

06/03/2020  
C088moor

## SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ6**

### BALLAN OUTER RESIDENTIAL FRINGE

#### 1.0

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#### Neighbourhood character objectives

To maintain an open and spacious character through the retention and creation of large lots that are predominantly occupied by single dwellings, with wide frontages and substantial setbacks around the dwellings.

To protect the character and identity of the town by establishing a transition from rural to residential areas.

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

#### 2.0

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#### Minimum subdivision area

The minimum lot size for subdivision is 1,400 square metres.

#### 3.0

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

	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

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#### Requirements of Clause 54 and Clause 55

	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	A new building not on or within 200mm of a boundary should be setback 2 metres plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of building height over 6.9 metres
Walls on boundaries	A11 and B18	0 metres
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	1.2 metres maximum

#### 5.0

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#### Maximum building height requirement for a dwelling or residential building

None specified.

**6.0**

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**Application requirements**

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.

**7.0**

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**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.