

CASEY PLANNING SCHEME

INCORPORATED PLAN

June 2015

Tulliallan

805 Berwick-Cranbourne Road, Cranbourne North

This document is an incorporated document of the Casey Planning Scheme.
It forms part of Clause 43.01 of the Casey Planning Scheme.

Tulliallan Incorporated Plan

1.0 Application

This Incorporated Plan applies to the land generally known as Lot 2 on Plan of Subdivision 518301Y, known as 805 Berwick-Cranbourne Road, Cranbourne North and shown on Casey Planning Scheme Map No. 12HO and covered by Heritage Overlay HO152.

It gives effect to a number of planning permit exemptions relating to the non-contributory element of the local heritage place known as Tulliallan.

2.0 Definitions

The *non-contributory element* is the modern (post-1980) two storey residence that lies within the HO152 and is defined by the curtilage shown on the plan within this Incorporated Plan.

3.0 No planning permit required

Under Clause 43.01-2 of the Casey Planning Scheme, no planning permit is required to construct or carry out the following buildings or works to that part of the heritage place shown on the plan forming part of this clause, comprising a dwelling that is a non-contributory element of the place identified by HO152 ('Tulliallan'):

- Domestic services normal to the dwelling if the services are visible from a street (other than a lane) or public park.
- A solar energy facility attached to the dwelling if the services are visible from a street (other than a lane) or public park.
- A rainwater tank attached to the dwelling if the rainwater tank is visible from a street or public park.
- A pergola or verandah attached to the dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck attached to the dwelling with a finished floor level not more than 800mm above ground level.
- Non-domestic disabled access.
- External alterations to the dwelling by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Carry out works, repairs and routine maintenance to the dwelling.

Plan to Clause 3.0

