

RIVERSIDE AREAS THAT ARE INACCURATELY MAPPED DUE TO CHANGING RIVER/STREAM ALIGNMENTS

There are a number of instances where the Restructure Overlay has become inaccurate over time due to watercourses changing alignment, as well as inaccurate mapping:

RO36 - TORRY HILL ROAD, UPWEY

RO36 extends along the Ferry Creek for a distance of 360 metres. The application of the Restructure Overlay is inaccurate for many of the properties, and does not correspond to property title boundaries.

The Restructure Overlay is clearly intended to apply north of the Ferry Creek. Its application to small areas of properties to the south of the creek is illogical (there is little purpose in requiring properties to the north to consolidate with small land areas on the opposite side of a creek).

It is proposed to correct the inaccuracies by mapping the Restructure Overlay in alignment with title boundaries (Figure 1). It is also proposed to change the requirement for 4-6 Torry Hill Road to consolidate with Council owned land to the south and east at 58 Glenfern Avenue. These lots form part of a larger parcel of land owned by Council, which consists of lots on both sides of the creek (Figure 2).

In addition, it is proposed to align zone boundaries of the Public Conservation and Resource Zone and the Low Density Residential Zone with property boundaries to correct anomalies at 12-14, 16, 18, and 20 Torry Hill Road, Upwey.

Figure 1: Property boundaries between properties either side of the creek shown by black dotted line.

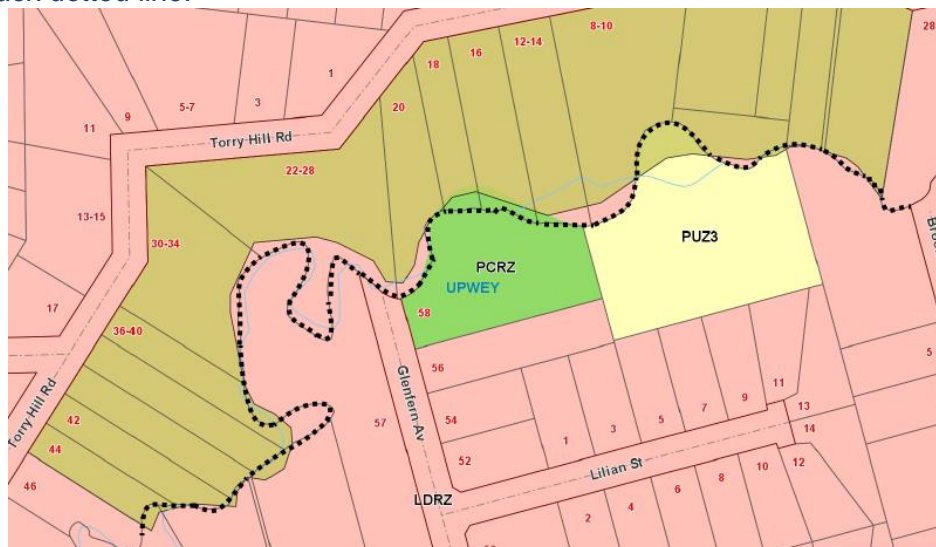
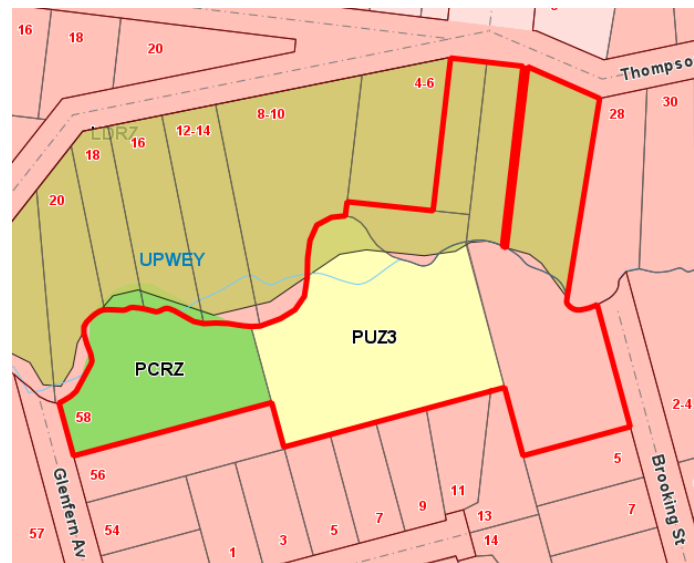


Figure 2: Council owned land at 58 Glenfern Avenue, Upwey (shown by red line).



RO73 - OAKDALE ROAD/FERNDAL ROAD, UPPER FERNTREE GULLY

RO73 extends along the Ferny Creek for a distance of 640 metres. The application of the Restructure Overlay is inaccurate for many of the properties, and does not correspond to property title boundaries.

The Restructure Overlay is clearly intended to apply north of the Ferny Creek. Land to the south is public parkland and zoned Public Park and Recreation Zone.

It is proposed to correct the inaccuracies by mapping the Restructure Overlay in alignment with title boundaries.

Figure 1: Boundary between private properties and PPRZ land shown by black dotted line, Restructure Overlay area shown by olive green colour.



RO101 - FISHERMAN DRIVE, REEFTON

RO101 extends along the Yarra River for a distance of 1.4 kilometres. The application of the Restructure Overlay is inaccurate for many of the properties, and does not correspond to property title boundaries.

It is proposed to correct the inaccuracies by mapping the Restructure Overlay in alignment with title boundaries. There is no purpose in the Restructure Overlay applying to areas of the Yarra River zoned Public Conservation and Resource Zone.

Figure 1: Boundary between private properties and the Yarra River shown by black dotted line.

