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C79**HORNE STREET AND GAP ROAD, SUNBURY**

This policy applies to all land located on the west side of Horne Street between Riddell Road and Mitchells Lane and land along both sides of Gap Road between Horne and Darbyshire streets as shown on Map 1 forming part of this Clause and included in the Design and Development Overlay.

Policy Basis

The Hume Municipal Strategic Statement (MSS) defines Horne Street as the eastern boundary of the Sunbury Town Centre. The Hume MSS also limits retail development outside the Sunbury Town Centre to that which recognises and complements its pre-eminent activity centre role. Retail developments that have large floor area requirements that are dependent on high exposure and vehicle access should be located outside the retail core of the Town Centre however within the Centre.

There has been an ongoing transition of land uses along the western side of Horne Street and along Gap Road. This area is now a mix of commercial uses, vacant lots and residential properties and is no longer predominately residential in character.

This policy provides guidance for future development along the west side of Horne Street and Gap Road in order to prevent any further ad-hoc development within this area and to protect the amenity of existing residential properties. All new development will be required to enhance the rural town character of Sunbury as detailed in the Horne Street Urban Design Guidelines.

Within this Policy two Precincts have been designated. Precinct 1 extends the existing large format bulky goods area north of Mitchells Lane, Sunbury along the west side of Horne Street, and continues the existing development pattern east of Horne Street along Gap Road. Precinct 2, land north of Gap Road, is in close proximity to the retail core and as such will encourage land uses that compliment the retail core.

Land uses that do not detract from the retail core will be encouraged and include restricted retail, commercial and office uses. Land uses which will have a determinantal affect on the neighbourhood including industry are to be discouraged.

Objectives

- To encourage land uses, including restricted retail, commercial and office uses, which do not detract from the amenity of the adjoining residential area.
- To encourage new land uses to locate along the west side of Horne Street and Gap Road that do not detract from the retail core of the Town Centre.
- To minimise the impact of new development on the amenity of existing residential land uses in Horne and Pasley Street.
- To ensure built form outcomes improve the overall appearance and amenity of the area and enhance the rural town character of Sunbury.
- Discourage uses, including industry, which will have a detrimental affect on the amenity of adjoining properties.

Precinct Policies

Precinct policies relate to precincts 1 and 2 shown on Map 1 forming part of this Clause.

Precinct 1 (DDO2)

This precinct includes all properties to the west side of Horne Street between Gap Road to the north and Mitchells Lane to the south and extends along both sides of Gap Road in a westerly direction to Derbyshire Street.

Precinct 1 encourages a mix of restricted retail and commercial uses which do not detract from the retail core of the Town Centre. Land uses which will have a detrimental affect on the neighbourhood and amenity of adjoining properties are discouraged. Land for the use of industry is discouraged.

Precinct 2 (DDO3)

This precinct includes all properties on the west side of Horne Street between Riddell Road to the north and Gap Road to the south.

Precinct 2 encourages a mix of accommodation, office and commercial uses that do not detract from the retail core of the Town Centre. Land uses which will have a detrimental affect on the neighbourhood and amenity of adjoining properties are discouraged. Land for the use of industry is discouraged.

Policy

It is policy within both precinct 1 and 2 that:

- All new development should ensure that built form and facade detail interprets traditional building form and character present in Sunbury as described in the Horne Street Urban Design Guidelines. This will include the use of:
 - verandahs
 - facia/parapet treatment
 - articulated use of windows and doors
 - pitched, hipped and gabled roofs,
 - vertical rectangular windows and openings.
- Front boundary treatments of new development are consistent in style and appearance with the building on site and provide clear views of the building facade.
- The Western Water asset (sewer line) at the rear of properties fronting Horne Street is protected from all forms of development or damage.
- Adjoining residential properties are protected from views of buildings, noise and odour arising from machinery, maintenance services and exhaust flues.
- The amenity of existing residential areas is protected.
- A Landscape Plan must accompany all development proposals. The selection of plant species are to be approved by the Responsible Authority and plantings located in the 3 metre wide buffer strip to the rear of properties fronting Horne Street consider the views of Western Water.
- Maintain the efficient and safe operation of Horne Street by minimising the number of crossovers along Horne Street and Gap Road.

References

Horne Street Urban Design Guidelines (2007).

Hume City Council Guidelines for Commercial, Industrial and Residential Landscapes (2005).

Hume Activity Centre Hierarchy Study (2004).

Hume City Council Planning Guidelines for Outdoor Advertising (1995).

