Proposed zone corrections

Alice Street, Mount Waverley

Exhibited zone – Neighbourhood Residential Zone – Schedule 3

Recommended modified zone - Neighbourhood Residential Zone – Schedule 2

The properties at 37 to 47 (odd side) Alice Street, Mount Waverley (outlined below) back on to the Damper Creek Reserve. The triangular potion of the Council reserve is incorrectly zoned residential. This has created mapping anomaly for the properties abutting the triangular section of the reserve. The exhibited zone proposed for these properties was Neighbourhood Residential –Schedule 3. As these properties back onto the Damper Creek Council Reserve the correct proposed zone is Neighbourhood Residential Zone - Schedule 2.
Oakdene Crescent, Mount Waverley

Exhibited zone – General Residential Zone – Schedule 4

Recommended modified zone - Neighbourhood Residential Zone – Schedule 3

There was a minor error in the base mapping and that linked the land at 2B Oakdene Court, Mount Waverley to land at 7 Hakea Court Mount Waverley.

The land in Oakdene Court is within a Neighbourhood Residential Zone – Schedule 3, except for 2B Oakdene Court, which is in the General Residential Zone – Schedule 4.

This is an error and the land at 2B Oakdene Court should be within the Neighbourhood Residential Zone – Schedule 3.
**Neighbourhood Residential Zone - Syndal**

Exhibited zone – Neighbourhood Residential Zone – Schedule 2

Recommended modified zone – General Residential Zone – Schedule 4

The area of land shown below was proposed to be in the Neighbourhood Residential Zone – Schedule 2. The land is adjacent to an overland flow path and is developed at a high intensity. The land fronting High Street Road is used for semi commercial purposes.

The application of the Neighbourhood Residential Zone – Schedule 2 on these properties is not appropriate and it is recommended that the land be placed in the surrounding residential zone - General Residential – Schedule 4.
North West Corner of Jells and Ferntree Gully Road – Mapping Error

Property should be zoned GRZ5 to match DDO5 - WHEELERS HILL NEIGHBOURHOOD ACTIVITY CENTRE
13 Janfourd Court, Mount Waverley

Property has no direct abuttal to creek line.

Remove from NRZ2 and place in NRZ3 zone.
21 Fiander Avenue, Unit 4, 5 Somers Court

These properties abut a drainage reserve or parkland rather than a creek line.

Proposed to change from NRZ2 (blue) to GRZ4 (light Blue).
Fiander Avenue (east side), Falconer Street and Dunscombe Avenue

These properties abut a drainage reserve or parkland rather than a creek line.

Proposed to change from NRZ2 (blue) to NRZ3 (green).
Marbray Road and Greenways Drive

These properties form part of the Scotchmans Creek environs areas. They are also within the Vegetation Protection Overlay and are recommended to be included in the Neighbourhood Residential Zone – Schedule 3.

The change also make the zone consistent each side of the street.
Cabane Crescent, Stapley Crescent and Swanston Crescent

The properties are located on the north side of the creek/golf course and do not have direct abuttal to Damper Creek. It is recommended to include these properties in the Neighbourhood Residential zone – Schedule 3.
1 Avoca Court, Ashwood

This property has no direct abuttal to Gardiners Creek and is recommended to be removed from the Neighbourhood Residential Zone 2 and included in the Neighbourhood Residential Zone Schedule 3.