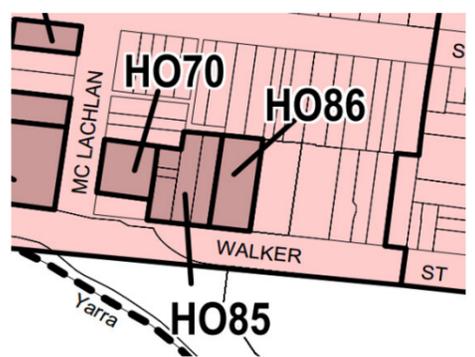


Appendix B - Overlay Anomalies

Item No.	Address for Mapping	Land Use Classification	Current Overlay	Map	Comment for Council Report	Recommendation
OV1	8-20 Galileo Gateway BUNDOORA 3083; Lot 10 Galileo Gateway BUNDOORA 3083;	Crown Allotment 16J3, Plenty Road, Bundoora	RXO		The RXO was applied as part of Amendment C58. This site was zoned PUZ3 prior to this and was identified as a government road. The RXO was applied to close the road and enable development of the land. The RXO discontinues the road once it is gazetted. NB - DPSRR 2010 recommends RXO be retained as is.	Remove the RXO.
OV2	194-210 Miller Street PRESTON 3072; 1-21 Parkside Row, PRESTON 3072; 1-19 The Mews PRESTON 3072	Dwellings	EAO		The EAO has been satisfied as a statement of environmental audit has been issued for the properties.	Remove the EAO.
OV3	1056-1140 Plenty Road BUNDOORA 3083	Mixed use	HO107		The subject land is affected by HO107 and DPO1. The extent of the HO boundaries requires revision in light of landscape changes. The Lovell Chen Review of Heritage Controls HO107, HO108 and HO111 states that: <i>It is recommended that a revised extent retain sufficient curtilage around the building to capture the remaining garden to the south and west with a view to maintaining an appropriate setting for the cottage (Figure 9). The proposed amended heritage overlay encapsulates the perimeter of the site established by the footpath to the north, west and south and bounded to the east on the alignment of the existing paling fence. Amendment of the extent will remove the control as it currently applies to the road reserve, Copernicus Crescent, and the footpath.</i>	Amend the boundaries of HO107 to accurately reflect as per recommendations of Appendix O - Lovell Chen Review of Heritage Controls HO107, HO107 and HO111(Former Larundel Hospital)
OV4	1A, 1B and 18 Arbor Street, ALPHINGTON 3078	Detached Home	HO39		The HO has been applied to these non-significant properties. The Darebin Heritage Study 2007 states <i>Incorrectly mapped and scheduled. The address of the property is 849-51 Heidelberg Road, but Map 18HO includes non-significance properties 1A,1B and 18 Arbor Street. Whilst these may have once formed part of the site of Hills View, they have now been subdivided into separate allotments and developed for new houses. The HO schedule also refers to it as a 'House' rather than by its historic name, Hills View.</i>	Remove 1A, 1B & 18 Arbor Street, Alphington from HO39.
OV5	723 High Street THORNBURY 3071	Retail Premises - multiple tenancies	HO137		The HO has been applied to these non-significant properties. The Darebin Heritage Study 2007 states: <i>No significant change to condition or integrity of building Correctly mapped, however, address in HO schedule for HO137 is incorrect, actual address is 731 High Street. In addition, the HO schedule includes a separate listing (HO47) for a 'Shop and dwelling' at 731 High Street. This has in fact been applied to 723 High Street (part of 723-729 High Street). This is a very altered early twentieth century shop and residence, which is not significant.</i>	Remove 723 High Street from HO47.

OV6	1B Walker Street NORTHCOTE 3070; rear of 4/4A McLachlan Street NORTHCOTE 3070	residential	HO85		<p>The HO has been applied to these non-significant properties. The Darebin Heritage Study 2007 states: <i>No significant change to condition or integrity of building</i> The address in the schedule (No.1a-3) is incorrect, the correct address is Nos.1-3.</p> <p><i>Incorrectly mapped – HO85 also applies to 1A Walker Street (a non-significant place) and the rear portion of 4/4A McLachlan Street, which is an individually significant place and has its own individual listing, HO70, that applies to the balance of that property..</i></p>	Remove 1A Walker Street and the rear of 4/4A McLachlan Street from HO85.
OV7	155 Westgarth Street NORTHCOTE 3070	St Helens	HO158		<p>The HO has been applied to this non-significant building. The Darebin Heritage Study 2007 states: <i>No significant change to condition or integrity of building</i> Correctly scheduled, but incorrectly mapped HO158 has also been applied to the nonsignificant shop and residence at No.155.</p>	Remove 155 Westgarth Street from HO158.
OV8	1 Wild Street RESERVOIR 3073	Residential	EAO		<p>The EAO was applied to this site via Amendment C36 when half of the site was rezoned from IN1Z to R1Z. The industrial zone appears to have been applied in error at the translation of the old planning schemes to the new format in 1999. Amendment C36 sought to correct errors arising from this process. The EAO was applied without consideration of the previous use of the site. The heritage overlay indicates that the site has been used as a dwelling from 1890.</p>	Remove 1 Wild Street from the EAO.
OV9	161 High Street PRESTON 3072	Factory Unit	HO170		<p>The south west corner of the site is located within heritage overlay HO170, the Bell Railway heritage precinct. The Darebin Heritage Study 2000 notes that this isolated residential area includes the east side of Bell railway station and extends to its immediate east and south on gently sloping land. The railway establishes a logical boundary on the west side and the commercial properties facing High Street on the east. The properties facing Bell Street terminate the Area on its north side and the industrial premises in Showers Street mark the southern edge. The subject site has no heritage significance and the reason for inclusion of part of the site within the heritage overlay is not clear given that the overlay description in the study is to protect the residential area with commercial properties fronting High Street explicitly excluded. This has been acknowledged in a recent VCAT decision relating to the site: <i>"Part of the subject land is affected by the heritage overlay (HO170). However, this is almost certainly a result of a mapping error, as the affected portion of the land is occupied by a small part of the larger complex of industrial buildings on the land, all of which have no connection to the heritage values identified in the statement of significance."</i></p>	Remove 161 High Street from HO170.

OV10	740 High Street RESERVOIR 3073	Detached Home	HO271		The statement of significance refers only to 726-734 High Street, the Regent Baptist Church. 740 High Street is a non-significant building that appears to have been erroneously included in HO271.	Remove 740 High Street from HO271.
OV11	74 Waterloo Road NORTHCOTE 3070; 72 Waterloo Road NORTHCOTE 3070	house	HO157		The HO has been applied to a non-significant building, and a significant building has not had the HO applied. The Darebin Heritage Study 2007 states: <i>No significant change to condition or integrity of building Schedule address is correct, but it was been incorrectly mapped – HO157 has been applied to 72 Waterloo Road</i>	Remove 72 Waterloo Road from HO157 and apply HO157 to 74 Waterloo Road.
OV12	1056-1140 Plenty Road BUNDOORA 3083	Various	HO111		The subject land is affected by DPO1. An amendment to the development plan was approved by Council on 16 December 2013. Amongst other things, the amended development plan includes restoration and protection of certain heritage buildings. Two buildings outside of the heritage overlay (buildings 8 and 9) are to be protected. The boundaries of HO111 should be amended to reflect this. The Lovell Chen <i>Review of Heritage Controls HO107, HO108 and HO111</i> states: <i>The existing heritage overlay extent for HO111 (Figure 10) is considered to no longer reflect the heritage values identified for the former Larundel Hospital complex. The proposed heritage overlay extent addresses the existing site condition, demolition of a number of buildings contained within the current overlay, proposed demolition of buildings under the VPDP and inclusion of Buildings 8 and 9. It also reflects the heritage buildings and values detailed in the proposed Statement of Significance</i>	Amend the boundaries of HO111 as per recommendations of Appendix O - Lovell Chen <i>Review of Heritage Controls HO107, HO108 and HO111(Former Larundel Hospital)</i>