

YARRA RANGES PLANNING SCHEME

AMENDMENT C197yan

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Yarra Ranges Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Yarra Ranges Council.

Land affected by the amendment

The amendment applies directly to a total of 40 properties and sites across the municipality, which will be either rezoned, partly rezoned or have overlays deleted or amended as further detailed in the below tables and in the Mapping Reference Table (Attachment 1) to this Explanatory Report.

In addition a number of properties in the Schedule to the Heritage Overlay will be affected by minor changes proposed by the amendment.

What the amendment does

The amendment proposes to:

- Correct zoning inaccuracies and anomalies by rezoning or partially rezoning 34 properties, plus five areas of river or road reserve, where the existing zoning does not reflect the existing or intended use of the land or to correct mapping boundary errors to align with property boundaries.
- Amend the schedule to the Heritage Overlay by updating street numbers and site names and descriptions applying to 192 heritage places.
- Remove Heritage Overlay HO365 from the site of the former Healesville-Koo Wee Rup Road bridge over the Yarra River in Woori Yallock.
- Amend the mapping for HO353 (Cement Creek Plantation) to show the correct extent of the heritage overlay to the site.
- Amend the mapping for HO368 (Yarra Glen War Memorial) to recognise the memorial's relocation to Anzac Park and delete it from the non-heritage memorial hall that is not of heritage significance.
- Remove Restructure Overlay RO109 from 35 Fernbank Road, Healesville, update the schedule to the Restructure Overlay, the schedule to Documents Incorporated into this Scheme (Clause 72.04), and includes the updated incorporated document *Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council* in the Planning Scheme.
- Delete Development Plan Overlay Schedule 4: 1-5 Central Avenue, Mooroolbark and Schedule 6: 1 Neryl Court, Mooroolbark.
- Apply DDO8 and SLO22 to 23 Hoddle Street, Yarra Junction, and to that part of 21 Hoddle Street that is being rezoned to GRZ.
- Apply DDO12: Town Centres – Healesville, Monbulk, Seville, Warburton, Yarra Glen and Yarra Junction to 133 Maroondah Highway, Healesville.

Specifically the amendment proposes to:

1. Rezone the following properties to be consistent with existing use and future land use

Land/ Area Affected	Mapping Reference	Changes to Planning Scheme	Explanation
133 Maroondah Highway, Healesville	znMap12	Rezone from Transport Zone 1 to Commercial 1 Zone	The property includes a building used as a scout hall by Scouts Victoria and is in private ownership. The current zoning of the site as Transport Zone 1 recognises the former ownership of the land by the Department of Transport. The amendment will rezone the land to reflect surrounding land zoning.
15 Blake Street, Powelltown	znMap73	Rezone from Public Use Zone 2 to Green Wedge A Zone 1	The property includes a residential dwelling and is being used as residential land. The current PUZ2 Education for this land is incorrect. Rezoning will ensure consistency in zoning with surrounding properties and reflect the current residential use.
6 Bayview Road, Belgrave	znMap76	Rezone from Public Use Zone 1 to Low Density Residential Zone	The property is privately owned and was previously used by the Metropolitan Ambulance Service. Rezoning to the LDRZ will ensure consistency in zoning with the abutting property.
23 Hoddle Street, Yarra Junction	znMap46	Rezone from Public Use Zone 3 to General Residential Zone 1	The property includes a residential dwelling and is in private ownership. Rezoning will ensure consistency in zoning with surrounding properties and will reflect current residential use.
62 John Street, Lilydale	znMap40	Rezone from Commercial 1 Zone to Public Park and Recreation Zone	The existing C1Z does not align with the use of the site which is Public Open Space and in Council ownership. Rezoning will reflect the use and ownership of the site.
75A Melba Avenue, Lilydale	znMap40	Rezone from Commercial 1 Zone to Public Park and Recreation Zone	The C1Z does not align with the use of the site which is Public Open Space under State Government ownership. Rezoning will reflect the use and ownership of the site.
1556 Mt Dandenong Tourist Rd, Olinda	znMap66	Rezone from Green Wedge A Zone 1 to Public Park and Recreation Zone	The GWAZ1 does not align with the use of the site which currently is public open space under Council ownership. The property is a public reserve and is used for community markets and events. Rezoning will reflect the use and ownership of the site.
530A Hull Road, Mooroolbark	znMap40	Rezone from Low Density Residential Zone to Neighbourhood Residential Zone	<p>The subject site is a remnant landlocked narrow strip of land between the LDRZ residential properties to the east and NRZ residential properties to the west.</p> <p>Rezoning to the NRZ will enable the land to be consolidated with the existing abutting NRZ properties at 29 and 31 Nathan Court and 11, 12, 13 and 14 Whernside Court, Mooroolbark.</p>

Lot CA80D6, Blacksands Road, Three Bridges	znMap59	Rezone from Green Wedge Zone 5 to Public Conservation and Resource Zone	This site is in public ownership and has been inadvertently zoned GWAZ5 that applies to the adjoining land. Rezoning the site to PCRZ will reflect the use and ownership of the site.
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2. Partially rezone the following properties to be consistent with existing use and to correct mapping errors to align with property boundaries

Land/ Area Affected	Mapping Reference	Changes to Planning Scheme	Explanation
15-21 David Hill Road, Monbulk	znMap68	Partially rezone from LDRZ to Public Use Zone 2	The land contains the Monbulk Primary School. Part of the site is zoned Low Density Residential Zone. Rezoning this portion of the site to the adjoining PUZ2: Education will reflect the use and ownership of the site.
21 Hoddle Street, Yarra Junction	znMap46	Partially rezone from Public Use Zone 3 to General Residential Zone 1	The property contains a multi dwelling residential aged care facility in private ownership. Part of the site is zoned PUZ3: Health and Community. Rezoning this part of the site to the GRZ1 that applies to the balance of the land will reflect the use and ownership of the site.
30 Little Yarra Road, Yarra Junction	znMap46	Partially rezone from Public Use Zone 3 to IN3Z	The property contains an industrial land use. A small portion of the site is zoned as PUZ3: Health and Community that applies to the adjoining property. Rezoning this part of the site to IN3Z that applies to the balance of the land will reflect the use and ownership of the site.
1200 Healesville Yarra Glen Rd, Yarra Glen	znMap09	Partially rezone from General Residential Zone 1 to Commercial 1 Zone	The carpark area of the commercial part of the site has been inadvertently included in the adjoining GRZ1. Rezoning this part of the site to the C1Z will reflect the use and ownership of the site.
286 Pauls Lane, Dixons Creek	znMap2 & 3	Partially rezone from Farming Zone to Public Conservation and Resource Zone	A small section of the PCRZ is zoned FZ where it adjoins land zoned FZ on the border of Yarra Ranges. The Yarra Ranges Planning Scheme does not include the Farming Zone. Rezoning this part of the site to PCRZ will reflect the use and ownership of the site.
1B Mt Dandenong Tourist Rd, Tremont (abutting 32 Dunstan Cres, Tremont)	znMap76	Partially rezone from Green Wedge A Zone 1 to Public Conservation and Resource Zone	A small section of publicly owned land has been inadvertently zoned GWAZ1. Rezoning to this part of the site to PCRZ will reflect the use and ownership of the site.
40 Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.

42 Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting 44 Blackwood Avenue, Warburton	znMap34	Partially rezone from Low Density Residential Zone to Public Park and Recreation Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting 46 Blackwood Avenue, Warburton	znMap34	Partially rezone from Low Density Residential Zone to Public Park and Recreation Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
48 Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
50A Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
54A Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
62 Dammans Road, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting 34 Dammans Road, Warburton	znMap34	Partially rezone land forming part of the Yarra River Walk from Low Density Residential Zone to Public Park and Recreation Zone.	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting 36 Dammans Road, Warburton	znMap34	Partially rezone land forming part of the Yarra River Walk from Low Density Residential Zone to Public Park and Recreation Zone.	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting Unit 9/38 Dammans Road, Warburton	znMap34	Partially rezone land forming part of the Yarra River Walk from Low Density Residential Zone to Public Park and Recreation Zone.	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
58 Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
62 Blackwood	znMap34	Partially rezone from	A section of this property is zoned

Avenue, Warburton		Public Park and Recreation Zone to Low Density Residential Zone	incorrectly. Rezoning is required to align the zone to the property boundary.
25 Upper Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
19 Upper Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
Unit 3/5 Upper Blackwood Avenue, Warburton	znMap34	Partially rezone from Public Park and Recreation Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
2 Riverside Drive, Warburton	znMap48	Partially rezone from PCRZ to PUZ2	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
4 Riverside Drive, Warburton	znMap48	Partially rezone from PCRZ to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
6 Riverside Drive, Warburton	znMap48	Partially rezone from Public Conservation and Resource Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting 8 to 12 Riverside Drive, Warburton	znMap48	Partially rezone from Low Density Residential Zone to Public Conservation and Resource Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
30 Kellys Road, Warburton	znMap48	Partially rezone from Public Conservation and Resource Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
River reserve abutting 24 Kellys Road, Warburton	znMap48	Partially rezone from Low Density Residential Zone to Public Conservation and Resource Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.
4 Woods Point Road, Warburton	znMap48	Partially rezone from Public Conservation and Resource Zone to Low Density Residential Zone	A section of this property is zoned incorrectly. Rezoning is required to align the zone to the property boundary.

3. Heritage Overlay

- A number of minor corrections and alterations are proposed to be made to the place entries in the schedule to the Heritage Overlay.

Currently the entries show the street or road of the heritage place address, but not the street number. To aid in proper identification of these places, street numbers are being added to the address details in the schedule.

In addition, several heritage places have place names that are not consistent with the place names in the source heritage studies and/or Statements of Significance. A number of places

have more than one commonly used place name. The amendment proposes to amend the schedule to include the name of the heritage place as recorded in the source study and include any additional or alternative names that the place is identified by.

- The Yarra Glen War Memorial cenotaph (HO368) has recently been relocated and is now at a new location of 45-49 Bell Street, Yarra Glen. The schedule to the HO is proposed to be updated to add the new address for HO368.

The current mapping of HO368 on the planning scheme maps erroneously did not cover the cenotaph in its original location. The current mapping of HO368 covers the adjacent memorial hall, which is not of identified heritage significance. The amendment will amend the mapping of HO368 to cover the cenotaph in its new location, and be delete it from the adjacent memorial hall.

- HO353 covers the Cement Creek Plantation in the Redwood Forest, an area of various species of conifer trees which were planted in the 1920s and 1960s as part of an MMBW experiment in forest regeneration. The current mapped overlay does not cover the entire plantation area as identified through documentary records and ground observation. The amendment will extend the existing mapping to cover all of the plantation area.
- The amendment proposes to delete HO365 that applies to the Woori Yallock Bridge, that carried Healesville-Koo Wee Rup Road over the Yarra River. The original bridge was bypassed approximately 20 years ago, and all parts of the original bridge have now been removed from the site.

4. Remove a property from RO109 and update the schedule to Clause 45.05 Restructure Overlay and schedule to Clause 72.04 Documents Incorporated in this planning scheme

The amendment proposes to delete 35 Fernbank Road, Healesville from RO109.

This property was placed in the overlay with requirements for carriageway and/or drainage easements to be created prior to any development. It has now been confirmed that such easements are not required in order to allow the site to be developed.

This change will also require an update to the Incorporated Document *Restructure Plan for Old and Inappropriate Subdivisions in the Yarra Ranges Council, April 2021* to show the subject property deleted from the map of RO109.

5. Delete Development Plan Overlay Schedule 4: 1-5 Central Avenue, Mooroolbark and Schedule 6: 1 Neryl Court, Mooroolbark

The amendment proposes to delete two redundant Development Plan Overlays from land that has been developed in accordance with the endorsed development plans.

- DPO4 applies to 1-5 Central Avenue, Mooroolbark. The purpose of the overlay was to provide for higher density development that achieves high levels of urban design and sustainable design principles to maximise the benefits of its central location. The DPO outcomes have been addressed through planning permit application YR-2012/855 and the land is fully developed.
- DPO6 applies to 1 Neryl Court, Mooroolbark. The purpose of the overlay was to ensure future development of the site considers existing conditions of the site and the adjoining site to the east, being 524 Hull Road. The DPO outcomes have been addressed through planning permit application YR2013/411 and the land is fully developed.

6. Apply DDO12 to 133 Maroondah Highway, Healesville

The amendment proposes to rezone this site to C1Z. This will enable the site to be used for retail premises in the future in accordance with C1Z provisions. The amendment also proposes to apply Design and Development Overlay 12 to the site to ensure future use and development is in accordance with the DDO12 provisions that are also applied to surrounding C1Z land.

7. Apply DDO8 and SLO22 to 21 and 23 Hoddle Street, Yarra Junction

The amendment proposes to rezone 21 and 23 Hoddle Street, Yarra Junction from PUZ to GRZ to recognise the fact that these properties are now used for private residential purposes. The amendment also proposes to apply DDO8 and SLO22 to these properties to ensure future use and development is in accordance with the overlay provisions that are applied to surrounding GRZ land.

Strategic assessment of the amendment

Why is the amendment required?

The amendment will improve the operation of the Yarra Ranges Planning Scheme by:

- Rectifying anomalies to ensure properties are covered by the zone control that best suits their function.
- Ensuring properties are not covered by more than one zoning when multiple zoning is not justified.
- Removing redundant overlay controls.
- Improving the operation of the schedule to the Heritage Overlay to ensure heritage places are properly identified.

How does the amendment implement the objectives of planning in Victoria?

The amendment is relevant to objectives of planning in Victoria, as contained in Section 4 of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land;
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
- (g) to balance the present and future interests of all Victorians.

The amendment will contribute to these objectives by:

- Ensuring affected land is appropriately zoned for its existing and intended use.
- Provide for fair, orderly, economic and sustainable use and development of land through the application of appropriate planning controls and removal of redundant overlays.

How does the amendment address any environmental, social and economic effects?

The amendment addresses environmental, social and economic effects as it will confirm the intended status and management of land with appropriate zoning or clarified planning controls.

The rezoning of land will allow land to be used for its intended purposes, to be developed appropriately, or bought and sold as necessary.

The amendment of the Heritage Overlay Schedule will improve functionality and operation of the Yarra Ranges Planning Scheme and will not have any environmental, social or economic impacts. The removal of the redundant Restructure Overlay controls will remove unnecessary, permit related costs for owners and occupiers in the future.

The removal of the redundant Development Play Overlay controls will remove unnecessary development restrictions for owners and occupiers in the future.

Does the amendment address relevant bushfire risk?

Some of the properties in this amendment are within a Bushfire Management Overlay or a Bushfire Prone Area. Clause 13.02- 1S (Bushfire) of the Planning Scheme has been considered in preparing the amendment, and the amendment is not considered to increase the risk to life from bushfire, or direct population growth to areas of bushfire risk.

Future planning approvals will need to satisfy Clause 13.02 and other relevant parts of the planning scheme. Future building approvals of any land in a Bushfire Prone Area will need to meet the requirements of AS3959-2018 for buildings with a residential use.

Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction on The Form and Content of Planning Schemes section 7(5) of the Act.

The amendment is consistent with Ministerial Direction No. 9 by responding to the following policy of Plan Melbourne:

- Policy 4.4.4 – Protect Melbourne’s heritage through telling its stories.

The amendment complies with the requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment seeks to correct anomalies and administrative errors in the Yarra Ranges Planning Scheme, and will not have any impact on the State Planning Policy Framework or adopted State policy.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment will have no impact on local planning policy. The amendment will support and implement the objectives relating to land use and environment in the Local Planning Policy Framework in the Yarra Ranges Planning Scheme.

How does the amendment support or implement the Municipal Planning Strategy?

Yarra Ranges Planning Scheme does not currently include a Municipal Planning Strategy at Clause 02.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment will result in planning scheme zones that better reflect the land tenure and land use planning objectives for the land. The Amendment makes appropriate use of the Victoria Planning Provisions through the implementation of zones and overlays to appropriately guide use and development of the relevant land.

Have the views of any relevant agency been addressed?

The prescribed government agencies will be notified of the amendment and will be given an opportunity to make a submission.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not impact the relevant requirements of the *Transport Integration Act 2010*, in particular the need for the transport system to provide for the effective integration of transport and land use.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have a positive effect on resource and administrative costs as it is, in part removing redundant planning controls from the Planning Scheme and in doing so, reducing planning permits.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra Ranges Council web site at www.yarraranges.vic.gov.au by searching “Amendment C197”; or

The amendment is available for public inspection, free of charge, during office hours at the following Yarra Ranges Community Link Centres:

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 18 July 2022.

A submission must be sent to Design and Place, Yarra Ranges Council, PO Box 105 Lilydale VIC 3140, or at mail@yarraranges.vic.gov.au.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week beginning 3 October 2022
- panel hearing: Week beginning 7 November 2022

ATTACHMENT 1 - Mapping reference table

Land/Area Affected	Mapping Reference	Change
133 Maroondah Highway, Healesville	znMap12	rezone
15 Blake Street, Powelltown	znMap73	rezone
6 Bayview Road, Belgrave	znMap76	rezone
23 Hoddle Street, Yarra Junction	znMap46	rezone
62 John Street, Lilydale	znMap40	rezone
75A Melba Avenue, Lilydale	znMap40	rezone
1556 Mt Dandenong Tourist Rd, Olinda	znMap66	rezone
530A Hull Road, Mooroolbark	znMap40	rezone
Lot CA80D6, Blacksands Road, Three Bridges	znMap59	rezone
15-21 David Hill Road, Monbulk	znMap68	part rezone
21 Hoddle Street, Yarra Junction	znMap46	part rezone
30 Little Yarra Road, Yarra Junction	znMap46	part rezone
1200 Healesville – Yarra Glen Rd, Yarra Glen	znMap09	part rezone
286 Pauls Lane Dixons Creek	znMap2 & 3	part rezone
1B Mt Dandenong Tourist Rd, Tremont (abutting 32 Dunstan Cres, Tremont)	znMap76	part rezone
40 Blackwood Avenue, Warburton	znMap34	part rezone
42 blackwood Avenue, Warburton	znMap34	part rezone
River reserve abutting 44, 46 and 48 Blackwood Avenue, Warburton	znMap34	part rezone
48 Blackwood Avenue, Warburton	znMap34	part rezone
50A Blackwood Avenue, Warburton	znMap34	part rezone
54A Blackwood Avenue, Warburton	znMap34	part rezone
62 Dammans Road, Warburton	znMap34	part rezone
58 Blackwood Avenue, Warburton	znMap34	part rezone
62 Blackwood Avenue, Warburton	znMap34	part rezone
25 Upper Blackwood Avenue, Warburton	znMap34	part rezone
19 Upper Blackwood Avenue, Warburton	znMap34	part rezone
5 Upper Blackwood Avenue, Warburton	znMap34	part rezone
Road reserve abutting 34, 36 and 9/38 Dammans Road, Warburton	znMap34	part rezone
River Reserve abutting 2 Riverside Drive, Warburton	znMap48	part rezone
4 Riverside Drive, Warburton	znMap48	part rezone
6 Riverside Drive, Warburton	znMap48	part rezone
River reserve abutting 8, 10 and 12 Riverside Drive, Warburton	znMap48	part rezone
River reserve abutting 24 Kellys Road, Warburton	znMap48	part rezone
30 Kellys Road, Warburton	znMap48	part rezone
4 Woods Point Road, Warburton	znMap48	part rezone
45-49 Bell Street, Yarra Glen	HOMap09	apply part HO
21 & 23 Hoddle Street, Yarra Junction	DDOMap46	Apply DDO
21 & 23 Hoddle Street, Yarra Junction	SLOMap46	Apply SLO
Healesville-KooWeeRup Road, Woori Yallock – bridge over the Yarra River	HOMap44	Remove HO
Cement Creek Rd East Warburton	HOMap35	Amend HO
35 Fernbank Road, Healesville	ROMap11	remove RO
Formerly 1 Neryl Court, Mooroolbark	DPOMap40	remove DPO
133 Maroondah Highway, Healesville	DDOMap12	apply DDO
1-5 Central Avenue, Mooroolbark	DPOMap39	remove DPO