

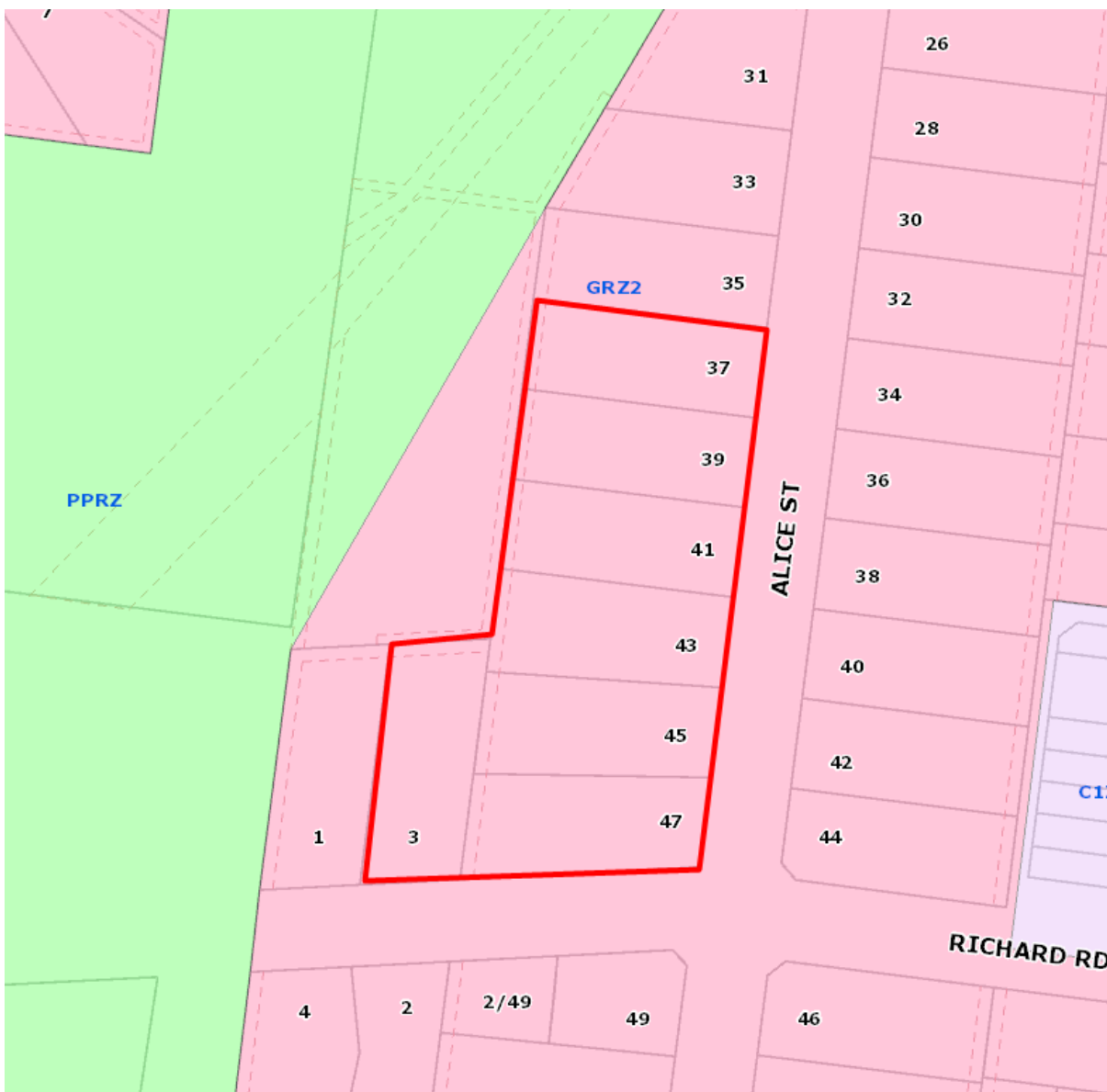
Proposed zone corrections

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 portion 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.



Neighbourhood Residential Zone - Syndal

Exhibited zone – Neighbourhood Residential Zone – Schedule 2

Recommended modified zone – General Residential Zone – Schedule 4

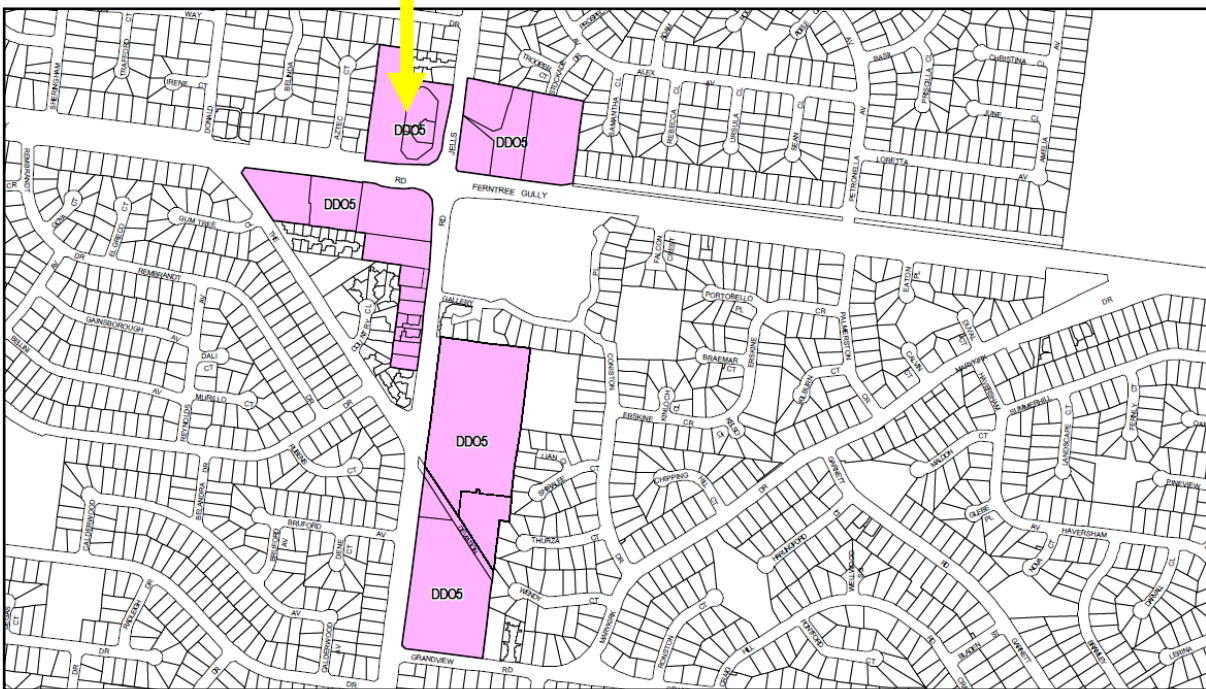
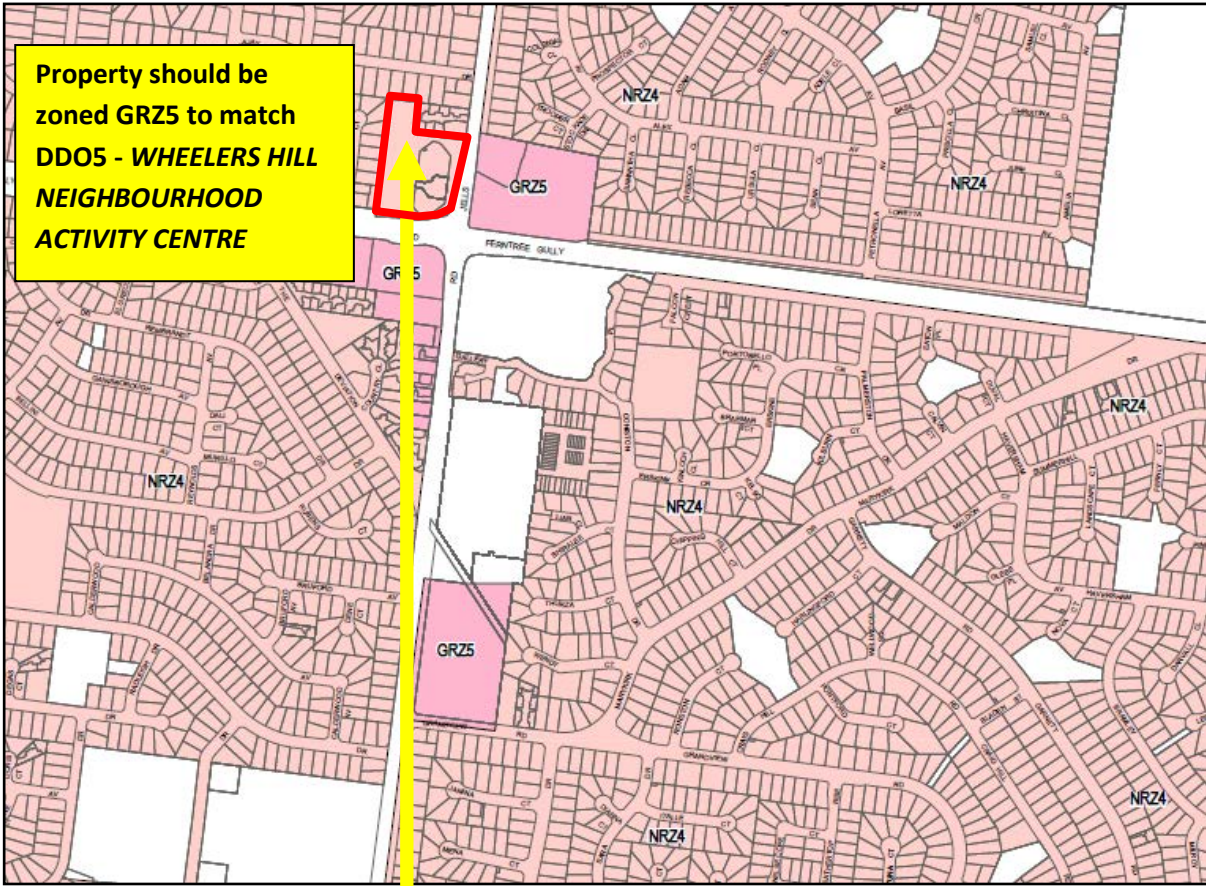
The area of land shown below was proposed to be in the Neighbourhood Residential Zone – Schedule 2.

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.



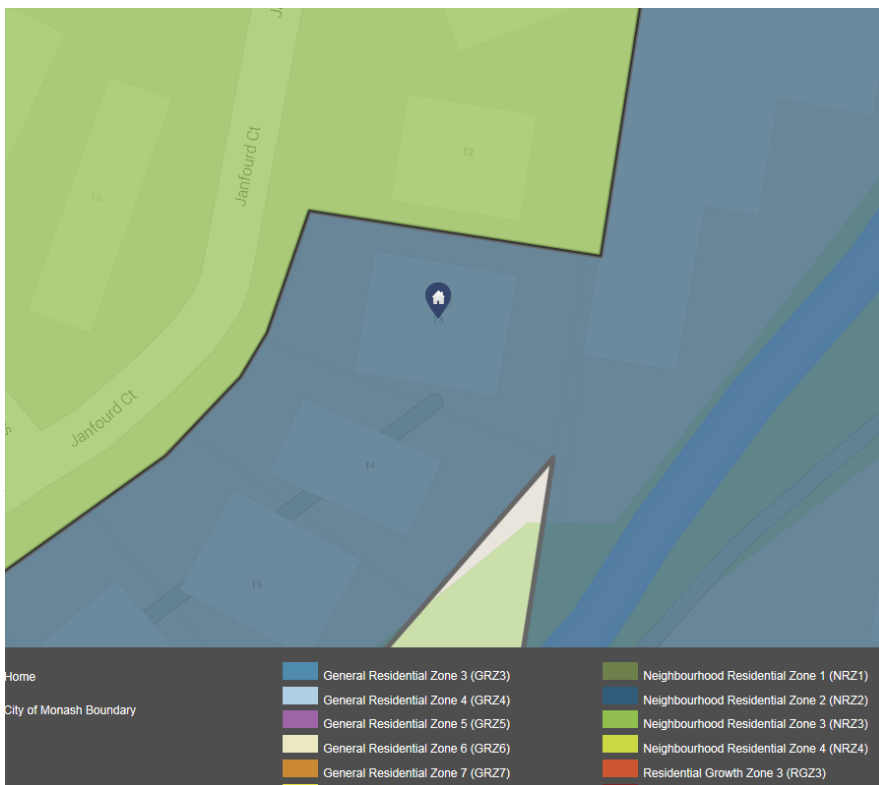
North West Corner of Jells and Ferntree Gully Road – Mapping Error



13 Janfourd Court, Mount Waverley

Property has no direct abuttal to creek line.

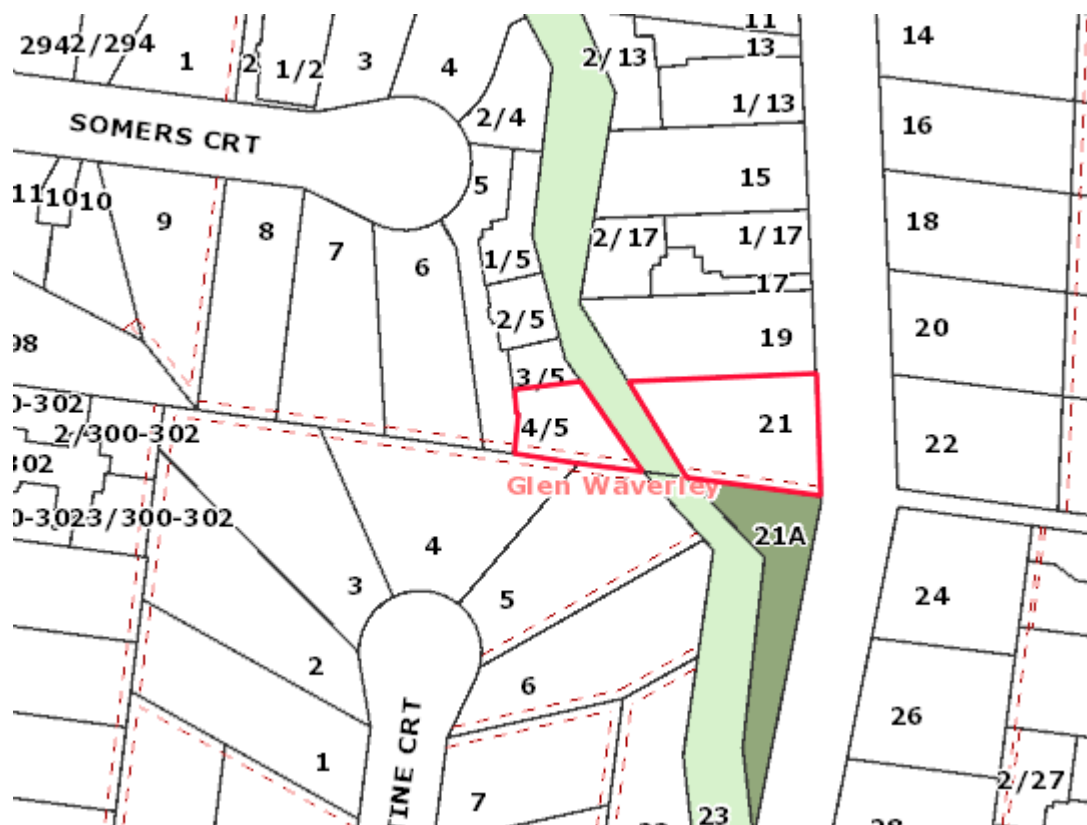
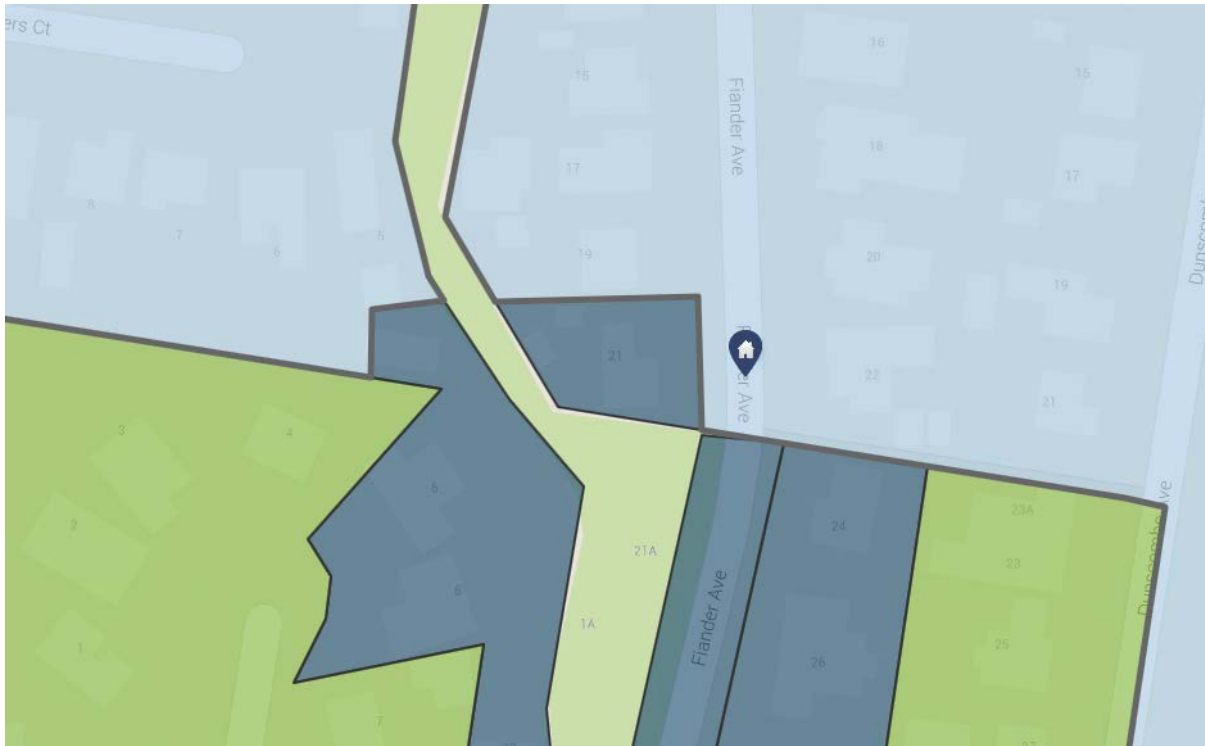
Remove from NRZ2 and place in NRZ3 zone.



21 Flander 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).



Flander Avenue (east side), Falconer Street and Dunscombe Avenue

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

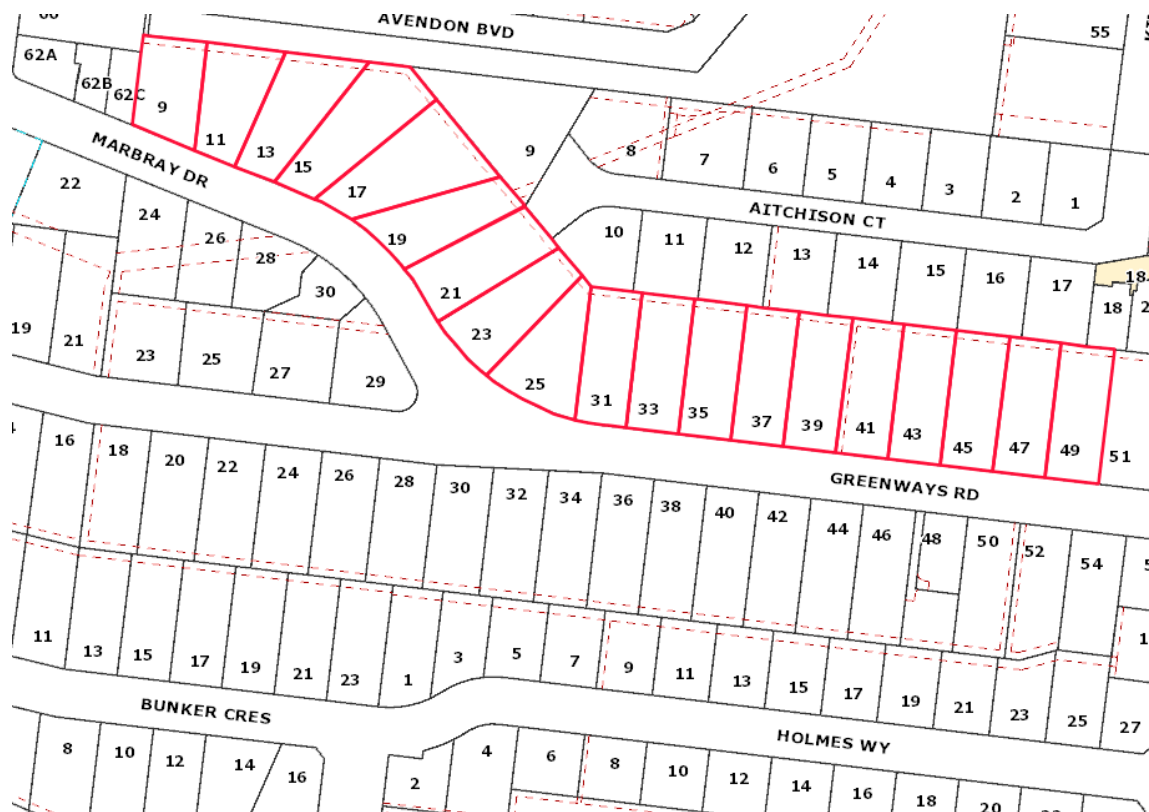
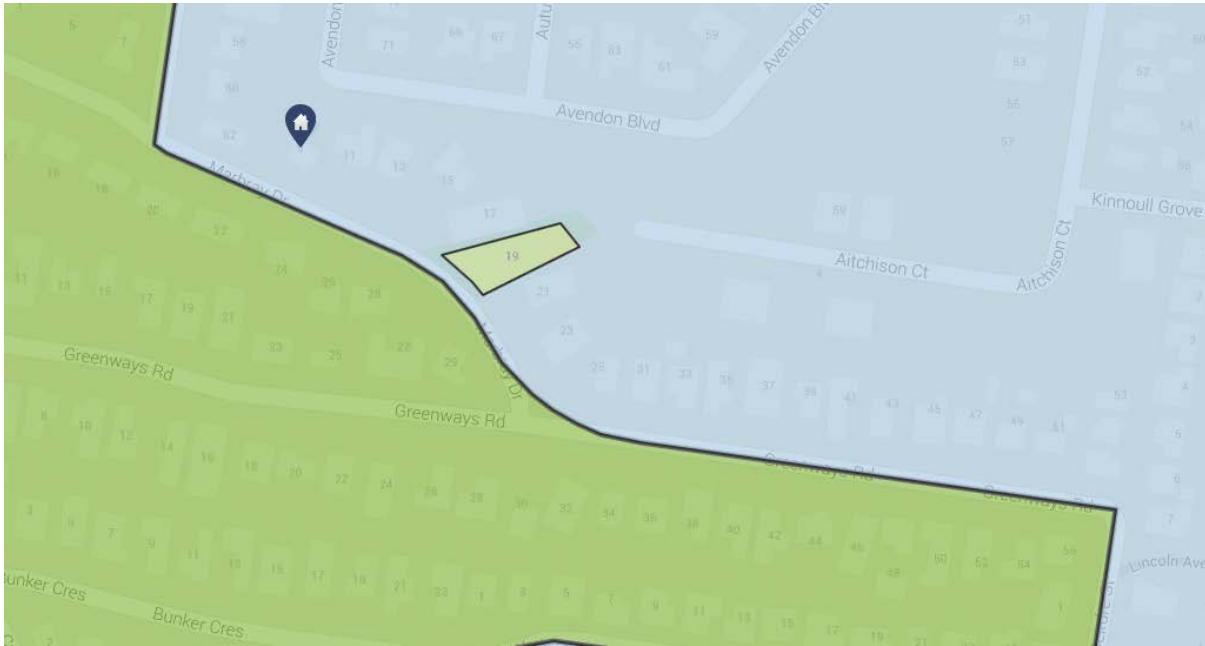
Proposed to change from NRZ2 (blue) to NRZ3 (green).



Marbray Road and Greenways Drive

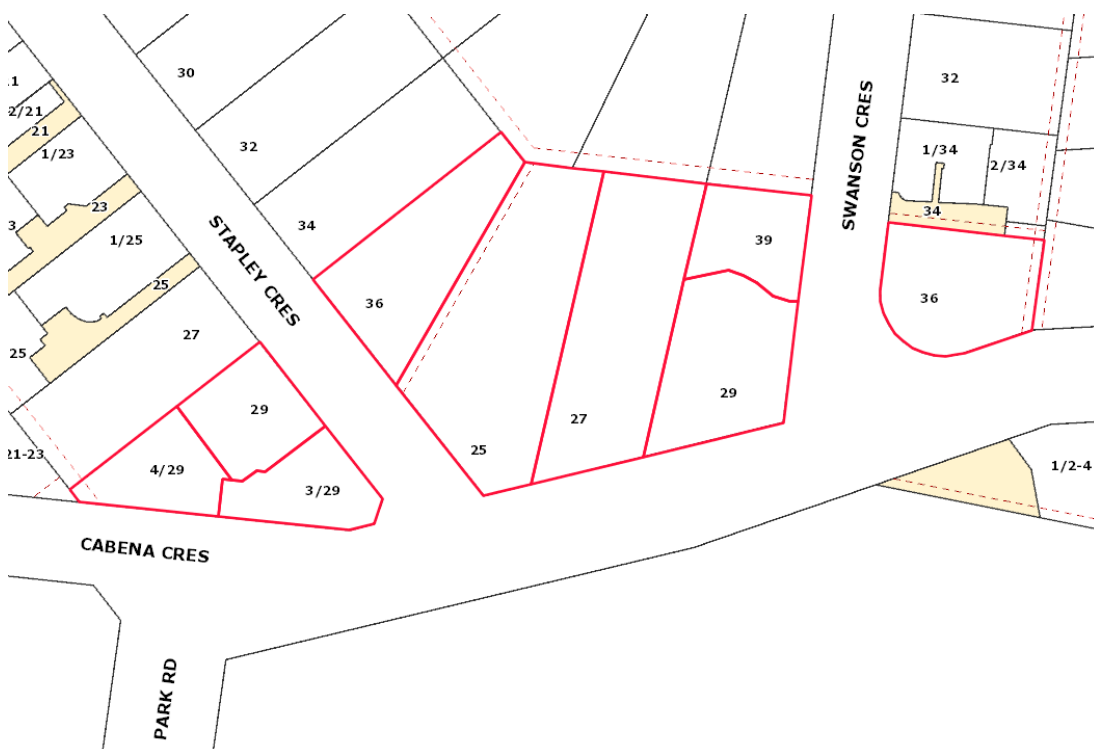
These properties form part of the Scotchmans Creek environs areas. They are also within the Vegetation Protection Overlay and are recommended to be included in the Neighbourhood Residential Zone – Schedule 3.

The change also make the zone consistent each side of the street.



Cabane Crescent, Stapley Crescent and Swanson 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.

