06/03/2020
C088moor

# SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ7** .

## BALLAN TRADITIONAL RESIDENTIAL AREA

### 1.0 Neighbourhood character objectives

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

To maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks.

To ensure garages and carports do not visually dominate dwellings or streetscapes.

To encourage low, open front fencing, combined with landscaped front gardens to emphasise the country 'feel' of the township.

### 2.0 Minimum subdivision area

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The minimum lot size for subdivision is 800 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 | 1.2 metres maximum |

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

03/05/2024
VC255

None specified.

### 5.0 Application requirements

03/05/2024
VC255

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 Decision guidelines

03/05/2024
VC255

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.