

13/09/2012
C67(Part 1)

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

GISBORNE RISE ESTATE, GISBORNE

1.0 Design objectives

23/11/2006
C39

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

To ensure that any development has regard to the existing character of the area. The locality consists of large residential lots that overlook the Gisborne township and the Macedon Ranges.

2.0 Buildings and works

13/09/2012
C67(Part 1)

Permit requirement for buildings and works

A permit is not required to construct a building or construct or carry out any works provided all the following building setback and building height requirements are met.

Building setbacks

The following minimum setbacks apply:

- | | |
|---|-----------|
| ▪ Setback for any building from the road frontage: | 10 metres |
| ▪ Setback for any building from any other road: | 3 metres |
| ▪ Setback for any building from the side and rear boundaries: | |
| · One storey | 2 metres |
| · Two storey | 3 metres |

Building height

A dwelling must have a height of no more than two storeys.

3.0 Decision guidelines

23/11/2006
C39

Before deciding on any application, the Responsible Authority must consider:

- The existing character of the area.
- Whether the siting, height and design of the proposed buildings will be in keeping with the character and appearance of the area.