

29/11/2019
C198case

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ1.

BERWICK TOWNSHIP GRID

1.0

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Neighbourhood character objectives

To provide a mix of building forms and styles with consistent, spacious setbacks that retains the dominance of the landscape setting.

To provide appropriate front, side and rear setbacks and garden areas with adequate space for landscaping, including canopy trees, so that built form is recessive to the landscape.

To provide dwelling entrances oriented towards the street providing a sense of address.

To provide vegetated front setbacks with no front fencing or the use of low, visually permeable front boundary treatments which enhance the spaciousness and strong avenue planting of the streetscapes.

2.0

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Minimum subdivision area

The minimum lot size for subdivision is 600 square metres.

3.0

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Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space of an area of 80 square metres or 20 per cent of the total area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space to consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres located at the side or rear of the dwelling with convenient access from a living room.
	B28	A dwelling or residential building should have private open space of:

CASEY PLANNING SCHEME

	Standard	Requirement
		An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and direct access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and direct access from a living room.
Front fence height	A20 and B32	None specified

5.0

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Maximum building height requirement for a dwelling or residential building

None specified.

6.0

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Application requirements

None specified.

7.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the layout and appearance of areas set aside for car parking, including garages, car ports and hard stand areas, are sensitively designed and sited.