

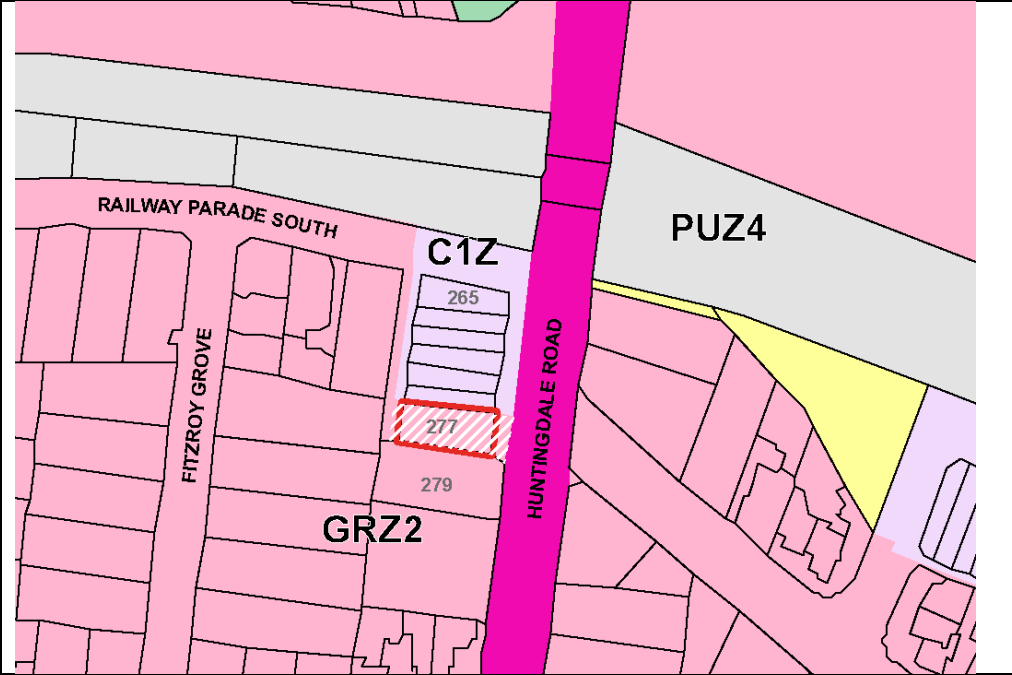
LIST OF MAPPING FIX UPS TO THE MONASH PLANNING SCHEME

Part A - Zoning & VPO changes

Fix up 1 – Residential land in Miller Crescent, Mount Waverley

Location:	2-10, 2-3/12, 14-18 Miller Crescent Mount Waverley (rear of properties)
Map:	
Issues:	<ul style="list-style-type: none"> • VicTrack sold surplus land to adjoining residential landowners, but did not change the zone at that time. • Zone does not reflect the use of the land at the rear of these properties. • Properties in more than one zone. • Amendment C125 Part 1 rezoned the residential properties from GRZ2 to NRZ3.
Proposal:	Rezone hatched land (refer to map) from Public Use Zone 4 to Neighbourhood Residential Zone 3 and apply the Vegetation Protection Overlay to the hatched land as well.
Consult:	<ul style="list-style-type: none"> • VicTrack / Department of Treasury and Finance agree to rezoning of land to reflect land use and new ownership. • We have written to the landowners and occupiers informing them of the proposed changes.
Pathway:	Exhibited amendment

Fix up 2 – Shop on Huntingdale Road

Location:	277 Huntingdale Road, Chadstone (close to Jordanville train station)
Map:	
Issues:	<ul style="list-style-type: none"> • Shop (currently a pharmacy) in a residential zone (and is therefore a non-conforming land use relying on existing use rights). • Construction of shop and extension of shopping strip (including adjoining car parking area) by one property occurred in the 1980s but rezoning of the land did not follow. • Zone does not reflect the use of the land and the landowners are paying commercial rates. • Residential uses in the ground level of this building that would be permitted under the current zoning would be inappropriate.
Proposal:	Rezone hatched land (refer to map) from General Residential Zone 2 to the Commercial 1 Zone.
Consult:	We have written to the landowner and occupier informing them of the proposed change.
Pathway:	Exhibited amendment

Fix up 3 – Boundary alignment with Valley Reserve

Location:	27 Regent Street, Mount Waverley
Map:	
Issues:	<ul style="list-style-type: none"> • Boundary changed through historic adverse possession claim (prior to legislative changes that prohibited adverse possession of public land). Refer to <i>Monash City Council v Melville & Ors [2000] VSC 55, Supreme Court of Victoria, 28 February 2000</i> • Zoning of the slither of land along the northern boundary of the property is not reflective of the land use as it is fenced off and used for residential purposes. • Amendment C125 Part 1 rezoned the land from GRZ2 to NRZ3 but made no change to the northern boundary.
Proposal:	Rezone hatched land (refer to map) from Public Park and Recreation Zone to the Neighbourhood Residential Zone 2 and apply the Vegetation Protection Overlay .
Consult:	The landowners have written to us requesting the adjustment of the boundary between the residential zone and the Public Park and Recreation Zone.
Pathway:	Exhibited amendment

Fix up 4 – Shop in Notting Hill

Location:	49 Westerfield Drive, Notting Hill
Map:	
Issues:	<ul style="list-style-type: none"> • Shop (currently vacant but a former convenience store) in a residential zone. While the former land use was permitted in the zone, the land and building are physically part of the local shopping strip. • The land was zoned commercial prior to 1985, however, it was mistakenly rezoned to a residential zone. • Amendment C125 Part 2 rezoned the land from GRZ2 to GRZ3 but no change was made to the boundary between the residential and commercial land. • Zone does not reflect the use of the land and the landowners are paying commercial rates. • Residential uses in the ground level of this building would be inappropriate.
Proposal:	Rezone hatched land (refer to map) from General Residential Zone 3 to the Commercial 1 Zone.
Consult:	Landowner has written to us to request the land be rezoned to allow for a wider variety of uses.
Pathway:	Exhibited amendment

Fix up 5 – Monash Medical Centre (car parking areas on Dixon Street)

Location:	12, 14-16 Dixon Street, Clayton
Map:	
Issues:	<ul style="list-style-type: none"> • This land has been purchased by the Monash Medical Centre and is being used for car parking for the hospital. • The zoning of the land is not reflecting its public use and ownership. • Amendment C125 Part 1 rezoned the land from GR22 to RGZ3.
Proposal:	Rezone hatched land (refer to map) from Residential Growth Zone 3 to the Public Use Zone 3.
Consult:	Monash Medical Centre have written to us to request the land be rezoned to align with its public use and ownership.
Pathway:	Exhibited amendment

Fix up 6 – Police Road

Location:	Police Road, Mulgrave (between 375 and 443 Police Road, and rear of 5 & 6 Jeanette Court)
Map: (Shown in two parts)	<p>The maps illustrate the proposed rezoning of Police Road in Mulgrave. The top map shows the area between Chelsea Avenue and Jolimont Avenue, with Police Road running along the bottom. A hatched area is shown between Monash Pwy and the Municipal Boundary. The bottom map shows the area between Portland Street and Jeanette Court, with Police Road running along the bottom. A hatched area is shown between the Municipal Boundary and Eastlink. Both maps show various residential zones: RDZ1, NRZ4, PPRZ, and RDZ1.</p>
Issues:	<ul style="list-style-type: none"> • This section of Police Road was declared an arterial road on 16 April 2014. • The southern half of this road (within the City of Greater Dandenong) is in the Road Zone Category 1. • There is a small section of NRZ4 that applies to land at the rear of 5 & 6 Jeannette Court and near Eastlink that should be zoned RDZ1. • Declared arterial roads and freeways should be appropriately zoned to reflect the management of the road and ensure planning applications seeking to modify access to a RDZ1 are appropriately referred. • Rezoning declared arterial roads and freeways to the RDZ1 can be handled through a Prescribed Amendment and does not require exhibition.
Proposal:	Rezone hatched land (refer to map) from Neighbourhood Residential Zone 4 to the Road Zone Category 1 and remove the Vegetation Protection Overlay from the hatched land.
Consult:	VicRoads / Department of Transport support the changes.
Pathway:	Prescribed Amendment (Section 20A).
Att:	<ul style="list-style-type: none"> • A1. Victorian Government Gazette Notice S127 16 April 2014 (pp2-3) • A2. Advice from VicRoads/DoT for extent of rezoning, December 2020

Road Management Act 2004**ROAD DECLARATION**

VicRoads, pursuant to sections 11 and 14 of the **Road Management Act 2004**, upon publication of this notice declares parts of the road described in the Schedule and on the plan attached.

The effect of this Road Declaration on road names is described in Table 1.

SCHEDULE**ARTERIAL ROAD**

- a) Those parts of Police Road identified by hatching on the plan numbered GP23096 are declared as described in the legend in the said plan.

TABLE 1**EFFECTS ON ROAD NAMES**

1. Names in Column 2 are existing Vicmap Address names, which are unaffected by this notice.
2. **Names in Column 1 are for VicRoads administrative purposes only and are independent of names in Column 2.**
3. Names in Column 2 may not apply to the whole length of the road and are for general information only.

ARTERIAL ROAD

GP Number	VicRoads Administrative Road Name Column 1	Vicmap Address Road Name (for property addressing purposes) Column 2
GP23096	Police Road	Police Road

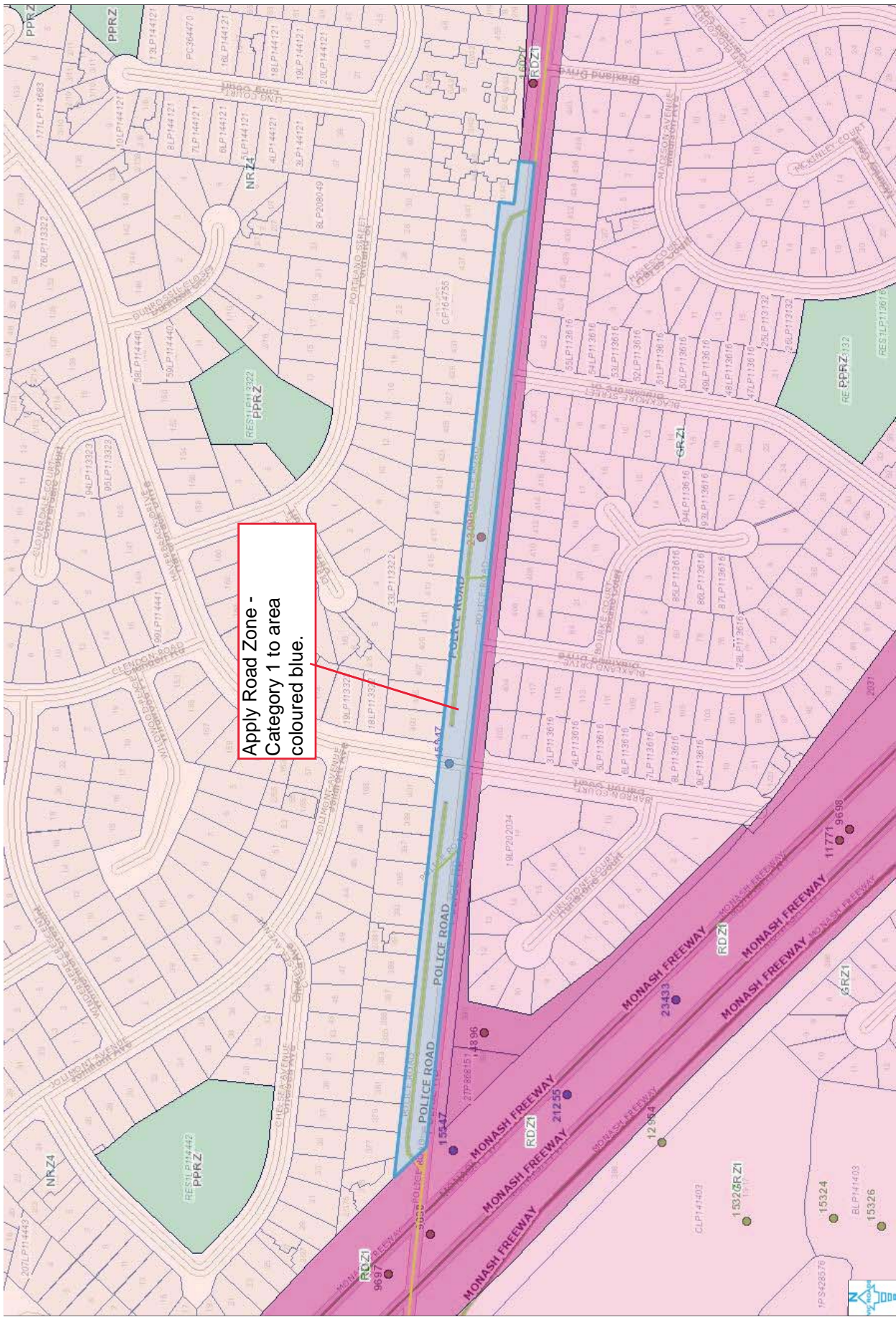
Dated 12 April 2014

PETER TODD
Acting Chief Executive
VicRoads

GEND

Planning Scheme Zones

- CZ - City Centre Zone
- B1Z - Business 1 Zone
- B2Z - Business 2 Zone
- B3Z - Business 3 Zone
- B4Z - Business 4 Zone
- B5Z - Business 5 Zone
- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- C - Commonwealth land
- CCZ - Capital City Zone
- CDZ - Comprehensive Development Zone
- DD - Dockland Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- GWZ - Green Wedge Zone
- IN1Z - Industrial 1 Zone
- IN2Z - Industrial 2 Zone
- IN3Z - Industrial 3 Zone
- LDRZ - Low Density Residential Zone
- MUZ - Mixed Use Zone
- NRZ - Neighbourhood Residential Zone
- PCRZ - Public Conservation and Resource Zor
- PDZ - Priority Development Zone
- PPRZ - Public Park and Recreation Zone
- PU1Z - Public Use Zone - Service and Utility
- PU2Z - Public Use Zone - Education
- PU3Z - Public Use Zone - Health & Community
- PU4Z - Public Use Zone - Transport
- PU5Z - Public Use Zone - Cemetery/Cemeteriu
- PU6Z - Public Use Zone - Local Government
- PU7Z - Public Use Zone - Other Public Use
- PZ - Port Zone
- R1Z - Residential 1 Zone
- R2Z - Residential 2 Zone
- R - Z Rural - City Zone
- RCZ - Rural Conservation Zone
- RDZ - Road Zone - Category 1
- RDZ - Road Zone - Category 2
- RGZ - Residential Growth Zone
- RUZ - Rural Living Zone
- SUZ - Special Use Zone
- TZ - Township Zone
- UFZ - Urban Floodway Zone
- USZ - Urban Growth Zone



Apply Road Zone -
Category 1 to area
coloured blue.

Disclaimer

This VicRoads' plan is provided for information purposes only. No claim is made as to the accuracy or authenticity of the plan. VicRoads does not accept any liability to any person for the information or advice (or the use of such information or advice) which is provided on this plan or incorporated into it by reference. The information on the plan is provided on the basis that persons undertake responsibility for assessing the relevance and accuracy of its content.

Project

Comments
Comments

Prepared By

Declaration and Land Information

Date:

14-Dec-2020

Part B – Special Controls Overlay changes

Fix up 7 – Orica Office site

Location:	1956 & 1970-1984 Dandenong Road and 2-12 McNaughton Road, Clayton
Map:	
Issues:	<ul style="list-style-type: none"> • Amendment C21 was gazetted in 2003 to introduces a site specific provision to this site to be used for an office with a floor area of up to 6,500m² within the schedule to Clause 52.03. • The Minister for Planning approved Amendment VC100 in 2013, which among other things, removed the maximum floor area cap of 500m² for offices from the Industrial 1 Zone. • The removal of the maximum floor area cap for offices makes the incorporated document and the specific control for this site redundant. The incorporated document could potentially limit what can be achieved on this site compared with other sites in the Industrial 1 Zone.
Proposal:	Remove the Specific Controls Overlay 3 (SCO3) from the site (shown hatched - refer to map) and delete the associated Incorporated Document. There is no change the zone or other overlays that apply to the site (i.e. PAO1 or DDO1).
Consult:	None to date.
Pathway:	Prescribed Amendment (Section 20A)
Att:	<ul style="list-style-type: none"> • A3. Incorporated Document - Orica Office Use Plan, February 2003.

MONASH PLANNING SCHEME
INCORPORATED DOCUMENT
Site specific control under Clause 52.03

ORICA OFFICE USE PLAN
February 2003

Land affected by site specific control

The land is located at 1948 – 1984 Dandenong Road, Clayton, being part of Lot 1 on LP130164 and PC361045A, Certificates of Title Vol. 9324 Fol. 854 and Vol. 9991 Fol. 055, as shown on the plans prepared by Green and Barbour Pty Ltd Architects dated 26 September 2002 having reference 704PP-8 (Revision B) & 9 (Revision A) referred to in permit no. 27649 dated 8 October 2002 (the land).

Office use of the land

Despite anything else contained in the Monash Planning Scheme, including in particular the following clauses:

- Clause 33.01–1 (Industrial 1 Zone – Table of uses)
- Clause 33.01–4 (Industrial 1 Zone – Buildings and works)

the land may be used for Office purposes with associated car parking, to a maximum leaseable floor area of 6,500m², subject to planning permit approval.

A permit may only be granted to use all or part of the land for the purpose of an Office if the following circumstances apply:

- The Office use must occupy a building developed generally in accordance with the plans prepared by Green and Barbour Pty Ltd, reference 704PP-1 to 7 (Revision A) dated 11 April 2002 and 8 (Revision B) & 9 (Revision A) dated 26 September 2002 referred to in permit no. 27649 dated 8 October 2002.
- The development of that building must have been commenced within two years of the approval date of Amendment C21 and completed within a further period of not more than two years, unless the Responsible Authority granted approval for the extension of those periods in response to a request made in writing before the expiry date or within three months afterwards.
- Upon its completion, all of the building (or such lesser area as the Responsible Authority may have approved in writing) was or will be used for a period of not less than two years for purposes or activities integral or ancillary to an industrial use of the land.

This site specific control under Clause 52.03 will expire if the Office use is not started within ten years of the approval date of Amendment C21.