

28/03/2013  
C58

## **SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

### **LOW DENSITY RESIDENTIAL ZONE SETBACKS**

#### **1.0**

11/12/2008  
C39

#### **Design objectives**

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**

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#### **Building and works**

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**

11/12/2008  
C39

#### **Decision guidelines**

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.