

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

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Neighbourhood character objectives

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

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Minimum subdivision area

The minimum lot size for subdivision is 800 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	None specified
Walls on boundaries	A11 and B18	0 metres on one side boundary. 0 metres on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building by at least 5 metres and the carport or garage does not abut an existing building on the neighbouring property. For buildings proposed on rear boundaries, the provisions of A11 and B18 continue to apply.
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.