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SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

BERWICK TOWNSHIP GRID

1.0

Neighbourhood character objectives

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To provide a mix of ~~grand~~-building forms and styles united by spacious setbacks that retains the dominance of the landscape setting.

To provide appropriate front, side and rear setbacks and garden areas ~~to allow for~~with adequate space for landscaping, including ~~canopy trees, to so that built form is recessive to the landscape, protect the amenity of adjoining properties and contribute to the landscape character.~~

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

~~To ensure that the spaciousness of the streetscape is enhanced by residential developments provide sufficient vegetated front setbacks, vegetation enhanced by and a lack of front fencing or the use of low, visually permeable front boundary treatments.~~

Commented [ES1]: Additions as recommended by Panel (tracked against exhibited version).

2.0

Minimum subdivision area

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The minimum lot size for subdivision is 600 square metres.

3.0

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

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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

Requirements of Clause 54 and Clause 55

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	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

CASEY PLANNING SCHEME

Private open space	A17	Dwellings should have private open space of a An -area of 80 square metres or 20 per cent of the <u>total</u> area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should to consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres <u>located</u> at the side or rear of the dwelling with convenient access from a living room.
	B28	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 convenient <u>with direct</u> access from a living room, or A roof- e -top area of 10 square metres with a minimum width of 2 metres and convenient <u>with direct</u> access from a living room.
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

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None specified.

6.0 Application requirements

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The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A design response must explain how the proposed design derives and responds to the neighbourhood character objectives provided in this schedule.

7.0 Decision guidelines

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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 development contributes to preserving the existing neighbourhood character and is consistent with the objectives at part 1 of this schedule.
- Whether the development can achieve a density for the lot consistent with the minimum subdivision size specified at part 2 of this schedule.
- Whether a loss of amenity to adjoining properties would result ~~in varying the requirements of part 3.0 of this schedule~~ from any proposed buildings or works.
- Whether a subdivision or development proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.
- Whether ~~opportunities exist to avoid~~ a building ~~being~~ has been appropriately sited to avoid being visually obtrusive, ~~through the use of alternative building designs, particularly for developments with overall building heights in excess of 9 metres (where permitted):~~
- ~~Whether~~ the layout and appearance of areas set aside for car parking, including garages, car ports and hard stand areas, are access and egress, loading and unloading ~~and the location of any proposed off street car parking~~ sensitively designed and sited.

Commented [ES2]: Additions as recommended by Panel (tracked against exhibited version).

Commented [ES3]: Update to maintain consistency with the Ministerial Direction on the form and content of Planning Schemes.