
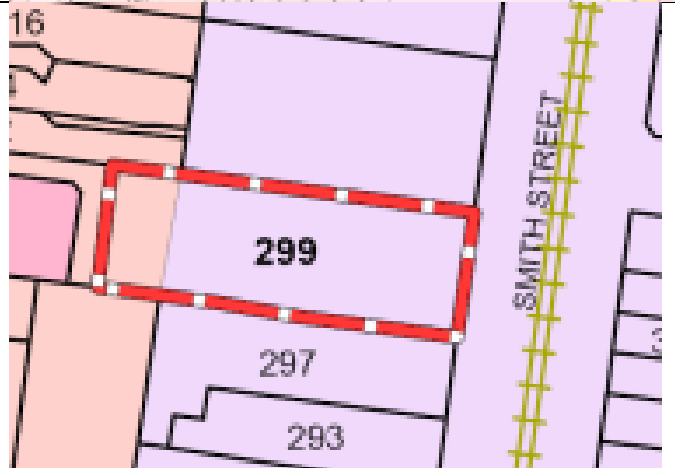
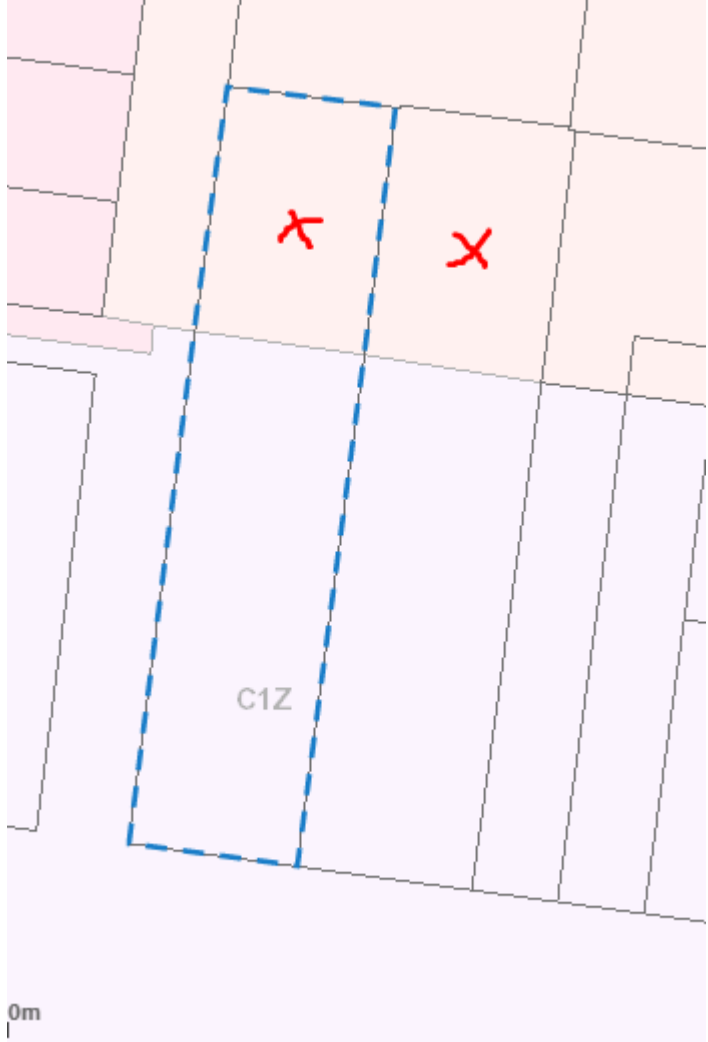
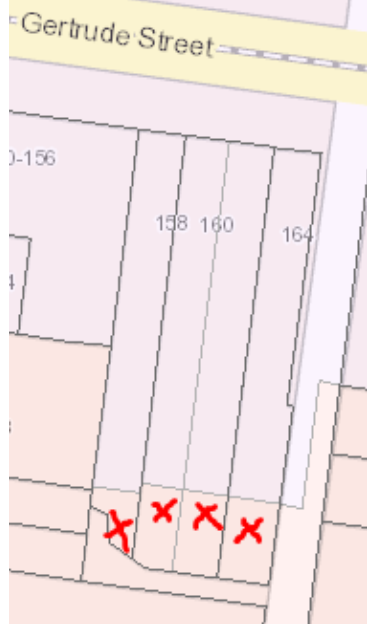



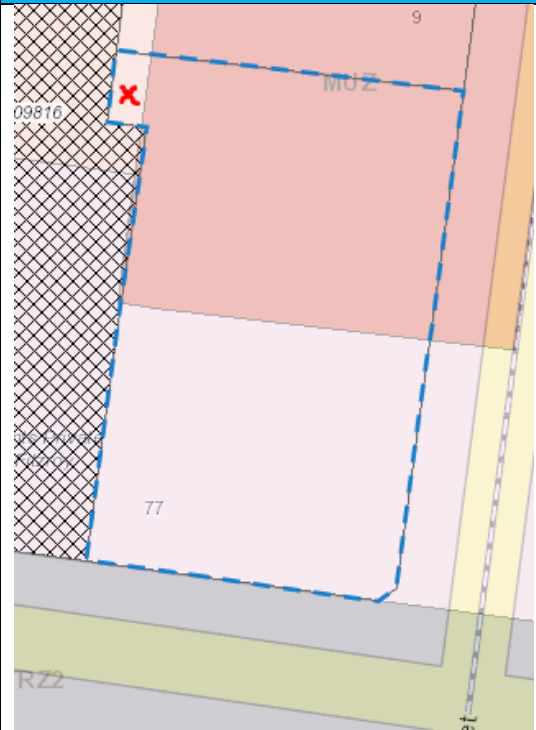
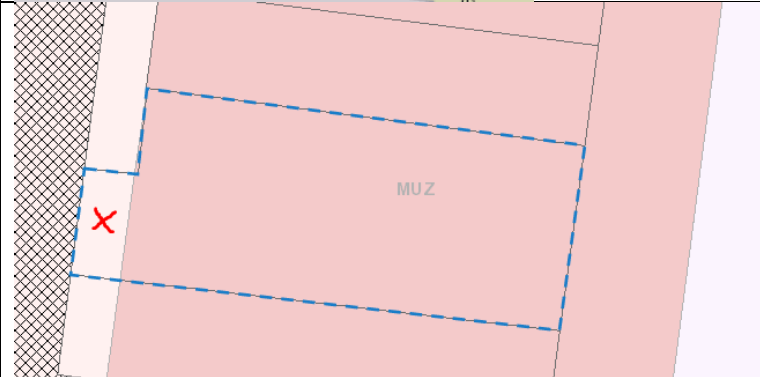
## C271yara Zoning Anomalies

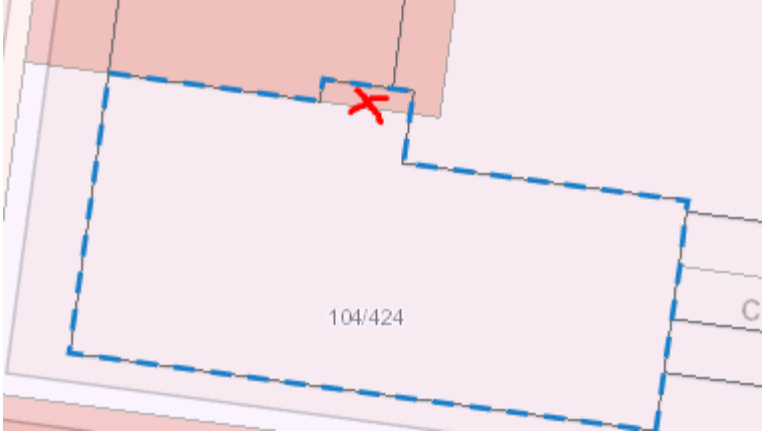
No.	DDO	Address	Zoning Error	Recommended Zone	Location
1	DDO29	64-66 Hanover Street Fitzroy and properties along corner Fitzroy St / Brunswick Place	Shown as NRZ1	C1Z (per <i>Hansen Brunswick Street Built Form framework November 2019</i> )	
2	DDO30 – Map 1	299 Smith Street	GRZ1 across rear portion of property.	Commercial 1 Zone across entire property.	

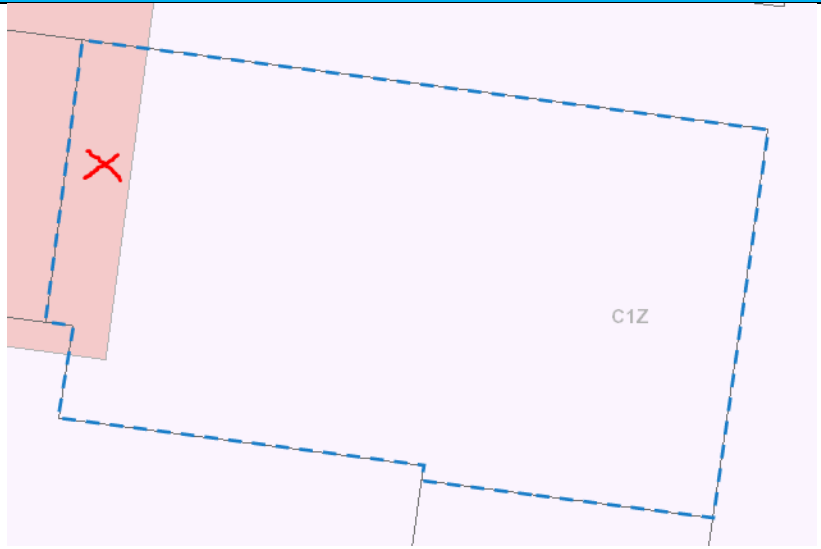
No.	DDO	Address	Zoning Error	Recommended Zone	Location
3	DDO31	169-171 Gertrude Street and 173-175 Gertrude Street	NRZ1 across rear of properties	Commercial 1 across entire property length for both.  (Also identified within <i>Hansen Gertrude Street Built Form Framework November 2019</i> )	


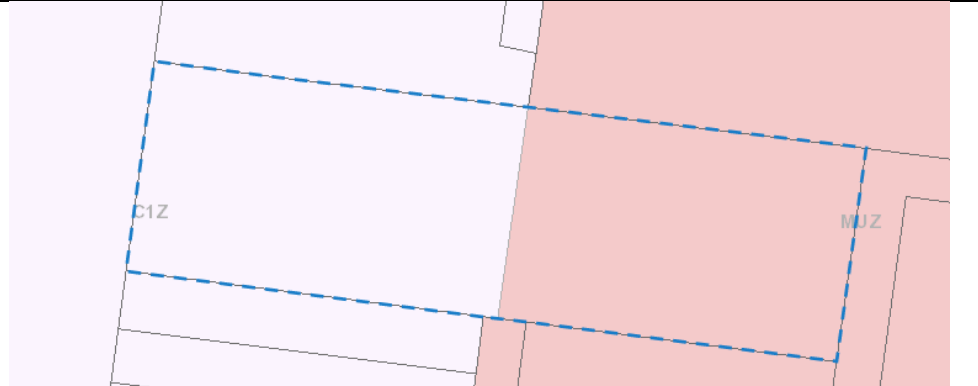
No.	DDO	Address	Zoning Error	Recommended Zone	Location
4	DDO31	158, 160-162, and 164 Gertrude Street	NRZ1 across rear of properties.	Commercial 1 across entire property length for all.  (Also identified within <i>Hansen Gertrude Street Built Form Framework November 2019</i> )	 <p>The map shows a street layout with Gertrude Street at the top. Below it, several property lots are shown. The lots are labeled with addresses: 158, 160, 162, and 164. Red 'X' marks are placed on the rear of these properties, indicating the location of the zoning error.</p>

No.	DDO	Address	Zoning Error	Recommended Zone	Location
5	DDO32	95-103 Johnston Street	MUZ across rear of properties	Commercial 1 Zone across entire property length.	

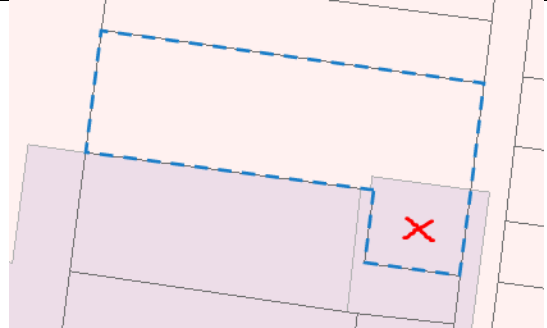
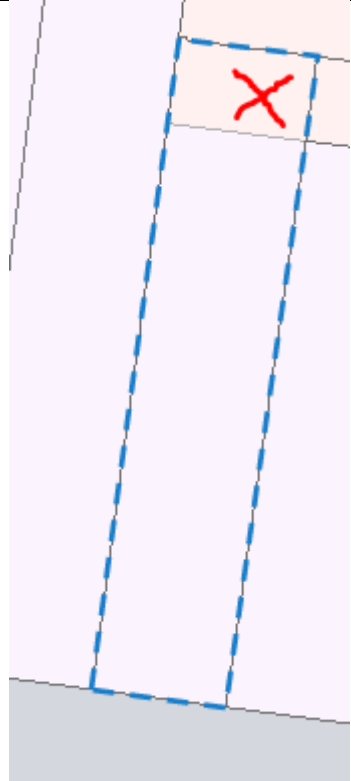
No.	DDO	Address	Zoning Error	Recommended Zone	Location
6	DDO33	5 Brunswick Street Fitzroy	Small area of NRZI at rear (west) of the property	Change this area to MUZ. (Note C1Z area located on corner of Victoria St to remain unchanged)	
7	DDO33	9 Brunswick Street Fitzroy	Small area of NRZI at rear (west) of the property	Change this area to MUZ.	


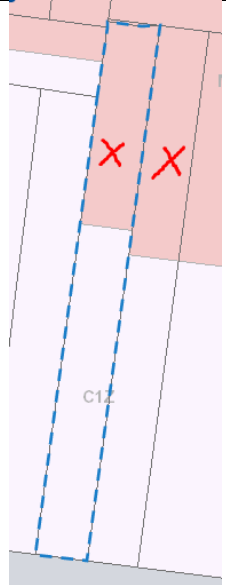
No.	DDO	Address	Zoning Error	Recommended Zone	Location
N/A	DDO35	No zoning anomalies			
8	DDO36 / DDO37	<p>424 Gore Street Fitzroy (also known as 185 Rose Street Fitzroy)</p> <p>Note: Section of MUZ land forms part of ground floor dwelling courtyard. Under PL07/0813, use of the land for dwelling is granted upon the C1Z and MUZ land (for 57 units on the site). The permit does not rely on the MUZ zoned land for use rights.</p>	Small area of MUZ at north boundary.	Change this area to C1Z	

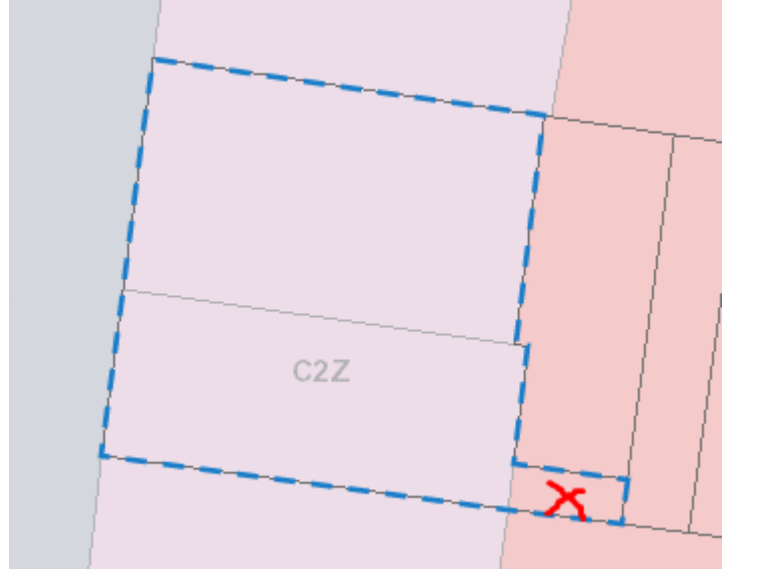
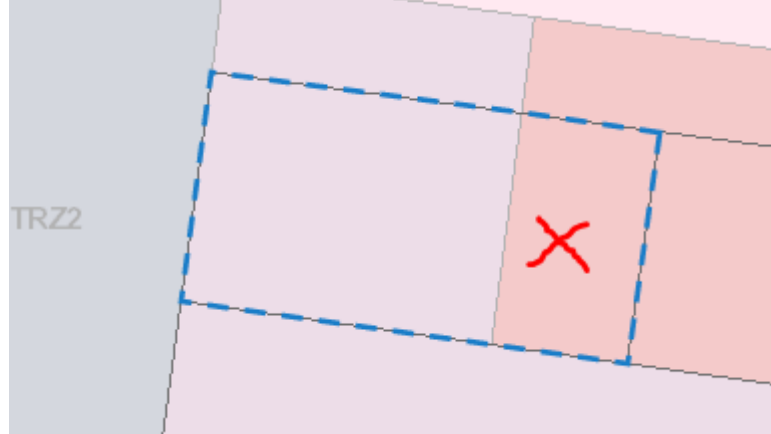
No.	DDO	Address	Zoning Error	Recommended Zone	Location
9	DDO37	421 Smith Street Fitzroy (also shown as 411-415 Smith St and 417 Smith St)  *Note: PLN18/0888 issued Nov 2019 may conflict with permitted uses. Further investigation required before zoning change.	Small area of MUZ at west boundary.	Change this area to C1Z.	

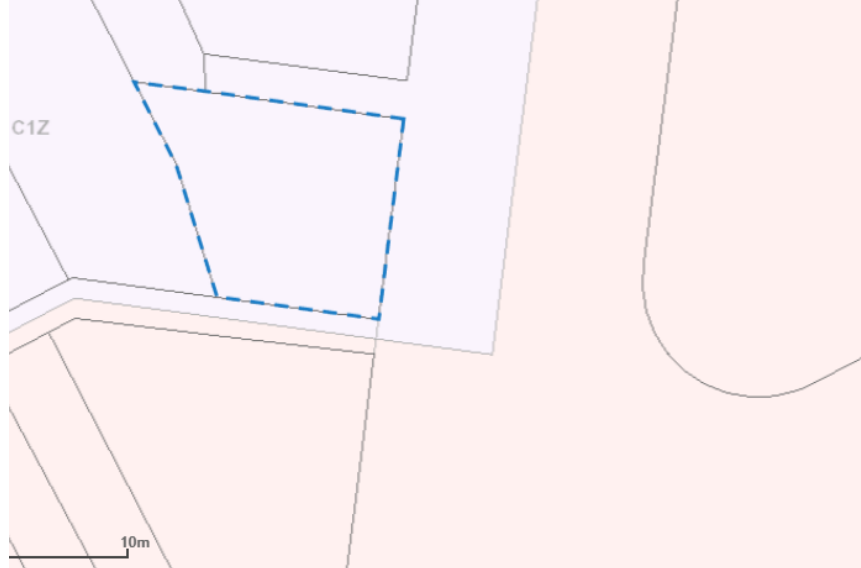
No.	DDO	Address	Zoning Error	Recommended Zone	Location
10	DDO37	1/427, 2/427, 3/427, 4/427, and 427 Smith Street	Small area of MUZ at west boundaries.	Change this area to C1Z on all properties.	
11	DDO37	32-34 Smith Street Fitzroy	Rear half of property shown as MUZ.	Change this area to C1Z.	



No.	DDO	Address	Zoning Error	Recommended Zone	Location
12	DDO38 adjacent	12 Hilton Street Clifton Hill  Residential property adjacent C2Z property to the south.	Rear section of property C2Z.	Change this area to NRZ1.	
13	DDO39 – Map 1	181 Victoria Pde Fitzroy	Rear section of property NRZ1.	Change this area to C1Z.	

No.	DDO	Address	Zoning Error	Recommended Zone	Location
14	DDO39 – Map 1	151 Victoria Parade	Parcel that fronts George Street is zoned NRZ but part of C1Z property at 151-159 Victoria Parade	Change this area to C1Z.	
15	DDO39 – Map 1	29 and 31 Victoria Parade Collingwood	Rear section of properties are shown as MUZ.	Change this area to C1Z at both properties.	

No.	DDO	Address	Zoning Error	Recommended Zone	Location
16	DDO40 adjacent	262-266 Nicholson Street Fitzroy	Rear section of property shown as MUZ.	Change this area to C2Z.	
17	DDO40 adjacent	304 Nicholson Street Fitzroy	Rear section of property shown as MUZ.	Change this area to C2Z.	

No.	DDO	Address	Zoning Error	Recommended Zone	Location
18	N/A	245 Gold Street, Clifton Hill.	Property shown as C1Z	Change entire property to NRZ1.	 <p>The map shows a property boundary outlined with a dashed blue line. The property is currently zoned C1Z, as indicated by the label 'C1Z' in the top left corner of the map area. The surrounding area is shaded in light orange. A scale bar at the bottom left of the map indicates a length of 10 meters.</p>