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1.0 Background

Amendment C182 to the *Greater Dandenong Planning Scheme* was prepared to implement the recommendations of the *Greater Dandenong Residential Planning Policy and Controls Final Report (2015)* (the 'Residential Review'). That report refined Greater Dandenong's housing framework. Among other things it examined how the Residential Growth Zone had been applied around Dandenong, Noble Park and Springvale.

The report recommended several modifications to the existing controls and policies, which may be summarised as follows:

- Substantial Change Areas
 - Retain Residential Growth Zone 1 (RGZ1) for the Dandenong Declared Area
 - Apply a new RGZ2 to the balance of the Inner Areas (including the small number of properties in Noble Park currently included in the existing RGZ2)
 - Apply a new RGZ3 to the Outer Areas
- Incremental Change Areas:
 - Extend the boundaries of a modified General Residential Zone 1 (GRZ1) to include the identified Incremental Change Areas
 - Retain the existing GRZ2 that applies to Dandenong South and Keysborough
- Limited Change Areas
 - Retain the existing Neighbourhood Residential Zone 1 (NRZ1).

The Amendment originally sought to introduce mandatory building height controls on all residential land through the introduction of schedules to the RGZ and GRZ. An authorisation condition required the removal of mandatory maximum building heights from the RGZ before exhibition. A total of 628 submissions were received in relation to the amendment, 87% of which were in support.

The Amendment was the subject of a Panel Hearing in June 2016. The Amendment C182 Panel Report (July 2016) found the amendment to be strategically justified, except for the proposed blanket mandatory maximum height provisions proposed for GRZ1 and 2. It recommended that the Amendment be adopted as exhibited subject to the removal of mandatory maximum heights from the proposed GRZ schedules and the rezoning of two precincts in Dandenong from RGZ to GRZ.¹

In March 2017, State-wide Amendment VC110 was approved. That amendment implemented the government's response to the recommendations of the *Managing Residential Development Advisory Committee* by (among other things) specifying default maximum building heights in the GRZ and NRZ; and introducing a minimum garden area requirement in those zones.

The introduction of default maximum building heights by Amendment VC110 removed the primary strategic objection raised in relation to Amendment C182. As a consequence, when approving Amendment C182 (Part 1) in November 2018, the Minister for Planning reinserted mandatory maximum building heights and otherwise refined the proposed NRZ1, GRZ1 and GRZ2 in a manner consistent with the reforms introduced by VC110.

Although the Minister approved the majority of Amendment C182, he split the Amendment into two Parts due to a concern about the proposed use of a local policy to specify a lower height (10.5m) in the RGZ3 area than would otherwise be allowed in the zone:

'Introducing Residential Growth Zone Schedule 3 and using local planning policy to specify a lower height than is allowed in the zone is considered an inappropriate application of the Victoria Planning Provisions and is inconsistent with the Smart Planning objectives to increase certainty and transparency in planning schemes. It is inappropriate to rezone land to Residential Growth Zone Schedule 3 with a local policy specifying three storeys, if there is a zone that can achieve the same outcome.'²

¹ Panel Report: *Greater Dandenong Planning Scheme Amendment C182 Residential Zones* (July 2016), pp. 1-2.

² Letter from the Hon Richard Wynne MP, Minister for Planning, to Cr Youhorn Cha, Mayor, City of Greater Dandenong, dated 19 November 2017.

The letter invited Council to undertake further strategic work and review, in light of VC110, to determine whether GRZ1 or RGZ2 should now be applied to areas proposed for inclusion in RGZ3.

A further consideration for Council when determining how to proceed with Part 2 of Amendment C182, is Amendment VC143, which was gazetted in May 2018. This amendment introduced further refinements to the reformed residential zones, including the ability for the garden area requirement *'to be switched off in the General Residential Zone for areas identified for more intensive residential development to achieve housing diversity and affordability objectives in locations close to jobs and services, urban renewal and strategic development sites.'*³

The City of Greater Dandenong now proposes to progress the incomplete part of Amendment C182 by introducing Amendment C213. The proposed amendment applies to land originally proposed to be included in the RGZ3.⁴ It proposes (among other things) changes to the local planning policy framework to reflect refinements to the Strategic Residential Framework Plans, the introduction of improved future character statements and stronger design principals, and the insertion of a new GRZ3 for land in the 'Incremental Change – Transition Area'.

The proposed GRZ3 is to be applied to precincts in Dandenong, Noble Park and Springvale that were proposed to be rezoned to RGZ3 under Amendment C182, Part 2. The majority of these precincts are currently included in the RGZ1, with two (located in Springvale) currently zoned GRZ1.

This report examines the appropriateness of the rezoning of these precincts to GRZ3 in light of the background described above.

2.0 The Residential Framework

The Amendment C182 RGZ3 precincts ('the Precincts') were defined as part of the Residential Review project. That project involved the preparation of Residential Framework Plans as a means of strategically assessing residential land around the core commercial areas of Dandenong, Noble Park and Springvale. The Framework Plans were the subject of extensive community engagement.

The Residential Framework Plans sought to reinforce pre-existing controls and local policy by achieving a 'stepping down' of *'development height, intensity and typology between the high-density mixed-use commercial core and surrounding residential areas'* as illustrated by *Table 1 - Overview of Amendment C182 Residential Change Areas* below.⁵

The 'Residential Outer Areas' in each centre were recommended for inclusion in the RGZ3 as part of Amendment C182. The majority of the affected land was originally included in the RGZ1, with the exception of two precincts to the north and west of Springvale shopping centre, which were included in the GRZ1.

Although the RGZ3 Areas were still identified as Substantial Change Areas in accordance with the municipal housing framework, the intent was to provide a transition between taller built form in the commercial cores and the surrounding residential areas, which were proposed for inclusion in the GRZ. The RGZ3 therefore included a number of ResCode variations. A maximum height control was removed as part of the authorisation for Amendment C182, however the proposed local policy recommended a maximum height of 3 storeys.

Table 2 - Amendment C182 Residential Zone Variations provides a summary of the residential zone and schedule framework proposed by Amendment C182, noting that RGZ3 was not supported by the Panel and was subsequently split from the Amendment by the Minister for Planning.

³ Amendment VC143 Explanatory Report, p. 2

⁴ With some exceptions, as outlined elsewhere in this report.

⁵ Greater Dandenong Residential Policy and Controls Project (2015), pp. 32-33.

Table 1 - Overview of Amendment C182 Residential Change Areas

Residential Change Area	Zone	Development Type	Building Height
Activity Centre Core	CDZ (Dandenong) C1Z (Noble Park / Springvale)	Commercial and mixed use	>5 storeys (Dandenong only)
Substantial Change Area	RGZ1 (Dandenong Declared Area)	High density housing	13.5/14.5m discretionary (up to 4 storeys)
	RGZ2 (Residential Inner)	High and medium density housing	13.5/14.5m mandatory* (up to 4 storeys)
	RGZ3 (Residential Outer)	High and medium density housing	10.5/11.5m mandatory* (up to 3 storeys)
Incremental Change Area	GRZ1 & 2	Medium density housing	9/10m mandatory* (up to 2 storeys)
Limited Change Area	NRZ1	Low density housing	8/9m mandatory (up to 2 storeys)

* Excludes building services e.g. air conditioning units, solar panels, roof mounted equipment, masts and lift over-runs.

Table 2 - Amendment C182 Residential Zone Variations

Future Change Area						
Requirement	Substantial			Incremental		Limited
Residential Zone	Residential Growth Zone			General Residential Zone		Neighbourhood Residential Zone
Zone Schedule	RGZ1 (Declared Area)	RGZ2	RGZ3	GRZ1	GRZ2	NRZ1
Building Height (Maximum building height requirement for a dwelling or residential building)	13.5m	13.5m (mandatory)	10.5m (mandatory)	9m (mandatory)		Lowered from 9m (mandatory) to 8m (mandatory)
	<ul style="list-style-type: none">Depending on the slope of the site and/or flood level; andExcluding building services (air conditioning units, solar panels, roof mounted equipment, masts, lift over-runs, etc).					
Minimum Street Setback	No change proposed (as per ResCode or 5 metres, whichever is lesser)			No change proposed (as per ResCode or 7.5 metres, whichever is lesser)		No change proposed (as per ResCode)
Site Coverage	No change proposed (up to 70%)			No change proposed (up to 60%)		No change proposed (up to 50%)
Permeability	No change proposed (min. of 20%)			No change proposed (min. of 30%)	No change proposed (as per ResCode)	No change proposed (min. of 40%)
Landscaping		Multiple Dwellings - 70% of ground level front setback, and side and rear setbacks , to be planted with substantial landscaping and canopy trees.				
Side and Rear Setback	No change proposed (as per ResCode)					
Walls on boundaries	No change proposed (as per ResCode)					
Private open space	No change (as per Rescode)		Multiple Dwellings open space increased from 40m ² to 50m ² with secluded part increased from 25m ² to 30m ² , min. dimension of 5m	No change proposed (Multiple Dwellings open space min. of 40m ² with secluded part min. 25m ² , min. dimension of 5m)	No change proposed (Multiple Dwellings open space min. of 60m ² with secluded part min. 40m ² , min. dimension of 5m)	
		Balconies: <ul style="list-style-type: none">minimum area increased from 8m² to 10m²minimum width increased from 1.6m to 2m				
Front Fence Height	No change proposed (as per Rescode)					

3.0 Proposed General Residential Zone 3

The idea of creating a GRZ3 with a mandatory maximum height of 10.5 metres was mooted in my expert witness statement in relation to Amendment C182. This recommendation was made as an alternative means of achieving a maximum height of 3 storeys in the 'Residential Outer Areas' on the assumption that a mandatory maximum height of less than 4 storeys could not be supported in the RGZ. This recommendation proceeded the adoption of Amendment VC110 which introduced default mandatory maximum heights in the residential zones and introduced the Minimum Garden Area concept.

A draft Schedule 3 to the GRZ has been prepared as part of proposed Amendment C213. It is to be applied to a number of precincts that remained in either the RGZ1 or GRZ1 following the splitting of Amendment C182 (see next section).

Table 3 - Comparison between RGZ3 and GRZ3 examines the proposed GRZ3 (Amendment C213) with the proposed RGZ3 (Amendment C182) and discusses the implications of key differences.

Table 3 - Comparison between RGZ3 and GRZ3

Element	RGZ3 (Am C182)	GRZ3 (Am C213)	Comment
Purpose	<p>To provide housing at increased densities in buildings up to and including four storey buildings.</p> <p>To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.</p> <p>To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.</p> <p>To ensure residential development achieves design objectives specified in a schedule to this zone.</p> <p>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p>	<p>To encourage development that respects the neighbourhood character of the area.</p> <p>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</p> <p>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p>	<p>The primary distinctions between the two zones relate to the relevance of neighbourhood character and the scale of development permissible within the precinct.</p> <p>The Residential Review noted that one of the concerns with the introduction of the RGZ3 to expansive areas surrounding Dandenong, Springvale and Noble Park was that it did not require consideration of neighbourhood character, whereas the Residential 2 Zone that previously applied did. While the Residential Framework identifies these areas as appropriate for change, this transformation should occur in the context of surrounding character.</p> <p>The proposed introduction of a mandatory 3 storey height control would have moderated the scale of growth permissible in the RGZ3 areas. At this scale, development would still be assessed against traditional ResCode provisions rather than the Better Apartment Guidelines.</p> <p>As recommended in my Amendment C182 Expert Witness Statement, a modified GRZ Schedule would achieve the built form objectives of the 2015 Residential Review.</p>

Element	RGZ3 (Am C182)	GRZ3 (Am C213)	Comment
Design / Neighbourhood Character Objectives	<p><u>Design objectives</u></p> <p>Design objectives were not specified as part of Amendment C182.</p>	<p><u>Neighbourhood Character Objectives</u></p> <p>To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.</p> <p>To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees.</p> <p>To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p> <p>To ensure that residential development achieves high quality useable private open space outcomes for future residents.</p>	<p>The neighbourhood character objectives proposed for GRZ3 are new as required by the changes introduced by Amendment VC110. They are consistent with the type of built form objectives mooted for the areas in question as part of Amendment C182 through amendments to local policy.</p>
Table of Uses	-	-	<p>The GRZ provides for a narrower range of land uses than the RGZ. All of the areas proposed for inclusion in the GRZ are residential in character and are located beyond the core retail and service areas of their respective activity centres. The application of the GRZ table of uses is considered appropriate and is broadly consistent with the types of uses permissible in the R2Z prior to the introduction of reformed residential zones.</p>

Element	RGZ3 (Am C182)	GRZ3 (Am C213)	Comment
Minimum Garden Area Requirement	Not Applicable	Exempted by Schedule	The Minimum Garden Area requirement did not exist at the time of Amendment C182. The exemption of the GRZ3 areas from the Minimum Garden Area requirement will encourage housing diversity and distinguish these areas from GRZ1 and 2 areas, emphasising the transitional role of the GRZ3.
Maximum Building Height for a dwelling or residential building	10.5 metres	11 metres (3 storeys)	The proposed maximum building height for a dwelling or residential building of 11 metres (3 storeys) is consistent with the intent of the Framework developed as part of the Residential Policies and Controls Review project.

The proposed variations to ResCode Standards as outlined in *Table 2 - Amendment C182 Residential Zone Variations* above are reproduced in proposed GRZ3.

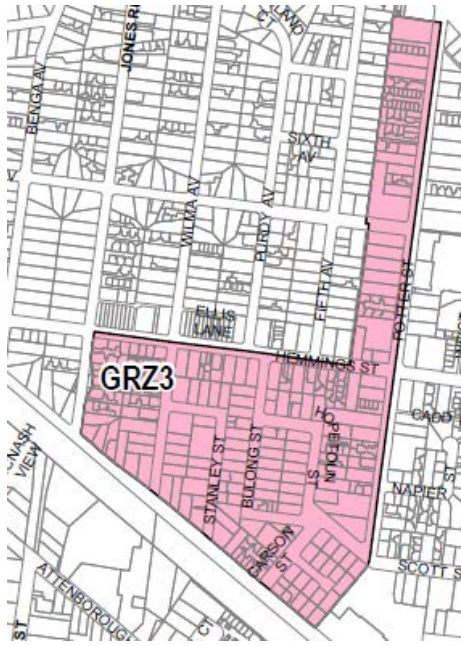

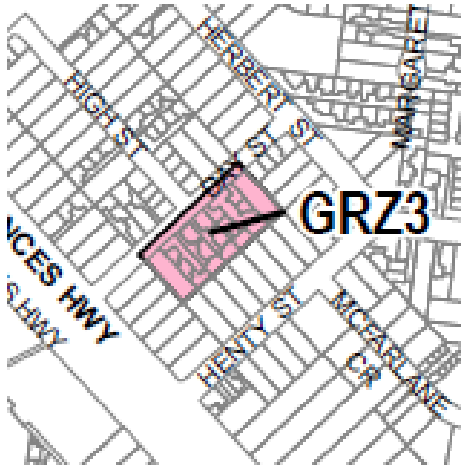
The proposed GRZ3 will facilitate a transition in built form that is consistent with the intent of the RGZ3 exhibited as a part of Amendment C182. Within the strategic context in which the zones apply the differences between proposed RGZ3 (Amendment 182) and the draft GRZ3 (Amendment C213) are of limited significance.

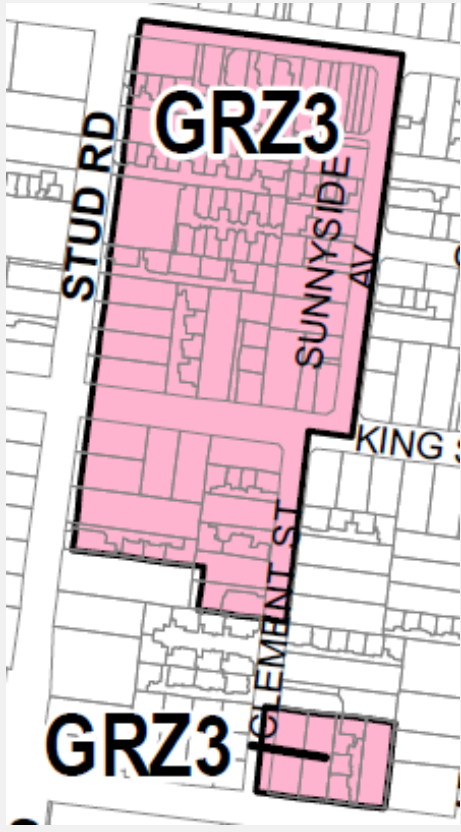
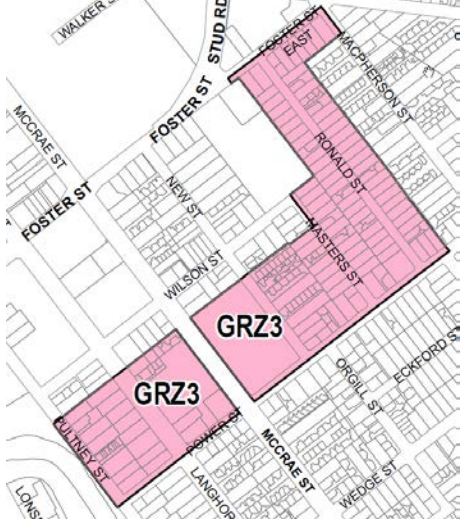
4.0 The Precincts

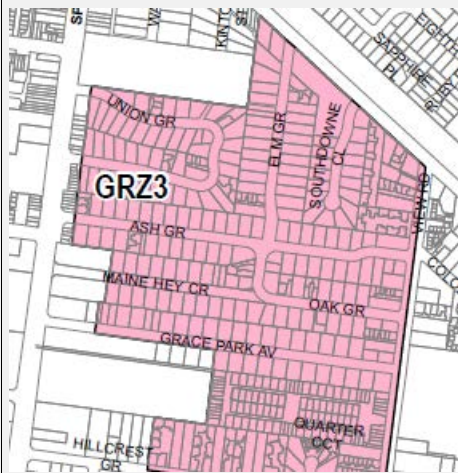

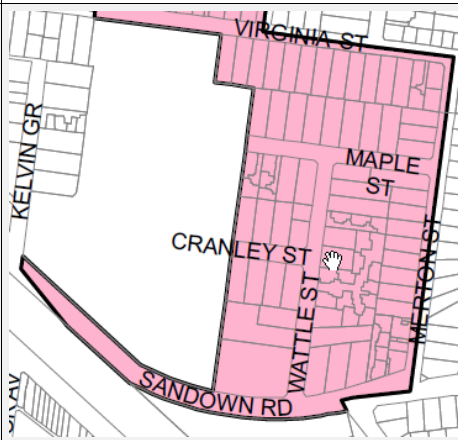
The maps exhibited as part of Amendment C182 were a modified version of the precinct maps contained in the 2015 report as Council had resolved to increase the extent of the GRZ1 (thereby reducing the RGZ3) in parts of Dandenong and Noble Park. The exhibited maps are shown in *Appendix 1 - Amendment C182 Residential Rezoning Maps*. The panel further expanded the extent of GRZ1 to the west and north of Dandenong, again reducing the RGZ3 area.


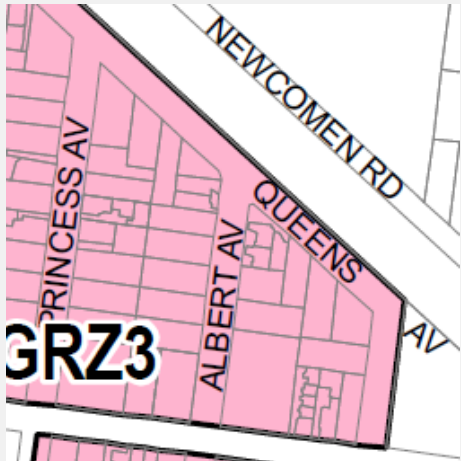
As a consequence of the Minister for Planning's decision to split Amendment C182 into two parts, the remnant areas exhibited for rezoning the RGZ3 currently remain in RGZ1 or GRZ1 (in parts of Springvale). These precincts (shown in *Table 4 - Amendment C213 Precinct Analysis*) are now being considered for rezoning to GRZ3 as part of Amendment C213. For reasons for clarity the precinct numbers used are identical to those used in the *Greater Dandenong Residential Policy and Controls Project Final Report* (2015).

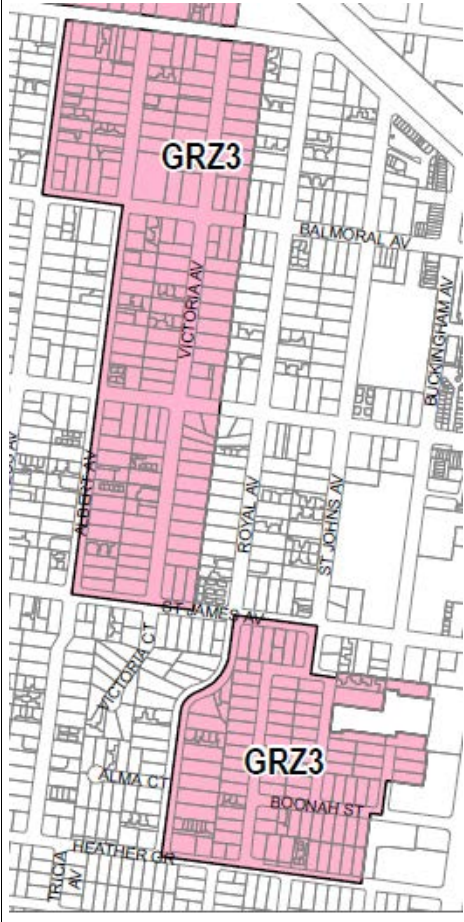
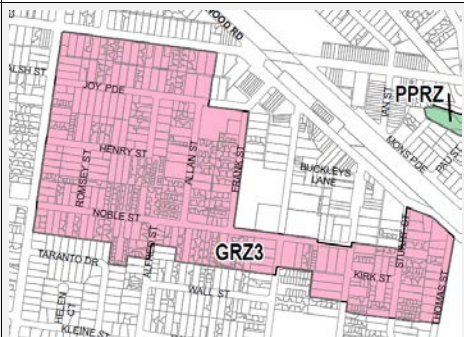
Table 4 - Amendment C213 Precinct Analysis

Precinct	Map	Comments
Dandenong Precinct 1 (part) Potter Street, Scott Street, Railway Parade, Jones Road, Hemming Street Currently zoned RGZ1		<p>This precinct was proposed for inclusion in RGZ3 as part of Amendment C182.</p> <p>The precinct forms a transitional area between the RGZ1 and RGZ2 areas in central Dandenong and the GRZ1 precinct to the north west. The rear boundaries of properties fronting Potter Street, and Hemmings Street, form clear boundaries between this precinct and the more intensely developed areas to the east. The redevelopment potential can be achieved at an appropriate scale through the application of the GRZ3.</p> <p>The small portion of land within the Dandenong Declared Area has been developed as an Aged Care Facility and is of a scale consistent with the surrounding residential area.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>
Dandenong Precinct 2A Davis Street, James Street, Gwenda Street, Osborne Street Currently zoned RGZ1		<p>These two small sub-precincts are the remnants of a much larger Precinct proposed for inclusion in RGZ3 as part of Amendment C182. The C182 Panel recommended rezoning much of Precinct 2 north of Herbert Street to RGZ1, leaving the future of these two sub-precincts to be determined through a future process.</p> <p><u>Precinct 2A</u> is a relatively isolated residential pocket that is wedged between the RGZ fronting Dandenong Road, Dandenong High School to the south-east and a mixture of commercial and GRZ land to the north. The GRZ3 would facilitate infill development at a scale appropriate to the locality given its relative remoteness from central Dandenong.</p>
Dandenong Precinct 2B Day Street Currently zoned RGZ1		<p><u>Precinct 2B</u> is a small pocket fronting Day Street, which encroaches slightly into the Dandenong Declared Area. The majority of lots are already developed, leaving limited opportunities for redevelopment. The scale and character of existing development in Day Street warrants the application of the GRZ3 to ensure that the remaining lots are developed in a proportionate manner.</p> <p>I consider the application of the GRZ3 to these areas under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>

Precinct	Map	Comments
<p>Dandenong Precinct 3 (part)</p> <p>Herbert Street, Sunnyside Avenue, Clement Street, Clow Street, Stud Road</p> <p>Currently zoned RGZ1</p>		<p>The remaining part of Precinct 3 was proposed for inclusion in the RGZ3 as part of Amendment C182. The C182 Panel supported the retention of land at the corner of Stud and Clow Streets (to the south west of this precinct) in the RGZ1 and the rezoning of the balance of this precinct to GRZ1 (land to the north and east).</p> <p>There are limited development opportunities left within this precinct and Stud Road serves as a significant barrier to pedestrian access to central Dandenong. The rezoning of the precinct to GRZ3 would facilitate the redevelopment of remaining lots at a scale commensurate with existing development and in a manner that allows for a transition to the residential areas to the north and east.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>
<p>Dandenong Precinct 4 (part)</p> <p>Foster Street, Clow Street, Ronald Street, Power Street, Pultney Street, McCrae Street, Masters Street</p> <p>Currently zoned RGZ1</p>		<p>This remaining part of Precinct 4 is in two parts:</p> <ul style="list-style-type: none"> Land between the Dandenong Declared Area and Power Street; Land within the Dandenong Declared Area fronting Ronald and Foster Streets. <p>This part and the land to the south-east of Power Street was identified as a 'Residential Outer Area', however the C182 Panel supported the rezoning of most of the larger precinct to RGZ1.</p> <p>The remaining precinct is predominantly residential in character and provides a transition between central Dandenong and the surrounding residential areas. Rezoning to RGZ3 will facilitate redevelopment at an appropriate scale, especially along Ronald Street which is relatively narrow and has a valued character.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>

Precinct	Map	Comments
<p>Springvale Precinct 5</p> <p>Lightwood Road, View Road, Hillcrest Grove, rear of Springvale Road.</p> <p>Currently Zoned RGZ1</p>		<p>Despite the close proximity of this precinct to the core of the Springvale Activity Centre it was proposed for inclusion in RGZ3 under Amendment C182 due to the poor permeability of the road network, narrow streets and relatively small lot sizes. Limited redevelopment has occurred in this locality to date, likely as a result of these factors. The most significant development site within the precinct, the former Springvale Depot, has now been redeveloped.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>
<p>Springvale Precinct 6A</p> <p>Whitworth Avenue, Parsons Avenue, Waite Street, Springvale Road, Lucian Avenue, Mary Street, Lascalle Street, Rosalie Street, Wales Street, Virginia Street, Edmond Street.</p> <p>Currently Zoned RGZ1.</p>		<p>The majority of Springvale Precinct 6 is currently included in RGZ1 and was proposed for inclusion in RGZ3. The precinct is separated from the core of the Springvale Activity Centre by the railway line, commercial and industrial zones, and a special school.</p> <p>The application of the GRZ3 would provide for realisation of development opportunities at a moderate scale, commensurate with the intention of the recommendations of the 2015 Residential Policy and Controls Review report.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>
<p>Springvale Precinct 6B</p> <p>Virginia Street, Merton Street, Sandown Road (East of Springvale Rd)</p> <p>Currently zoned GRZ1</p>		<p>This small precinct is distinguishable from the balance of Springvale Precinct 6 because it is currently zoned GRZ1. It was recommended for inclusion in the RGZ3 under Amendment C182 due to its proximity to Springvale Railway Station. At the time of the review the undergrounding of the station had only recently been completed, removing a substantial physical barrier between this precinct and the core of the Springvale Activity Centre.</p> <p>The rezoning of this precinct from RGZ1 to GRZ3 under Amendment C213 would facilitate the redevelopment of this area in a manner appropriate to its strategic location.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework</p>

Precinct	Map	Comments
Springvale Precinct 7A Queens Avenue, Princess Avenue, Osborne Avenue & Regent Avenue Currently zoned GRZ1		<p>Similar to Springvale Precinct 6B, this sub-precinct was proposed for inclusion in the RGZ3 due to its development potential and proximity to the Springvale Activity Centre. The precinct is bounded by the RGZ1 to the east, a railway line to the north and an industrial area to the west. It abuts Osborne Avenue to the south, which is a public transport route.</p> <p>Although there has been limited redevelopment within this precinct, its rezoning to GRZ3 is warranted due to the potential scale of development to both the east (RGZ) and west (INZ).</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework</p>
Springvale Precinct 7B Queens Avenue, Victoria Avenue, Osborne Avenue & Regent Avenue Currently zoned RGZ1		<p>The balance of Springvale Precinct 7 was identified as a Residential Outer Area and proposed for inclusion in the RGZ3. The precinct provides an area of transition between residential areas to the west and south and the Residential Inner and Commercial core of the Springvale Major Activity Centre.</p> <p>Precincts 7B and C are strategically positioned for redevelopment, providing numerous large residential lots that are close to a wide variety of retail opportunities, services and transport options.</p>

Precinct	Map	Comments
<p>Springvale Precinct 7C</p> <p>Osborne Avenue, Victoria Avenue, Albert Avenue, St James Avenue, Heather Grove, Royal Avenue</p> <p>Currently Zoned RGZ1</p>		<p>The rezoning of this area to RGZ3 would facilitate a transition in built form between the RGZ2 areas and the surrounding GRZ1 area.</p> <p>The designation of this area as 'Residential Outer Areas' was one of the least contentious aspects of the Residential Policies and Controls project.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework.</p>
<p>Noble Park Precinct 8</p> <p>Currently Zoned RGZ1</p>		<p>Noble Park Precinct 8 comprises all land zoned RGZ1 outside the boundaries of the Noble Park Activity Centre Boundary. The entire area was proposed for rezoning to RGZ3 as part of Amendment C182.</p> <p>Precinct 8 has undergone significant change over recent years, primarily in the form of low scale unit and townhouse development. The application of GRZ3 under Amendment C213 to this area will continue to facilitate infill development in a manner that is proportionate in scale and reflective of prevailing character.</p> <p>I consider the application of the GRZ3 to this area under Amendment C213 to be appropriate in the context of the Greater Dandenong Residential Framework</p>

5.0 Conclusion

I have reviewed the proposed GRZ3 Schedule and maps that form part of Amendment C213. I am satisfied that they implement the intent of the Residential Review project and respond appropriately to the issues raised in the letter associated with Amendment C182 (Part 2).

Appendix 1 - Amendment C182 Residential Rezoning Maps

