

28/03/2013
C58

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

LOW DENSITY RESIDENTIAL ZONE SETBACKS

1.0 Design objectives

11/12/2008
C39

To ensure that the siting and design of buildings creates an attractive low density residential environment.

To ensure that development has regard to the low density residential character of the area.

To ensure that a high level of amenity is maintained in low density residential areas.

2.0 Building and works

28/03/2013
C58

A permit is not required except to construct a building if the following minimum setbacks are not met:

- 20 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1
- 10 metres from any other road
- 5 metres from any other boundary
- 15 metres from a dwelling not in the same ownership.

3.0 Decision guidelines

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Before deciding on an application proposing to vary the setbacks, the responsible authority must consider, as appropriate:

- Whether the siting of the proposed building will be in keeping with the character and appearance of the area;
- Whether the siting of the proposed building will be detrimental to the amenity of the area.