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## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**

### **Horne Street and Gap Road, Sunbury**

#### **1.0**

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#### **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.

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#### **Design Response**

##### **Built Form**

- Break the length and scale of buildings by varying setbacks every 7-10 metres of facade. Vary the height of facia every 7-10 metres.
- Avoid continuous frontages greater than 10 metres with no variation in facia or parapet.
- Vary the set back of buildings frontages from the front title boundary and recess entry doors 0.5 metres from front building facade.
- Incorporate verandahs to front of buildings, with a maximum 'continuous' length of 15 metres to avoid repetition in form.
- Break continuous form of verandah by either including gable inserts, gabled entries, or by introducing building facades that break the line of verandah.
- All verandahs are to be between 2.2 to 2.8 metres wide and posts are to be protected from vehicle impact.
- Front facia of building including parapet to be a minimum of 1.5 metres above the height of verandah.
- Incorporate traditional roof forms by designing pitched, hipped and gabled roofs.
- Use vertical rectangular windows.
- A minimum of 50% of facade to consist of windows to maximise light and pedestrian visibility and interest.
- Use traditional building materials to entire building facades such as red brick-work, rendered brick-work and include contrasting colour and finish to all facia/parapet and window detail.
- 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 are optional but when constructed are 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 building, foundations and service equipment.
- Buildings are to be a maximum of 3 metres in height for a minimum of 5 metres at the rear of properties, the remaining building to have a maximum height of 4 metres.
- Rear fence is to be a minimum height of 2.5 metres. Fence materials to be either timber or colourbond using soft muted colours.
- Locate machinery, service equipment, exhaust flues to side or front of building and within suitably screened enclosures. Screening to blend in with style and character of building.

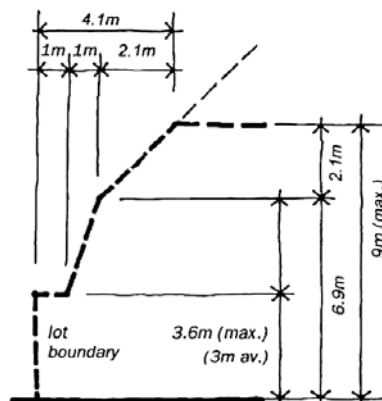
Site Layout

- Apply 'Book End' siting of all buildings located at corner sites by extending building frontages to street frontage title boundary.
- 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, fascias, 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



#### Landscaping

- Retain large trees on site wherever possible.
- Plant trees within car park area and all landscaped areas to provide shade and visual amenity.
- Provide a 2.5 metre wide landscaped area to the front title boundary. All other landscaped areas to be a minimum of 2 metres wide
- Nature strip to include street tree planting consistent with Council Streetscape theme.

#### Advertising

- Consolidate advertising to a single panel above verandah and incorporated within fascia.
- Dimensions of advertising panel to be maximum of 3.2m length x 0.7m height.
- Advertising to be consistent with colour and design of building,
- Advertising excluded to all other areas including below fascia, windows, landscape areas, pedestrian walk areas, etc.

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#### **Building and works**

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

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#### **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.