13/03/2026
C108moor

SCHEDULE 10 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ10** .

BALLAN PRECINCT 5

1.0 Neighbourhood character objectives

13/03/2026
C108moor

To protect the character and identity of the town by maintaining the open and spacious character, and transition from rural to residential areas, along Geelong-Ballan Road and Old Melbourne Road.

To maintain a streetscape rhythm of predominantly detached dwellings.

To ensure garages, carports and second storey development do not visually dominate dwellings or streetscapes.

To encourage new development to provide front setbacks sufficient for canopy tree planting, with minimal front fencing or low scale open front fencing.

To encourage landscaping that complements the natural environment and the country 'feel' of the township through the use of native and non-native plantings.

2.0 Minimum subdivision area

13/03/2026
C108moor

None specified.

3.0 Requirements of Clause 54 and Clause 55

13/03/2026
C108moor

	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
	B2-5	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

13/03/2026
C108moor

None specified.

5.0 Application requirements

13/03/2026
C108moor

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 landscape plan showing how the proposal:
  - Identifies, retains and protects significant vegetation that contributes to the character of the precinct; and

- Makes provision for new landscaping that contributes towards the neighbourhood character objectives.

6.0
13/03/2026
C108moor

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 adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.