

22.13
19/01/2006
VC37

RESIDENTIAL NEIGHBOURHOOD CHARACTER – SUNBURY LOCAL POLICY

This policy applies to all residential development in the Township of Sunbury as shown on Map 1 forming part of this Clause.

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Policy Basis

The town of Sunbury sits within a landscape of surrounding hills, intersected by treed creek valleys and open space linkages. Views of these landscape settings are available from within the township. The town’s history as an early rural settlement is expressed through the remaining pre-war buildings, wide streets, large street trees and grid street layout in the heart of the town. These elements create a ‘country town’ feel which is reflected through retaining an openness to the streetscapes created by wide nature strips, a frequent lack of front fencing and spacious garden settings to the dwellings.

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy ensures that new development respects and enhances the preferred neighbourhood character of the residential areas of Sunbury.

A number of precincts have been identified within the Township of Sunbury, which display a distinctive relationship of dwellings to the streetscape and landscape. These areas are described as Sunbury 1, Sunbury 2, Sunbury 3, Sunbury 4, and Sunbury 5.

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Policy Objectives

To retain and enhance the identified elements that contribute to the character of the area.

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Sunbury 1

Description

The area has mixed dwelling styles and eras, however the frequency of early settlement dwellings provides the area with a distinctive quality that reflects the town’s history. The irregular front and side setbacks are also indicative of the pattern of growth represented in the area. The streetscapes have a spaciousness created by the wide streets with large nature strips, garden settings to the dwellings frequently accommodating large trees, and low or opens style front fencing. usually appropriate to the building era. Large exotic street tree planting complements the early settlement context.

Preferred Neighbourhood Character Statement

The context of the town and the spaciousness and openness of the streetscapes will be retained and enhanced.

It is policy that:

- Where a permit is required to develop or subdivide land in this precinct, the following preferred neighbourhood character objectives and design responses will be taken into account when considering any application.

Objectives	Design Responses
To maintain and strengthen the garden settings of dwellings.	<ul style="list-style-type: none"> ▪ Retain large existing trees wherever possible. ▪ Prepare a landscape plan to accompany all development proposals that includes substantial trees and shrubs. ▪ Minimise paving in front yard.

Objectives	Design Responses
To minimise excavation and site erosion.	<ul style="list-style-type: none"> Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site. Retain existing vegetation, especially on steeply sloping sites.
To reflect the existing rhythm of dwelling space.	
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> Second storeys should be setback from front and side ground storey facades. Use pitched roof forms wherever practicable.

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Sunbury 2

Description

This area demonstrates a mixture of building style and eras, including some dwellings from the early settlement of Sunbury that make this area distinctive. While dwellings from the early settlement eras are not predominant, their presence adds to the historical context of the town. Building spacing is reasonably regular, although front setbacks vary widely reflecting the history of development of the area. The streetscapes have a spacious quality created by wide streets and nature strips, the generally single storey buildings, the garden settings of the dwellings with frequent large trees, and the absence of or low or open style front fencing.

Preferred Neighbourhood Character Statement

The context of the town and the spaciousness of the streetscapes will be retained and enhanced.

It is policy that:

- Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> Retain large existing trees wherever possible. Prepare a landscape plan to accompany all development proposals that include substantial trees and shrubs. Minimise paving in front yard.
To reflect the existing rhythm of dwelling space.	
To ensure that new buildings do not dominate the streetscape.	<ul style="list-style-type: none"> Use low pitched roof forms wherever practicable.

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Sunbury 3

Description

This area is recently developed with brick dwellings set in garden settings. The streetscapes are open due to the frequent lack of front fencing, and gardens often flow uninterrupted to the street kerb. The hilly topography and availability of views has encouraged frequent two-storey dwellings that are usually designed to fit within the landscape, and therefore do not dominate. The front setbacks are spacious and side setbacks regular despite the curvilinear street pattern.

Preferred Neighbourhood Character Statement

The garden settings of the dwellings, openness of the streetscape and dwellings set within the landscape is to be maintained and enhanced.

It is policy that:

- Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

Objectives	Design Responses
To ensure the landscape setting of new dwellings respect the landscape settings.	<ul style="list-style-type: none"> ▪ Retain existing high canopy trees and understorey wherever possible. ▪ Prepare a landscape plan to accompany all new dwelling proposals that utilise appropriate low maintenance vegetation. ▪ Minimise paving in front yards.
To minimise excavation and site erosion.	<ul style="list-style-type: none"> ▪ Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site. ▪ Retain existing vegetation, especially on steeply sloping sites.
To reflect the existing rhythm of dwelling spacing.	
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> ▪ Respect the predominant building height in the street and nearby properties. Where there is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height. ▪ Use low pitched roof forms wherever practicable.

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Sunbury 4

Description

This is an established residential area, with dwellings set within well developed gardens containing frequent mature vegetation. The spaciousness of the area is created by generous front setbacks and regular side setbacks, and the frequent lack of front fences, providing opportunity for lawn to extend to the roadway. The dwellings are generally low level, and where two storey dwellings exist they have been designed to fit within the landscape. Parkland with substantial exotic trees abuts the precinct to the south strengthening the treed landscape of the precinct.

Preferred Neighbourhood Character Statement

The established garden settings of the dwellings and spaciousness of the area will be retained and enhanced.

It is policy that:

- Where a permit is required to develop or subdivide land in this precinct it is policy to take the following objectives and design responses into account when considering any application.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> ▪ Retain large existing trees wherever possible. ▪ Prepare a landscape plan to accompany all development proposals that include substantial trees and shrubs. ▪ Minimise paving in front yard.
To minimise excavation and site erosion	<ul style="list-style-type: none"> ▪ Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site. ▪ Retain existing vegetation, especially on steeply sloping sites.
To reflect the existing rhythm of dwelling spacing.	
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> ▪ Second storeys should be setback from front and side ground storey facades.

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Sunbury 5

Description

The area is open and spacious due to the low lying dwellings set within simple gardens and the wide nature strips, often flowing uninterrupted to the roadway. The low scale buildings are generally consistent, sometimes generous front and side setbacks, add to the spacious feel of the area. Where present, front fences are usually open style and average height. Some parts have a semi-rural feel due to a lack of kerbing and native street tree planting.

Preferred Neighbourhood Character Statement

The openness of the area, low scale dwellings and the garden settings will be maintained and strengthened.

It is policy that:

- Where a permit is required to develop or subdivide land in this precinct it is policy to take the following objectives and design responses into account when considering any application.

Objectives	Design Responses
To encourage consideration of the landscape setting of new dwellings.	<ul style="list-style-type: none"> ▪ Retain existing high canopy trees and understorey wherever possible. ▪ Prepare a landscape plan to accompany all new dwelling proposals that utilise low maintenance species appropriate to the area.

Objectives

Design Responses

To reflect the existing rhythm of dwelling spacing.

Policy Reference

Hume City Council Neighbourhood Character Study, Hume City Council, Planisphere and John Curtis, 2002.

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MAP 1 – Sunbury Township Residential Neighbourhood Character Precincts

