3 storey buildings.
- Use vertical rectangular windows at a ratio of (2H x 1W) for all windows. A minimum width between windows no less than the width of windows.
- A minimum of 30% of Horne/Cornish Street frontage to consist of windows.
- All windows to have sills, timber panes and contrasting window surrounds.
- Use traditional building materials to entire building façade such as red-brick work, rendered brick-work and include contrasting colour and finish to all facia/parapet, window detail, plinth, stringline and quoin treatment.
- Use corrugated iron roofing, timber and metal verandahs, doors and timber window joinery.
- Use traditional, earthy, muted colour tones to building facade.

Front Boundary

- Front fences to be a maximum 1.2 metres in height.
- Fencing to be traditional building materials and colours consistent with the building on site

Interface with lots fronting Pasley Street

- Maintain a 3 metre buffer area to rear of property to be protected from all forms of buildings, foundations and service equipment.
- Provide security lighting to rear car parking area which does not impact on the amenity of adjoining residential properties.
- Rear fence is to be a minimum height of 2 metres. Fence materials to be either timber or colourbond using soft muted colours.

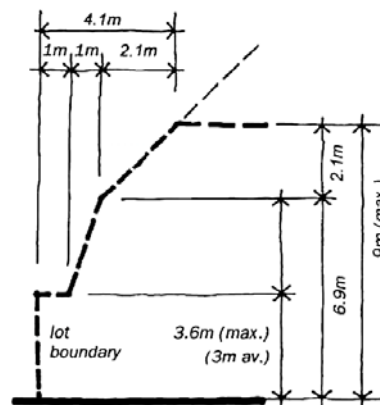
Site Layout

- All buildings to have a maximum width of 40 metres not including the verandah treatment.
- Car parking to be provided to the rear of property.
- A new building should be set back from side or rear of adjoining residential properties 1 metres, plus 0.3 metres for every metre of height over 3.6 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram side and rear setbacks



Book End Sites

- Maximum of 2 storeys in height
- Building to be located to front title boundary.
- Verandah treatment is to be located beyond the title boundary and sited above the public footpath.

Set Back Sites

- Maximum of 3 storeys in height
- Buildings to be set back a minimum of 6 metres from Horne Street Frontage title boundary. Optional 3rd storey to be set-back a further 5 metres.

Landscaping

- Retain existing large trees on site wherever possible.
- Plant trees within car park area and all landscaped area to provide shade and visual amenity.
- Provide a 6 metre minimum wide garden area from the Horne Street title boundary to front of building.

Advertising

Book End Sites

- Consolidate advertising to a single panel above verandah and incorporated within the fascia.
- Dimensions of advertising panel restricted to 3.2 metres length x 0.7 metres height.
- Advertising consistent with colour and design of building,
- Discourage the need for 'A' frame signage.

Set-Back Sites

- Consolidate advertising to one single panel/board to maximum dimensions of 2.2 metres high x 1.8 metres wide at ground level.
- Advertising Board to be set back a minimum of 2.5 metres from front title to all 'Set-Back' sites.
- Advertising to be framed in period style consistent with colour and design of Building.
- Consideration of advertising content to eliminate the need for 'A' frame signage.

4.0

15/11/2007
C79

Building and works

A permit is required to construct a building or carry out works.

5.0

15/11/2007
C79

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The Horne Street and Gap Road, Sunbury Local Policy.
- The Horne Street Urban Design Guidelines.
- Hume City Council Planning Guidelines for outdoor Advertising (1995).
- The interface with adjoining uses, in particular residential areas.