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 Neighbourhood character objectives

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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 Minimum subdivision area

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The minimum lot size for subdivision is 600 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

26/04/2024
VC252

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.