

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**

23/11/2006  
C39

#### **Design objectives**

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**

13/09/2012  
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#### **Buildings and works**

##### **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**

23/11/2006  
C39

#### **Decision guidelines**

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.