

MELTON PLANNING SCHEME

**'Diggers Rest Army Housing Estate'
Diggers Rest-Coimadai Road, Diggers Rest
Incorporated Plan, June 2022**

This document is an incorporated document in the Melton Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

HERITAGE PLACE

These heritage design guidelines have been prepared for the Diggers Rest Army Housing Estate (Place ID. 80), identified as HO139 in the Schedule to the Heritage Overlay of the Melton Planning Scheme. The place is of local historical and representative significance to the City of Melton. The Diggers Rest Army Housing Estate, Diggers Rest-Coimadai Road, Diggers Rest, was constructed in the 1950s-60s to house married military personnel working within the Diggers Rest radio transmitting station. This precinct comprises the post-war residential subdivision comprising 17 single-storey brick residences, the open grassed quadrangle and the driveway entrance/internal roadway. The visual connection between the housing estate and the Former Army Radio Station (HO49) also contributes to the significance of the place.

The heritage design guidelines have been prepared to guide development within the mapped extent of the heritage precinct to ensure that the identified heritage values of the place are conserved.

Demolition

Objectives

To encourage the retention of contributory buildings or elements that contribute to the significance of the precinct.

Guidelines

Discourage the demolition of contributory buildings or elements that contribute to the significance of the precinct.

Allow for partial demolition of contributory buildings, limited to the rear elevation only.

Allow for the demolition of non-attached outbuildings/carports.

Alterations and additions

Objectives

To encourage alterations and additions that retain the consistent presentation of the housing estate and common architectural style, features and details of the heritage place.

To encourage alterations and additions to buildings that are concealed as far as possible in views to the principal façade of the contributory buildings from either Diggers Rest-Coimadai Road or the internal roadway.

Guidelines

Discourage alterations that would change the features of the buildings which clearly demonstrate the characteristics of post-war defence housing. This includes the simple form, single-storey brick veneer presentation of the dwellings, tile or corrugated steel-clad gable ended or hipped roofs and brick chimneys.

Allow for sensitive alterations and additions to the buildings. These should be visually recessive and located to the rear of the buildings, and preferably low scale/single-storey.

Where additions to the rear of the buildings are visible, these should be clearly identifiable as new works.

Discourage two-storey additions to the rear of the buildings where the mass and bulk would be visually dominant.

Discourage new additions that project beyond the front façade of the buildings.

Discourage new built form in the front setback.

Discourage change to the paired residential driveways or the addition of new crossovers/driveways.

Discourage the introduction of front fences, to maintain the open nature of the residential precinct as it presents to the primary streetscape.

Infill development

Objectives

To encourage sensitive new development that respects the heritage place through its setting, location, bulk, form, height, materials and appearance.

Guidelines

Discourage the replacement of contributory buildings with infill buildings.

Where proposed, encourage infill development to the two vacant allotments on Diggers Rest-Coimadai Road to respond to the scale, form, massing and materials of the contributory buildings within the precinct. This includes overall façade and building heights and roof form/pitch.

Encourage infill development to vacant allotments to reflect the consistent setbacks of the contributory buildings within the precinct from the front and side property boundaries.

Discourage the development of the two vacant allotments on Diggers Rest-Coimadai Road with attached residences.

Subdivision

Objectives

To discourage subdivision that would adversely affect the significance of the heritage place.

To encourage the retention of the housing estate planning and features that contribute to the significance of the heritage place, including the open grassed quadrangle, driveway entrance/internal roadway and the visual connection between the housing estate and Former Army Radio Station (HO49).

Guidelines

Discourage subdivision within the heritage precinct that would impact on the layout of the housing estate planning, including allotment size.

Discourage the introduction of new residential allotments within the heritage precinct.

Discourage the consolidation of the two vacant allotments on Diggers Rest-Coimadai Road.

Encourage the retention of the housing estate planning that maintains one single-storey dwelling per residential allotment.

Maintain the arrangement of the open grassed quadrangle, driveway entrance and internal roadway.

PERMIT EXEMPTION

This section of the incorporated plan set out sets out permit exemptions from the provisions of the Heritage Overlay in accordance with VPP Clause 43.01-3. It applies only to the Diggers Rest Army Housing Estate (Place ID. 80), identified as HO139 in the Schedule to the Heritage Overlay of the Melton Planning Scheme. In accordance with Clause 43.01-3, no permit is required under the Heritage Overlay for works done in accordance with this section of the incorporated plan.

Demolition

Demolition of stand-alone outbuildings. This includes a carport, garage, shed or similar structure which is detached from the contributory buildings.

Domestic services normal to a dwelling, utility installations and rainwater tanks

The installation (and associated demolition) of the following domestic services normal to a dwelling if visible from a street (other than a lane) or public park are permit exempt where:

Air conditioners, cooling or heating systems and hot water services where the ancillaries and services are attached to the rear wall of the building, or within the rear setback.

Where attached to a side wall, or within a side setback, the ancillaries and services are set back 4 metres or more from the front façade of the building.

Rain water tanks where the tanks are located to the rear of the building.

Fences

The demolition and construction of fences where the works involves timber paling fences to rear and side property boundaries, with the replacement fence being of the same style, material and in the same location, and which does not exceed the height of the existing fence.

Repairs and routine maintenance

Repairs and routine maintenance works that change the appearance of a heritage place or are not undertaken to the same details, specifications and materials as existing are permit exempt where these works are undertaken to the rear elevation only of the contributory buildings.

Outbuildings

Construction or extension of an outbuilding is permit exempt where the outbuilding is situated within the rear yard area; the outbuilding does not extend beyond the line of the side elevations of the existing building; the eave height of the outbuilding (from natural ground level) does not exceed the eave height of the contributory buildings; and the outbuilding is not attached to the existing building.

Pergolas, verandahs and decks

Construction or extension of an open-sided pergola, verandah or deck, including those attached to an existing building, are permit exempt where the pergola/verandah/deck is to the rear of an existing building; roofed pergolas or verandahs do not extend beyond the line of the side elevations of the existing building; and where (from natural ground level) the top of the new structure does not exceed the eave height of the contributory buildings.