

Planning and Environment Act 1987

MELTON PLANNING SCHEME

AMENDMENT C198

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Melton City Council which is the planning authority for this Amendment.

The Amendment has been made at the request of Melton City Council.

Land affected by the Amendment

The Amendment applies to the following properties:

- ~~Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street, Melton South)~~
- 325 Clarkes Road, Brookfield
- ~~2A Sherwin Court, 2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton~~
- 430-458 Exford Road, Weir Views
- 398-428 Exford Road, Weir Views
- 660A Beattys Road, Bonnie Brook
- 1267-1289 Beattys Road, Grangefields
- ~~Beattys Road, crossing of Kororoit Creek, Aintree~~
- 687 Hopkins Road, Truganina

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the Amendment does

The Amendment proposes to implement the findings of the *City of Melton Heritage Assessments Project 2018*, to add the following nine places to the Schedule to the Heritage Overlay and the associated Heritage Overlay mapping:

The Amendment will:

1. Amend the Schedule to Clause 43.01 to rearrange the current heritage places in numerical order
2. Amend the Schedule to Clause 43.01 to include the following heritage places on a permanent basis as follows:
 - HO129 at 398-428 Exford Road, Weir Views
 - HO130 at 430-458 Exford Road, Weir Views
 - HO131 ~~at Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street, Melton South)~~
 - HO132 at 325 Clarkes Road, Brookfield

- HO133 at ~~2A Sherwin Court and 2-6 Sherwin Court~~, 2 Killarney Drive, ~~2a Sherwin Court~~, Melton
 - HO134 at 660A Beattys Road, Bonnie Brook
 - HO135 at 1267-1289 Beattys Road, Grangefields
 - HO136 at ~~Beattys Road, crossing of Kororoit Creek, Aintree~~ 660A Beattys Road, Bonnie Brook
 - HO137 at 687 Hopkins Road, Truganina
3. Amend Planning Scheme Maps as follows:
- 7HO to include HO131 and HO132
 - 8HO to include HO133
 - 9HO to include HO134, HO135 and HO136
 - 12HO to include HO129 and HO130
 - 13HO to include HO137
4. Amend the Schedule to Clause 72.04 to incorporate the *City of Melton Heritage Assessments Project 2018: Statements of Significance*.

Strategic assessment of the Amendment

Why is the Amendment required?

In accordance with the Planning Policy Framework (PPF), it is State policy to ensure the conservation of heritage significant places. To do this, places, buildings and objects must be identified, assessed and documented as places of natural and cultural heritage significance, as a basis for their inclusion in Victorian planning schemes.

The Amendment is required to protect nine heritage places within the urban growth boundary that are deemed to be the heritage places most at-risk of being lost due to development pressure. Including these places in the Schedule to the Heritage Overlay, and incorporating the statements of significance will formally recognise the heritage value of the properties, and the impact that proposed development may have upon them, should Council receive any development proposals for the subject properties.

The Amendment will ensure that a planning permit is required for demolition and a range of buildings and works to ensure the heritage significance is protected. Any proposal will then be able to be assessed by council having regard to the purpose and decision guidelines of the Heritage Overlay and council's local heritage policy contained at Clause 22.01 of the Melton Planning Scheme.

Various structural improvements were made to the Schedule to the Heritage Overlay as part of Amendment VC148. These changes enable a statement of significance to be listed and incorporated to assist decision making.

The Amendment makes use of these new provisions by listing the Statement of Significance for the site in the Schedule to the Heritage Overlay and incorporating the document in the Schedule to Clause 72.04. The Amendment reorders the Schedule to the Heritage Overlay chronologically by HO reference and includes recently created new suburb names.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives for planning in Victoria as outlined in section 4 of the *Planning and Environment Act 1987*:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- *To balance the present and future interests of all Victorians.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria*

- *To facilitate development in accordance with the objectives outlined above.*

The Amendment implements these objectives by applying the Heritage Overlay to the nine places to protect the significant heritage in the City of Melton.

How does the Amendment address any environmental, social and economic effects?

Conservation of the heritage places is likely to increase the attractiveness of the future residential communities that are planned to surround them and contribute to the future character of the area.

The Amendment will have a positive social impact on the municipality, as the community values local heritage and it plays an important role in defining local identity and a sense of place.

The Amendment is not expected to have any adverse environmental or economic effects.

Does the Amendment address relevant bushfire risk?

This Amendment does not impact upon bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?

Ministerial Direction No.9 – Metropolitan Strategy

The Amendment is consistent with the Metropolitan Strategy, *Plan Melbourne*, particularly Direction 4.4 to 'respect Melbourne's heritage as we build for the future' and its Policy 4.4.1 which recognises the 'value of heritage when managing growth and change.'

Ministerial Direction No.11 – Strategic Assessment of Amendments

The requirements of this direction have been followed in the preparation of this Amendment.

Ministerial Direction – The Form and Content of Planning Schemes

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 12(2)(a) of the *Planning and Environment Act 1987*.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the Planning Policy Framework at Clause 15 (Built Environment and Heritage) and Clause 15.03-1S (Heritage Conservation).

Objective

- *To ensure the conservation of places of heritage significance.*

Strategies

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced*

In particular, the Amendment supports the objective 'to ensure the conservation of places of heritage significance' and responds to its strategy to 'identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.'

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the Municipal Strategic Statement objective of Clause 21.03 'to protect and enhance areas of environmental, historical and cultural significance and sensitivity.'

How does the Amendment support or implement the Municipal Planning Strategy?

The Melton Planning Scheme does not contain a Municipal Planning Strategy.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victorian Planning Provisions through the schedule to the Heritage Overlay at Clause 43.01. The Heritage Overlay is the most appropriate tool to 'conserve and enhance heritage places of natural or cultural significance' and to 'ensure that development does not adversely affect the significance of heritage places.'

How does the Amendment address the views of any relevant agency?

The views of DELWP were sought in the preparation of this Amendment and views of relevant agencies will be considered through the public exhibition stage of the Amendment process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The requirements of the *Transport Integration Act 2010* are not relevant to this Amendment.

Resource and administrative costs

The Amendment will increase the number of sites subject to the provisions of the Heritage Overlay, therefore potentially resulting in more planning applications. The anticipated increase in planning applications is not expected to have a significant impact on resourcing and administrative costs.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, at Melton City Council's website at www.melton.vic.gov.au/planningschemeamendments.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by Tuesday 21 July 2020.

A submission must be sent to:

Manager City Design, Strategy and Environment
Melton City Council
PO Box 21
MELTON VIC 3337

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- directions hearing: Week of 26 October 2020
- panel hearing: Week of 30 November 2020

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
398-428 Exford Road, Weir Views	None.	Melton C198 002hoMap12 Exhibition
430-458 Exford Road, Weir Views	None.	Melton C198 002hoMap12 Exhibition
Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street, Melton South)	None.	Melton C198 005hoMap07 Exhibition
325 Clarkes Road, Brookfield	None.	Melton C198 003hoMap07 Exhibition
2A Sherwin Court, 2-6 Sherwin Court, 2 Killarney Drive, 2a Sherwin Court, Melton	None.	Melton C198 006hoMap08 Exhibition
660A Beattys Road, Bonnie Brook	None.	Melton C198 004hoMap09 Exhibition
1267-1289 Beattys Road, Grangefields	None.	Melton C198 007hoMap09 Exhibition
Beattys Road, crossing of Kororoit Creek, Aintree	None.	Melton C198 004hoMap09 Exhibition
687 Hopkins Road, Truganina	None.	Melton C198 001hoMap13 Exhibition

MELTON PLANNING SCHEME

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

Proposed C198melt
24/04/2019
C199melt

1.0 Application requirements

None specified

2.0 Heritage places

Proposed C198melt
24/04/2019
C199melt

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Eynesbury Eynesbury Road and Springhill Road	-	-	-	-	Yes Ref No H362	Yes	No
HO2	Exford Homestead Exford Road	-	-	-	-	Yes Ref No H316	Yes	No
HO3	Strathulloh 1402-1600 Greigs Road	-	-	-	-	Yes Ref No H317	Yes	No
HO4	Deanside Homestead Complex 96-103 Reed Court	-	-	-	-	Yes Ref No H810	Yes	No
HO5	Christ (Anglican) Church 2-4 Unitt Street, Melton The heritage place is the former Christ Church Sunday school hall, metal bell tower and stained glass windows of former church.	No	No	No	No	No	No	No
HO6	Presbyterian Church Yuille Street, Melton The heritage place is the bluestone chapel and brick church hall.	No	No	Yes	No	No	No	No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	'The Willows' In the Willows Historical Park, 76-82 Reserve Road The heritage place is the house and the parkland setting, the memorial gates and the cypress tree by cowball, pepper tree by memorial, avenue of gums and gum in northwest corner.	No	No	Yes	Yes	No	Yes	No
HO8	Railway Viaduct over Melton Reservoir (Also in Brookfield and Exford)	-	-	-	-	Yes Ref No H2327	No	No
HO9	Bridge over Djerriwarh Creek Disused section of the Western Highway.	-	-	-	-	Yes Ref No H1658	No	No
HO10	Rockbank Inn Beattys Road and 1992-2106 Western Highway	-	-	-	-	Yes Ref No H1933	Yes	No
HO13	'Lynuilg' Homestead 477-569 Bensons Road The heritage place is the house, hipped outbuilding, draughthorse stabling, underground tank, milking/shearing shed and Canary Island Palms nearby the main house.	No	No	Yes	Yes	No	Yes	No
HO14	'Glencoe' 518-610 Blackhill Road The heritage place is the stone house, dry stone walls, stables, dairy, fowl house, pig pen and Norfolk Island pines at the entrance to the homestead.	Yes – homestead and stable/dairy	No	Yes	Yes	No	Yes	No

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PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO15	House 'Angus Downs' 546-570 Blackhill Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO16	House 2-200 Porteous Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO17	'Melton Park' 691-801 Bulmans Road The heritage place is the house, garden setting of cypress, peppercorn and other exotics and stables.	No	No	Yes	Yes	No	Yes	No
HO18	Paine's Cottage 152-176 Chapmans Road The heritage place is the timber cottage, remnant front fence and four Italian cypresses.	No	No	Yes	Yes	No	Yes	No
HO19	Cornwall Park Stud 2389-2485 Diggers Rest Coimadai Road The heritage place is the main Federation house, former coach house/stables and the Inter-war Bungalow cottage.	No	No	No	Yes	No	Yes	No
HO20	Former Condons Dairy 1397 Diggers Rest Coimadai Road The heritage place is the former dairy and rubble walls.	Yes	No	No	Yes	No	Yes	No
HO21	'Toolern Park' 1558-1672 Diggers Rest-Coimadai Road	No	No	Yes	Yes	No	Yes	No

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	The heritage place is the house, dry stone walls and mature conifers.							
HO22	House 'Kuloomba' 2203 Diggers Rest Coimadai Road The heritage place is the house, and two outbuildings.	No	No	No	Yes	No	Yes	No
HO23	War Memorial In Reserve off Diggers Rest Coimadai Road The heritage place is the memorial and the land around the memorial for a distance of five metres.	Yes	No	No	No	No	No	No
HO24	Farm Complex 1229-1279 Gisborne Melton Road The heritage place is the house, cottage, stone ruin, underground tank, brick garage and potential archaeological remains.	Yes - brick garage (former dairy) and stone ruins	No	No	Yes	No	Yes	No
HO25	House 1374 - 1404 Gisborne Melton Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO26	House 'Creighton' 1618 Gisborne Melton Road The heritage place is the house and immediate garden setting and the two Canary Island Palm trees at the front of the house.	Yes	No	Yes	No	No	Yes	No
HO27	House & Outbuilding 310 - 360 Gisborne Melton Road	No	No	Yes	Yes	No	Yes	No

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	The heritage place is the house and rendered brick outbuilding and the immediate setting of cypress trees.							
HO28	Ruin 'McIntosh Cottage' 687-777 Gisborne - Melton Road The heritage place is the stone ruin and peppercorn tree.	Yes	No	Yes	No	No	No	No
HO29	Former 'Yangardook' Cottage 575-685 Gisborne Melton Road The heritage place is the stone cottage.	Yes	No	No	No	No	Yes	No
HO30	Ruin 'The Elms' 779-859 Gisborne Melton Road The heritage place is the stone ruin.	Yes	No	Yes	No	No	No	No
HO31	'Glen Elgin' 766-858 Gisborne Melton Road The heritage place is the house, stables, timber shed, underground tank, shearing shed, two stone cottages, cattle yards and the immediate setting of Monterey cypresses along the drive, conifers and palm in main house garden, the Algerian Oaks, Bunya Bunya Pine, Osage Orange and English Elms.	Yes - brick stables, stone cottages and shed	No	Yes	Yes	No	Yes	No
HO32	Hjorth's Farm 163 Hjorths Road The heritage place is the dry stone wall dam, terraces, remains of the irrigation system and orchard trees.	No	No	Yes	No	No	No	No

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HO33	'Norwood' 78-132 Hoggs Road The heritage place is the house and bird-watchers cabin.	No	No	No	Yes	No	Yes	No
HO35	'Wattle Grove' House & Shed 117-125 McPhersons Road The heritage place is the house, shearing shed and stable.	No	No	No	Yes	No	Yes	No
HO36	'Greenhills' 1260-1398 Diggers Rest-Coimda Road The heritage place is the house, outbuildings, garden setting of palm, eucalypt, and peppercorn trees in front of house, isolated oak tree near creek, and remnant conifers near house, dry stone walls and dams.	No	No	Yes	Yes	No	Yes	No
HO37	'Pinewood' Homestead 783-829 Blackhill Road The heritage place is the stone house, dry stone walls, the old pine garden and driveway plantings, the Aleppo pine at the front gate, the Hawthorn plantings, and the old pear and pine trees near the original homestead site.	Yes - the bluestone portions of the homestead	No	Yes	Yes	No	Yes	No
HO38	Stone Cottage 189-193 Blackhill Road The heritage place is the stone cottage.	Yes - random rubble walls	No	No	No	No	Yes	No
HO39	House & Bullock Track 847-1071 Blackhill Road	No	No	No	Yes	No	Yes	No

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	The heritage place is the house and former Bullock track remains.							
HO40	Plumpton Hare Enclosure 847-1071 Blackhill Road The heritage place is the remains of an enclosure made of dry stone walls and the land around the enclosure for a distance of five metres including the old eucalyptus in the enclosure.	No	No	Yes	No	No	No	No
HO41	Aitken's Gap Pine Avenue Calder Freeway The heritage place is the avenue of Monterey Pine trees along the Freeway and a distance of five metres beyond their canopy.	No	No	Yes	No	No	No	No
HO42	Diggers Rest Railway Station & Platforms Calder Highway The heritage place is the railway station and the bluestone platform.	Yes	No	No	No	No	No	No
HO43	The Diggers Rest Hotel 1434-1466 Calder Highway The heritage place is the hotel, the wooden garage, remnant paving, oak tree and potential archaeological material.	No	No	Yes	Yes	No	Yes	No
HO44	Former Diggers Rest School 1290 Calder Highway The heritage place is the former school house.	No	No	No	No	No	Yes	No

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HO45	Sanger Grave 1286-1292 Calder Highway The heritage place is the brick monument and the land around the grave for a distance of five metres.	Yes	No	No	No	No	No	No
HO46	House 1376 - 1432 Calder Highway The heritage place is the house.	No	No	No	No	No	Yes	No
HO47	House 2- 180 Davis Road The heritage place is the house, front timber picket fence, front and side cypress, and other exotics and outbuildings to the west of driveway.	No	No	Yes	Yes	No	No	No
HO48	Former Murphy Dam 209 - 247 Plumpton Road The heritage place is the dam, dry stone dam wall and dry stone walls around the gully.	No	No	No	Yes	No	No	No
HO49	Former Army Radio Station 107- 207 Diggers Rest-Coimadai Road The heritage place is the bow-roofed, WW II building.	No	No	No	No	No	Yes	No
HO50	Former Clarke Dam 544-618 Diggers Rest-Coimadai Road The heritage place is the Dam and dry stone wall.	No	No	No	No	No	No	No

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HO51	Arrunga 77-347 Holden Road The heritage place is the house and driveway trees of cypress and eucalyptus in three rows along the edge of the two driveways.	No	No	Yes	No	No	Yes	No
HO52	House 932-1036 Holden Road The heritage place is the house, scrolled metal gate and timber post and wire fence.	No	No	No	Yes	No	Yes	No
HO53	Holden Road Dam 765-789 Holden Road The heritage place is the dry stone dam wall and dam.	No	No	No	No	No	No	No
HO54	Bridge over Kororoit Creek Melton Highway The heritage place is the early masonry bridge.	Yes	No	No	No	No	No	No
HO55	House 974-1048 Melton Highway The heritage place is the house and dry stone wall and cypresses around house.	No	No	Yes	Yes	No	Yes	No
HO56	Gollars Court 1366-1496 Melton Highway The heritage place is the house.	Yes	No	No	No	No	Yes	No
HO57	Norton Ruin 1912-1962 Melton Highway	Yes	No	No	Yes	No	No	No

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	The heritage place is the stone ruin and dry stone walls to the north and west.							
HO58	House 911-935 Melton Highway The heritage place is the house and boundary plantings of Monterey cypresses.	No	No	Yes	No	No	Yes	No
HO59	Rocklands 211 Mt Aiken Road The heritage place is the brick house and the dry stone wall in the former garden.	No	No	No	Yes	No	Yes	No
HO60	Mt. Aiken Site & Ruin 740-794 Mt Aiken Road The heritage place is the semi-ruinous stone building and the archaeological remains of former structures, including walls, tracks and gardens and the conifer shelter plantings and any remnant garden plantings.	Yes	No	Yes	Yes	No	No	No
HO61	Bluestone Cottage & Ruinous Timber dwelling 2-88 Mt Cottrell Road The heritage place is the ruinous timber building, stone cottage, dry stone walls and Peppercorn tree and gum tree adjacent to buildings.	No	No	Yes	Yes	No	Yes	No
HO62	Mt Kororoit Homestead 2-88 Leakes Rd	No	No	Yes	Yes	No	Yes	No

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	The heritage place is the house, timber outbuildings, shearing shed, dry stone walls and peppercorn and palm trees.							
HO63	Plumpton Dam 412- 518 Plumpton Road The heritage place is the dam, dry stone dam wall and embankment.	No	No	No	No	No	No	No
HO64	'Plumpton Park' 412- 518 Plumpton Road The heritage place is the house and setting and cypress trees.	No	No	Yes	No	No	Yes	No
HO65	Rocklands Dam 131-199 Townsings Rd The heritage place is the dam and dry stone dam wall.	No	No	No	No	No	No	No
HO66	Bridge over Toolern Creek Bridge Road The heritage place is the bridge.	No	No	No	No	No	No	No
HO68	Kippenross 429-455 Bulmans Road The heritage place is the house, laundry, underground tank, avenue of Sugar Gums and driveway.	Yes	No	Yes	Yes	No	Yes	No
HO69	Melton Cemetery Centenary Avenue The heritage place is the Melton Cemetery, the Sheoaks and Monterey pines.	No	No	Yes	No	No	No	No

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	Incorporated plan: Melton Cemetery Incorporated Plan							
HO70	Darlingsford Barn 13 - 15 Darlingsford Boulevard The heritage place is the former barn.	Yes	No	No	No	No	Yes	No
HO71	Melton South State School No. 3717 34-46 Exford Road The heritage place is the interwar brick school building.	Yes	No	No	No	No	Yes	No
HO72	House 2 Exford Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO73	House 54-56 Exford Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO74	Parklea 148-200 Abey Road The heritage place is the house, driveway, the peppercorn trees flanking driving and cypress trees nearby the house, two farm outbuildings and the immediate setting.	No	No	Yes	Yes	No	Yes	No
HO75	Former Melton Reservoir In Hannah Watts Park, High Street The heritage place is the reservoir pond and a bluestone inlet on Toolern Creek.	No	No	No	No	No	No	No
HO76	Former Melton Courthouse	Yes	No	No	No	No	Yes	No

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	323-329 High Street The heritage place is the former court house.							
HO77	War Memorial High Street The heritage place is the two memorials and the land around the memorials for a distance of five metres.	Yes	No	No	No	No	No	No
HO78	Staughton Memorial High Street The heritage place is the memorial lamppost and the land around the memorial for a distance of five metres.	Yes	No	No	No	No	No	No
HO79	Former Mechanics Institute 232-238 High Street The heritage place is the former Mechanics Institute.	Yes	No	No	No	No	Yes	No
HO80	Walnut Tree In front of Civic Centre, High Street The heritage place is the tree and the land beneath the canopy for a distance of five metres.	No	No	Yes	No	No	No	No
HO81	Coronation Tree In Hannah Watts Park, High Street The heritage place is the tree and the land beneath the canopy for a distance of five metres.	No	No	Yes	No	No	No	No
HO82	Melton Valley Golf Course	No	No	Yes	Yes	No	No	No

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	Yuille Street & Melton Valley Drive The heritage place is the graves, former roadways, dairy tree and small fig tree associated with a former house and potential archaeological sites located on the golf course.							
HO83	'Raglan's Cottage' 237 High Street The heritage place is the house.	Yes	No	No	No	No	No	No
HO84	Melton Weir, over Toolern Creek Nixon Street The heritage place is the weir and road causeway.	No	No	No	No	No	No	No
HO85	'Dunvagen' In the Willows Historical Park, 68-74 Reserve Road The heritage place is the house.	Yes	No	No	No	No	Yes	No
HO86	'Macs Cottage' In the Willows Historical Park, 68-74 Reserve Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO87	House 32 O'Neils Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO88	Former Wesleyan Methodist Church 66-76 Palmerston Street	Yes	No	No	No	No	Yes	No

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	The heritage place is the former church and immediate setting.							
HO89	House 'Balmoral Farm' 2120 - 2224 Melton Highway The heritage place is the house and underground tank.	No	No	No	Yes	No	Yes	No
HO90	St. Dominics Roman Catholic Church Smith Street The heritage place is the former church.	Yes	No	No	No	No	Yes	No
HO91	CJ Melrose Memorial Cairn 398-446 Clarkes Road The heritage place is a stone cairn and the land around the cairn for a distance of five metres, on the east bank of Arnolds Creek, opposite CJ Melrose Memorial Reserve.	No	No	No	No	No	No	No
HO92	House 160 Station Road The heritage place is the house and front fence.	Yes	No	No	Yes	No	Yes	No
HO93	Melton South Railway Station Brooklyn Road The heritage place is the station building, signal boxes and platforms.	No	No	No	No	No	Yes	No
HO94	John Campbell Miles farmhouse Shamrock Place	No	No	Yes	No	No	Yes	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The heritage place is the site of the former farmhouse, the peppercorn trees and potential archaeological remains in the vicinity.							
HO95	Former Robinsons House Tank 122-142 The Bullock Track The heritage place is the underground tank and the land around the tank for a distance of five metres.	Yes	No	No	No	No	No	No
HO96	Melton State School No. 430 Unit Street The heritage place is the bluestone school house and rows of Peppercorn trees along school boundaries.	Yes	No	Yes	No	No	Yes	No
HO97	Early crossing Place associated with the Djerriwarh Bridge Disused section of the Western Highway The heritage place is the disused bridge, early crossing places, ford, quarry, tracks and potential archaeological sites near bridge.	No	No	No	No	No	No	No
HO98	House 'Nerowie' 155 Nerowie Road The heritage place is the house.	Yes	Yes - 'chapel'	No	No	No	Yes	No
HO99	Former Exford Shearing Shed 1182-1250 Exford Road The heritage place includes three concrete silos.	-	-	-	-	Yes Ref No H2276	Yes	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO100	Former Dairy 1180 Exford Road The heritage place is the former dairy.	Yes	No	No	No	No	Yes	No
HO101	House 865 Exford Road The heritage place is the house.	No	No	No	No	No	Yes	No
HO102	Glengallon 77-207 Greigs Road West The heritage place is the house.	No	No	No	No	No	Yes	No
HO103	Former Dairy & Trees 30 & 35 Hickey Road The heritage place is the former dairy and the peppercorn trees.	No	No	Yes	Yes	No	Yes	No
HO104	Moloney's Farm Site & Water Reserve 1884-1908 Mt Cottrell Road and land adjacent to Weribee River The heritage place is the underground tank remains, dry stone walls and two peppercorn trees adjacent to the tank.	No	No	Yes	Yes	No	No	No
HO105	Mt Cottrell Road Stock Yard, Ruins & Dry Stone Walls 1476 – 1570 Mt Cottrell Road The heritage place is the complex of dry stone walls, dam and stockyards, house ruins, underground tank, mature Peppercorn and Sugar Gums.	No	No	Yes	Yes	No	No	No
HO107	House	No	No	No	No	No	Yes	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	285 Nerowie Road The heritage place is the house.							
HO108	Former Australian Beam Wireless Receiving Station 653-701 Greigs Road and 703-735 Greigs Road	-	-	-	-	Yes Ref No H2278	Yes	No
HO109	Old Rockbank Middle Road (Cobblestone Road) In Reserve, The Bridges The heritage place is a cobblestone road and the land around the road for a distance of five metres.	No	No	No	No	No	No	No
HO110	Kerr Farm Site 1780-1882 Boundary Road The heritage place is the remains of a stone house, cistern, internal and boundary dry stone walls, stockyards, a gatepost and a cobbled area near the house. <i>Incorporated plan: Kerr Farm Site, Incorporated Plan</i>	No	No	No	Yes	No	No	No
HO111	Mount Cottrell Homestead 167 Faulkners Road The heritage place is the house, stables and machinery shed.	No	No	No	Yes	No	Yes	No
HO112	House & Outbuilding 65-543 Greigs Road East	No	No	Yes	Yes	No	Yes	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The heritage place is the house and gambrel roofed outbuilding in the yard and mature eucalypts and peppercorn trees flanking the long drive, and peppercorn trees with the house yard (rear of dwelling). Incorporated plan: 65-543 Greigs Road East, Incorporated Plan							
HO113	Payne's Cottage 638-688 Greigs Rd East The heritage place is the stone cottage.	Yes	No	No	No	No	Yes	No
HO114	'Rocklands' Homestead & Farm 619-653 Hopkins Road The heritage place is the house, dry stone walls, dam, stockyards, rear cottage farm setting, cypress tree on east side of house, Eucalypts along garden walls and saltbush to front of homestead.	Yes - main house	No	Yes	Yes	No	Yes	No
HO115	Rockbank Community Hall Leakes Road The heritage place is the hall and immediate setting of peppercorns and sugar gums.	No	No	Yes	No	No	Yes	No
HO117	Bonnie Doone 339 - 365 Taretons Rd The heritage place is the house, underground tank, stables, and dry stone walls.	No	No	No	Yes	No	Yes	No
HO118	Rockbank Headstation Dam 1233 - 1287 Taylors Road	No	No	No	No	No	No	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The heritage place is the dry stone dam wall and dam.							
HO119	House 107-121 Water Reserve Road The heritage place is the Edwardian house and the Victorian cottage.	No	No	No	Yes	No	Yes	No
HO120	House 1957-1963 Western Highway The heritage place is the house.	No	No	No	No	No	Yes	No
HO121	Former Rose & Crown Hotel 2057-2083 Western Highway The heritage place is the former hotel building.	No	No	No	No	No	Yes	No
HO122	House 2341-2421 Western Highway The heritage place is the house.	No	No	No	No	No	Yes	No
HO123	'Dalgoon' Farm Complex Corner Calder Park Drive and Hume Drive The heritage place is the house, dry stone walls of the house paddock and dairy to the west, and shelter planting associated with the dry stone wall of the home paddock.	No	No	Yes	Yes	No	Yes	No
HO124	Grave, Ruin & Archaeological site Former 'Greenhills' Pastoral Station 36-49 O'Connell Avenue	No	No	No	No	No	No	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The heritage place is the fenced grave, stone ruin and potential archaeological remains of the sheep yards/wash.							
HO125	Former Mowbray College Patterson Campus 102-112 Centenary Avenue	-	-	-	-	Yes Ref No H2319	Yes	No
HO127	House 161 Bulmans Road The heritage place is the house and the peppercorn tree at the rear of the property.	No	No	Yes	No	No	Yes	No
HO128	Stoneleigh 196 Sinclairs Road The heritage place is the homestead, palm and sugar gum trees surrounding the homestead, and the dry stone walls.	No	No	Yes	Yes	No	No	No
HO129	House 398-428 Exford Road, Weir Views The heritage place is the Federation period weatherboard house and its setting towards Exford Road. Statement of Significance: Statement of Significance: 398-428 Exford Road, Weir Views, "House" November 2018	Yes	No	No	No	No	No	No
HO130	Staughton Infant Grave 430-458 Exford Road, Weir Views The heritage place is the grave and its associated setting including a copse of trees and the view to the valley of Toolern Creek	No	No	Yes	No	No	No	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	to the east and the adjacent copse of trees to the west, including a Stone Pine (Pinus pinea). Statement of significance: Statement of Significance: 430-458 Exford Road, Weir Views, "Staughton Infant Grave" November 2018							
HO131	Behlen Shed 2-98 Staughton Street, Melton South The heritage place is the mid-20th century prefabricated frameless steel shed. Statement of Significance Statement of Significance: 2-98 Staughton Street, Melton South, "Behlen Shed" November 2018	No	No	No	No	No	No	No
HO132	Former Melton Stud 325 Clarkes Road, Brookfield The heritage place is the Federation period Melton Stud, including the main part of the weatherboard residence, the grave of 'The Welkin', and the weatherboard stallion box with hipped roof. Statement of Significance Statement of Significance: 325 Clarkes Road, Brookfield, "Former Melton Stud" November 2018	No	No	No	Yes	No	No	No
HO133	Tara Stud (former) - Outbuildings and Trees 2 Killarney Drive, 2A Sherwin Court, Melton	Yes	No	Yes - Cyprus Trees	Yes	No	No	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>The heritage place is the three largely intact outbuildings (northern stables, southern shed/stables and office building) at 2 Killamey Drive and the row of 11 cypress trees on the adjacent public reserve at 2A Sherwin Court.</p> <p>Statement of Significance</p> <p>Statement of Significance: 2A Sherwin Court and 2 Killamey Drive, Melton "Tara Stud (former) - Outbuildings and Trees" November 2018</p> <p>Incorporated Plan</p> <p>"Tara Stud" (former) Outbuildings, 2 Killamey Drive, Melton, Incorporated Plan, October 2020</p>							
HO134	<p>Water Reserve, Beattys Road</p> <p>660A Beattys Road, Bonnie Brook</p> <p>The heritage place is the water reserve (land) adjoining the east side of Kororoit Creek, north of Beattys Road and including the dry stone wall on the north-eastern boundary.</p> <p>Statement of Significance</p> <p>Statement of Significance: 660A Beattys Road, Bonnie Brook "Water Reserve, Beattys Road" November 2018</p>	No	No	No	Yes, dry stone wall located on the north-eastern side of the reserve	No	No	No
HO135	<p>Former Fulham Park</p> <p>1267-1289 Beattys Road, Grangefields</p> <p>The heritage place is the remnants of the Victorian stone cottage at the former Fulham Park and the nearby riveted vessels.</p>	Yes	No	No	No	No	No	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance Statement of Significance: 1267-1289 Beattys Road, Grangefields, "Former Fulham Park" November 2018							
HO136	Beattys Bridge 660A Beattys Road, Bonnie Brook The heritage place is the remains of the timber bridge known as Beattys Bridge which crosses Kororoit Creek and the cobble roadway to the west. Statement of Significance Statement of Significance: 660A Beattys Road, Bonnie Brook "Beattys Bridge" November 2018	No	No	No	No	No	No	No
HO137	Tibbermore 687 Hopkins Road, Truganina The heritage place is the house known as Tibbermore, outbuildings and tank. Statement of Significance Statement of Significance: 687 Hopkins Road, Truganina, "Tibbermore" November 2018	No	No	No	Yes	No	No	No
HO200	Mount Cottrell Dry Stone Wall Precinct	No	No	No	Yes	No	No	No
HO201	Mount Kororoit Dry Stone Wall Precinct	No	No	No	Yes	No	No	No
HO202	She-Oak Hill Dry Stone Wall Precinct	No	No	No	Yes	No	No	No
HO203	Mount Atkinson Dry Stone Wall Precinct	No	No	No	Yes	No	No	No
HO204	Greigs Road Dry Stone Wall Precinct	No	No	No	Yes	No	No	No

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO205	Selection Wall	No	No	No	Yes	No	No	No
HO206	Plumpton Road Wall	No	No	No	Yes	No	No	No

MELTON PLANNING SCHEME

24/04/2019
C199melt

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

23/11/2020 - f...
G222meltProposed C198melt

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Line Upgrade - Toolern Station Incorporated Document, January 2018	C194
Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012	C125
Caroline Springs Town Centre Comprehensive Development Plan August 2000	C14
Chartwell Restructure Allotment Plan (August 1992)	NPS1
Conditions for use of Lots 1&2 LP30733K, Plumpton Road for rock crushing	C9
Conditions for use of south-west corner of Greigs Road and Mount Cottrell Road, Melton, Crown Portions 1 and 2, Section 11, Parish of Pywheijjork for Extractive Industry	C13
Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996	NPS1
Diggers Rest Development Contributions Plan, March 2012 (Amended September 2017)	C181
Diggers Rest Native Vegetation Precinct Plan, March 2012	C121
Diggers Rest Precinct Structure Plan, March 2012 (Amended September 2017)	C181
Eynesbury Station Incorporated Plan, September 2001	C20
Eynesbury Township Stages 5, 6 and 13 Native Vegetation Removal and Offset Requirements, May 2017	C176
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Guidelines for the Preparation of Environmental Management Plans in Melton's Rural Areas, Melton Shire Council, 1996	NPS1
HO110 Kerr Farm Site 1780-1882 Boundary Road, Mt Cottrell Incorporated Plan (2009)	C71
HO112 65-543 Greigs Road, Truganina Incorporated Plan (2009)	C71
HO128 Stoneleigh Homestead Complex, 196 Sinclairs Road, Rockbank – Statement of Significance, June 2016	C147
House at 398-428 Exford Road, Weir Views (SPI: 3\PS422772): Statement of Significance, April 2019.	C220melt
Kororoit Precinct Structure Plan, December 2017 (Amended April 2019)	C203melt
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Melton Cemetery Incorporated Plan (2008)	C73
Melton Dry Stone Wall Study Volume 3 – Statements of Significance, February 2016	C100
Melton North Precinct Structure Plan Development Contributions Plan, May 2010 (Amended June 2017)	GC75

MELTON PLANNING SCHEME

Name of document		Introduced by:
Melton North Precinct Structure Plan, May 2010		C83
Melton Tourist Precinct Local Area Development Plan – February 1998		C4
Mount Cottrell Class A Recycled Water Storage Facility, Incorporated Document, March 2015		C138
Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan, January 2020		C201melt
Mt Atkinson & Tarneit Plains Precinct Structure Plan, June 2017 (Amended January 2020)		C217melt
Outer Suburban Arterial Roads - Western Package Incorporated Document, June 2017		GC74
Palmers Road and Robinsons Road Upgrade (Sayers Road to Western Freeway, Truganina) Incorporated Document, July 2012		C81
Palmers Road Upgrade Project (Western Freeway to Calder Freeway) Incorporated Document, June 2017		C187
Paynes Road Precinct Structure Plan, February 2016		C161
Plumpton & Kororoit Infrastructure Contributions Plan, July 2018 (Amended October 2019)		C195melt
Plumpton Precinct Structure Plan, December 2017 (Amended April 2019)		C203melt
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002		VC17
Ravenhall Concrete Segment Manufacturing Facility Incorporated Document, June 2018		C196
Ravenhall Spoil Processing Facility, October 2020		C222melt
Regional Fast Rail Project, Integrated Approval Requirements, December 2002		VC17
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Fibre Optic Project, Integrated Approval Requirements (August 2003)		C40
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Regional Fast Rail Project, Integrated Approval Requirements (August 2003)		C40
RDAV Rockbank Facility Incorporated Document, July 2013		C151
Regional Rail Link Project Section 1 Incorporated Document, March 2015		GC26
Regional Rail Link Project Section 2 Incorporated Document, March 2015		GC26
Robinsons Road Employment Area South Native Vegetation Precinct Plan, February 2011		C65
Rockbank Development Contributions Plan, August 2016		C145
Rockbank Precinct Structure Plan, August 2016		C145
Rockbank North Development Contributions Plan, March 2012		C120
Rockbank North Native Vegetation Precinct Plan, March 2012		C120
Rockbank North Precinct Structure Plan, March 2012		C120
Shire of Melton Heritage Study Stage 2: Volume 6- Statements of Significance, March 2009		C71
Small Lot Housing Code (Victorian Planning Authority, November 2019)		GC150
Statement of Significance – 161 Bulmans Road, Melton West, May 2011		C113
Statement of Significance: 2-98 Staughton Street, Melton South, "Behlen Shed" November 2018		C198

MELTON PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: 2A Sherwin Court and 2 Killarney Drive, Melton, "Tara Stud (former) Outbuildings and Trees" November 2018	C198
Statement of Significance: 325 Clarkes Road, Brookfield, "Former Melton Stud" November 2018	C198
Statement of Significance: 398 - 428 Exford Road, Weir Views, "House" November 2018	C198
Statement of Significance: 430 - 458 Exford Road, Weir Views, "Staughton Infant Grave" November 2018	C198
Statement of Significance: 660A Beattys Road, Bonnie Brook, "Beattys Bridge" November 2018	C198
Statement of Significance: 660A Beattys Road, Bonnie Brook, "Water Reserve Beattys Road" November 2018	C198
Statement of Significance: 687 Hopkins Road, Truganina, "Tibbermore" November 2018	C198
Statement of Significance: 1267-1289 Beattys Road, Grangefields, "Former Fulham Park" November 2018	C198
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C128
Staughton Infant Grave: Statement of Significance, April 2018	C199melt
Sunbury Electrification Project Incorporated Document February 2010	C96
Tara Stud (former) Outbuildings, 2 Killarney Drive, Melton, Incorporated Plan October 2020	C198
Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) May 2010 (Amended December 2016)	C178
Taylors Hill West Development Contributions Plan, July 2010 (Amended June 2017)	GC75
Toolern Park Precinct Structure Plan, August 2014	C122
Toolern Park Development Contributions Plan, August 2014 (Amended June 2017)	GC75
Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2011 (Amended February 2019)	C172melt
Toolern Development Contributions Plan, July 2011 (Amended February 2019)	C172melt
Water for a Growing West Project Incorporated Document, July 2014	GC18
Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009	C94

MELTON PLANNING SCHEME

**'Tara Stud' (former) Outbuildings
2 Killarney Drive, Melton
Incorporated Plan, October 2020**

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

Melton Planning Scheme - Incorporated Plan**Tara Stud HO133****2 Killarney Drive, Melton**

This plan is incorporated in the Melton Planning Scheme under Clause 43.01 (Heritage Overlay) and Clause 72.04 (Documents Incorporated in this Planning Scheme)

1. The purpose of the Plan

The purpose of this plan is to establish planning permit exemptions for part of the 'Tara Stud' at 2 Killarney Drive, Melton, under the provisions of Clause 43.01.

Pursuant to Clause 43.01-3 of the Melton Planning Scheme, no planning permit is required under the Heritage Overlay for the buildings and works specified in this plan.

2. Application of Plan

This plan applies to that part of the land at 2 Killarney Drive, Melton comprising part of the heritage place known as the Tara Stud and identified as HO133 in the Schedule to Clause 43.01 of the Melton Planning Scheme (refer to Map 1).

3. Planning Permit Exemptions

Pursuant to Clause 43.01-3 of the Melton Planning Scheme, no planning permit is required under the Heritage Overlay to:

- Demolish or remove a fence;
- Construct a post and wire fence associated with the use of the land for agriculture.

4. Reference documents

City of Melton Heritage Assessments Project 2018 (RBA Architects & Conservation Consultants, November 2018)

Map 1



MELTON PLANNING SCHEME

Statement of Significance: House at 398-428 Exford Road, Weir Views. 'House', November 2018 Statement of Significance

Heritage Place:	House 398-428 Exford Road, Weir Views	PS ref no:	HO129
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**What is significant?**

The Federation **period** weatherboard house at 398-428 Exford Road, Weir Views.

The weatherboard house originally had a symmetrical façade. It was later extended at the northern end in a similar manner to the original section so that the entry is located off-centre (towards the southern end). Two red brick chimneys survive to the southern elevation and the roof is clad in corrugated sheet metal. The original double hung sash windows have vertical glazing bars (that is the sashes are two-paned).

How is it significant?

The 'House' is of local historical and representative significance to the City of Melton.

Why is it significant?

The house at 398-428 Exford Road, Weir Views is historically significant for being an early weatherboard house, likely to have been constructed during the first decade of the 20th century. It is one of a few such buildings in the City which are a testament to its rural history.

The Federation period house has associations with the Exford Estate, of which it formed part until the turn of the 21st century. It was probably built for a farm manager or the like. The house faces the northern group of outbuildings to Exford Homestead (located on the opposite side of the road), including the woolshed, coach house and former blacksmith's forge and residence. Though the residence is now separated from these buildings by Exford Road, the house maintains a visual relationship with the outbuildings and was likely erected before the road was created in 1911. The Exford Estate is significant for its associations with the earliest phase of European occupation of the Port Phillip District (later Victoria). Initially occupied by Dr John Watton, a member of the Port Phillip Association, it was taken over by Simon Staughton in 1842 and was retained by the Staughton family (Harry Werribee and Harold Werribee) until the late 1920s. (Criterion A)

The house is of representative significance for being a relatively intact example of a turn of the century house. It has a distinct lack of detailing, not uncommon for timber houses in a rural location. In its appearance, it is similar to the other houses built about the turn of the 20th century associated with the Closer Settlement Scheme that was undertaken on Exford holdings. Whilst its chimney detailing in particular identifies, the house, as dating to the Federation period, it is an example of the Victorian survival type (Criterion D).

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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

MELTON PLANNING SCHEME

**Statement of Significance: 430-458 Exford Road, Weir Views,
'Staughton Infant Grave', November 2018 ~~Statement of~~
Significance**

Heritage Place:	Staughton Infant Grave 430-458 Exford Road, Weir Views	PS ref no:	HO130
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**What is significant?**

The grave at 430-458 Exford Road, Weir Views, and its associated setting including the nearby copse of trees and the view to the valley of Toolern Creek to the east. The gravestone is comprised of a rectangular basalt base with a bevelled upper surface, surmounted by a remnant piece of white marble (likely to have originally been in the form of a cross) bearing a carved inscription – 'Died 11th October 1880 aged 9 months and 20 days'. The grave is almost certainly that of infant Rupert Werribee Staughton, the fourth child of Harry Werribee and Anna Maria Staughton who owned the Exford Estate.

The adjacent copse of trees to the west, including a Stone Pine (*Pinus pinea*).

How is it significant?

The grave is of local historical, rarity and representative significance to the City of Melton.

Why is it significant?

The grave is historically significant as one of a few, but nonetheless rare, isolated marked graves in the Municipality with its original gravestone and in its original location. It is also the only known infant grave. It has strong associations with the prominent Staughton family, and the grave site is located on land that until recently was associated with the Exford Estate. It is distinguished from the main other examples by being later, 1880 as compared to 1850s, and post-dates the establishment of the Melton Cemetery in the early 1860s. (Criteria A & B)

The small basalt and marble gravestone is of representative significance for being a mostly partly intact intact and original example of a grave on a rural estate. The base, a small basalt plinth, remains intact however the white marble component which surmounts it, likely to have been a cross originally, has been broken such that only the lower part survives albeit retaining an inscription. The adjacent copse of trees, including a well-established stone pine (*Pinus pinea*) provides a complementary setting. (Criterion D)

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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

MELTON PLANNING SCHEME

Statement of Significance: 2-98 Staughton Street, Melton South, 'Behlen Shed', November 2018
Statement of Significance

Heritage Place:	Behlen Shed 2-98 Staughton Street, Melton South Brooklyn Road, Melton South (on the railway reserve, part of 2-98 Staughton Street)	PS ref no:	HO131
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**What is significant?**

The mid-20th century prefabricated frameless steel shed.

The Behlen Shed is a prefabricated frameless steel structure, originally used as a grain shed/silo, with a distinct profile that allows a clear open span internally. The location of the original distribution auger/elevator is evident to the north (road) side as is another chute on the south (track) side. The format of the shed is windowless with three doorways on the track side. After it ceased being employed for grain or chaff, a large doorway was introduced to both short elevations.

How is it significant?

The Behlen Shed is of local historical and aesthetic significance to the City of Melton.

Why is it significant?

Historically the Behlen Shed is significant as reflecting the extent of facilities required to support the chaff and grain industry in the municipality but particularly in the Melton South area, where the quality of the local grain and chaff was long recognised. It was erected during the mid-1960s for the Grain Elevator Board and was probably built as a storage shed initially with the elevator (distribution auger) and chute added by 1970. Due to the loss of the two nearby chaff mills to fire (in 1977 and 1987), the Behlen Shed is a potent reminder of the chaff mill and associated industry in the municipality generally but especially in the Melton South area where it was a major industry. (Criterion A)

The Behlen Shed is aesthetically significant as an imported prefabricated structure utilising the frameless Dubl-Panel system developed by the Behlen Manufacturing Company of Nebraska, USA. It was one of probably only 13 employed by the Grain Elevators Board of Victoria. The structure is frameless, has a distinct undulating profile, consisting of a variety of secondary corrugations, etc. imprinted in the sheets, which provides its inherent strength. (Criterion E).

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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

MELTON PLANNING SCHEME

**Statement of Significance: 325 Clarkes Road, Brookfield,
'Former Melton Stud', November 2018**
Statement of Significance

Heritage Place:	Former Melton Stud 325 Clarkes Road, Brookfield	PS ref no:	HO132
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**What is significant?**

The Federation period Melton Stud, including; the main part of the ~~symmetrical~~ weatherboard residence with a hipped roof, brick chimney, ~~symmetrical~~ façade and verandah to the front. ~~and two adjacent Sugar Gums (Eucalyptus cladocalyx), the grave of 'The Welkin' and one Sugar Gum and the weatherboard stallion box with hipped roof. and attached exercise yard with approximately ten Sugar Gums that mark the outline of the original yard.~~

The rear skillion section of the house is not significant.

How is it significant?

The former Melton Stud is of local historical and representative significance to the City of Melton.

Why is it significant?

Historically, Melton Stud is significant as an early thoroughbred stud in the Melton area, an activity for which the Municipality became noted. The stud was established in 1906 by highly regarded racehorse breeder E E D Clarke, brother of Sir Rupert Clarke. During his lifetime, Clarke was reported to be the 'biggest stake-winner of all time on the Australian Turf'. In the 29 years that Clarke owned Melton Stud, he purchased, bred and sold many renowned racehorses. The most famous of the horses he owned was the imported English horse 'The Welkin' whose grave is located at the site. At the time of his death, 'The Welkin' was noted as one of the most successful sires in Australia. Another of Clarke's noted horses was the Melton Stud bred 'Trivalve' who in a single year won the AJC Derby (Sydney), the Victoria Derby and the Melbourne Cup.

It is also significant for its associations with the subdivision of the substantial Exford Estate which occurred from the beginning of the 20th century and marked a major new era in the history of the Melton area. (Criterion A)

The former Melton Stud is of representative significance as an example of an early Federation period horse stud complex. It includes the original residence, ~~and~~ outbuildings ~~and planted Sugar Gums.~~

weatherboard house has characteristics typical of the Federation period including the prominent hipped roof with continuous verandah and lapped corrugated metal sheeting, as well as the face red brick chimney (with strapping and terracotta pots) and the symmetrical composition with central entry and timber sash windows.

The nearby timber stallion box is largely intact and retains original lapped corrugated metal sheeting to the hipped roof with galvanised ogee profile gutters, both typical of the period. The structure has a timber stable door to the front and a band of fixed louvres to the upper part of the walls. Internally the walls and ceiling are timber-lined and the floor is lined with red bricks.

~~The thirteen mature Sugar Gums, which were planted when the stud was established, contribute to the setting of the house and the grave which is located close to the property entry. Many of the Sugar Gums in the vicinity of the stallion box mark the boundary of the attached exercise yard. The prime location of 'the Welkin' horse grave (1904-25), with its grey granite headstone near the entrance to the property, clearly demonstrates the importance of the stud activity at the site and was a reminder of the credentials of their operations.~~ The location of the house at the southern end of the property, high on the riverbank overlooking the reservoir but oriented towards the outbuildings and paddocks, contributes to an understanding of the former stud, reflecting both the premier location of the land and the important standing of the horses. (Criterion D).

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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

MELTON PLANNING SCHEME

Statement of Significance: 2A Sherwin Court and 2 Killarney Drive, Melton, ~~'House and Outbuildings (Tara Stud) Tara Stud' (former), Outbuildings and Trees, November 2018~~ Statement of Significance

Heritage Place:	House and Outbuildings Tara Stud (former) Outbuildings and Trees (Tara Stud) 2A Sherwin Court and 2-6 Sherwin Court , 2 Killarney Drive, 2a Sherwin Court , Melton	PS ref no:	HO133
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What is significant?

The ~~weatherboard house at 2-6 Sherwin Court, Melton and the~~ three largely intact outbuildings (~~northern stables, southern shed/stables large gabled shed and small office building~~) ~~as well as the metal horse walker at 2 Killarney Drive and the row of 11 cypress trees on the adjacent public reserve (at 2A Sherwin Court, Melton).~~

~~The Old English Revival style house has a gable roof clad in terracotta tiles a squat clinker brick chimney and multi-paned timber windows. In addition to the house, b~~Both the ~~southern shed/stables~~ and the office building have similar ~~detailed - including decorative treatments to the gable roof, -end including timber bargeboards terminating with a curved section, -and overlapping boards with bevelled rounded ends to a gable end and in addition the office building has a perforated soffit detail. Many of these details had been employed on the associated Old English Revival style house that stood until 2020 on the adjoining land (2-6 Sherwin Court). The later northern stables building has a lower pitched and timber-lined stalls. The outbuildings are clad in either corrugated sheet metal or weatherboards, or a combination of the two. (excluding the office building).~~

How is it significant?

~~The house at 2-6 Sherwin Court, Melton is of local historical and aesthetic significance to the City of Melton.~~ The three largely intact outbuildings ~~the horse walker (2 Killarney Drive) and the associated row of cypress trees (2A Sherwin Court) are of historic significance and representative significance to the City of Melton.~~

Why is it significant?

Historically Tara Stud is representative of the facilities employed during the mid-20th century for the horse industry, which was an important industry for the Municipality from the late nineteenth century. The site has a long association with equine activity as it was part of the 'sports paddock' which was used for various events including hunt club gatherings during the 19th century. From 1959, Tara Stud was owned by Russell George O'Shea who was secretary of the Metropolitan and Country Trotting Association and owned successful trotters including 'Tara Dream'.

Historically the site is also associated with notable local identities including the Hornbuckle family and later was occupied by the Nixons who were related to the Hornbuckles. (Criterion A)

~~The single-storey house at 2-6 Sherwin Court, Melton is of aesthetic significance for being a largely intact, weatherboard example of the Old English Revival style. The design is distinguished by the feature brickwork detailing to the entry porch and vertical battened boards to the gable ends. Possibly no other example of this style exist in the Municipality. (Criterion E)~~

The Tara Stud outbuildings (at 2 Killarney Drive) are of representative significance as largely intact examples of horse facilities constructed during the mid-20th century. The small office building and the ~~large~~southern shed/stables incorporate decorative timber detailing to the gable ends which relate to that of the former house and reflect the high quality of the facilities as does the timber-lined stalls of the northern stables building. ~~The horse walker contributes to understanding the former use of the site whilst~~ The row of mature cypresses (2A Sherwin Court) ~~contribute to the setting are another remnant and define one of the edges~~ of the former complex stud. (Criterion D).

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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MELTON PLANNING SCHEME

**Statement of Significance: 660A Beattys Road, Bonnie Brook,
'Water Reserve, Beattys Road', November 2018-Statement of
Significance**

Heritage Place:	Water Reserve, Beattys Road 660A Beattys Road, Bonnie Brook	PS ref no:	HO134
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**What is significant?**

The water reserve (land) adjoining the east side of Kororoit Creek, north of Beattys Road and including the dry stone wall on the north-eastern side. The reserve (landscape) is located at the important Beattys Road crossing of Kororoit Creek.

The relatively flat parcel of land is located close to the ruins of the former Rockbank Inn and has a rural context. Temporarily reserved in 1876, the site remains undeveloped and includes a small number of trees. It has an approximate area of 7 hectares.

How is it significant?

The Beattys Road water reserve is of local historical significance to the City of Melton.

Why is it significant?

Historically the Beattys Road water reserve is significant as a place that was set aside when the Village Reserve adjoining Kororoit Creek was subdivided into smaller lots during the 1870s. It is historically associated with both Beattys Road, which was once part of an early route used by diggers travelling between Melbourne and Ballarat, and the nearby Rockbank Inn, which accommodated some of these travellers.

More broadly, land for water reserves was set aside across the dry plains of the Melton area to support both smaller local farmers and travellers with stock by providing access to watercourses which had otherwise been largely restricted through private ownership. The reserve on Beattys Road is one of only a few identified rural water reserves that remain in the City of Melton. These water reserves were an important local resource in the 19th and early 20th centuries. The drystone wall located on the north-east side of the reserve also reflects the early practices of private landowners on Melbourne's western plains. (Criterion A)

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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MELTON PLANNING SCHEME

Statement of Significance: 1267-1289 Beattys Road, Grangefields, 'Former Fulham Park', November 2018
Statement of Significance

Heritage Place:	Former Fulham Park 1267-1289 Beattys Road, Grangefields	PS ref no:	HO135
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**What is significant?**

The remnants of the Victorian stone cottage at the former Fulham Park and the nearby riveted vessels (~~movable elements~~). The modest, circa 1860s cottage has a symmetrical format and retains an early chimney to each side.

How is it significant?

The remnants of the cottage and the nearby vessels are of local historical and representative significance to the City of Melton.

Why is it significant?

Historically, the remains of the cottage are significant as a relic of early settlement in the Melton area and was likely constructed during the selection era of the 1860s when a number of small farmers settled in the Rockbank district. The site is also significant for its association with the operations of the Cockbill family who established a successful pig and poultry stud at Rockbank during the early 20th century and also operated a knackery. The riveted vessels located to the south-east of the cottage are likely some of the only fabric that remains from the industrial activities of the Cockbill Brothers who operated in the area for almost 50 years.

Having been partly damaged by the devastating 1965 Toolern Vale fire, the ruin is also a testament to the destructive fires which destroyed many buildings in the municipality. (Criterion A)

The circa late-1860s cottage is a representative example of a Selection era dwelling, of which few survive in the Melton area. Although now ruinous, the remains of the basalt building are typical of small farm cottages constructed in the western volcanic plains in that era. Typical characteristics include the modest size, symmetrical composition with central doorway and the use of undressed basalt. (Criterion D)

Primary source

City of Melton Heritage Assessments Project 2018: Findings, RBA Architects and Conservation Consultants (November 2018)

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MELTON PLANNING SCHEME

**Statement of Significance: 660A Beattys Road, Bonnie Brook,
'Beattys Bridge', November 2018**

Heritage Place:	Beattys Bridge 660A Beattys Road, Bonnie Brook crossing of Kororoit Creek, Aintree	PS ref no:	HO136
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**What is significant?**

The remains of the timber bridge known as Beattys Bridge which crosses Kororoit Creek and the stone cobbles located to the west of the bridge. The 3-span bridge has unhewn piles, stringers and corbels with large sawn cross beams and remnants of a circa 1930s longitudinal deck.

How is it significant?

The remains of Beattys Bridge and the nearby stone cobbles are of local historical significance to the City of Melton.

Why is it significant?

Historically, the Beattys Bridge ruins are significant as the remains of a timber vehicular bridge from the late 19th/early 20th century, of which only a few remain in the City of Melton. Beattys Road had been part of a major route from Melbourne to Ballarat. The crossing of the road over Kororoit Creek has associations with both the nearby water reserve and the Rockbank Inn which began as an early 1850s goldrush wayside inn and was later used by the Beatty family as a residence for about 90 years. The cobblestone road pavement is also associated with this important crossing. (Criterion A)

As one of only a few extant timber bridges in Melton, the remnants of Beattys Bridge have the potential to yield information that could contribute to an understanding of how the construction of timber vehicular bridges evolved from the 1890s, when part of the extant bridge was probably constructed, through to circa 1930s when the superstructure of the bridge was likely changed. The cobbles located to the west of the bridge are one of only a few knapped or cobbled basalt roads that survive in the City of Melton. These roads, which were constructed in the late 19th and early 20th centuries, have the potential to yield information about early road construction in Victoria. (Criterion C)

The remnant structure of Beattys Bridge is of representative significance as a timber bridge with a longitudinal deck that became a standard type constructed by the Country Roads Board and municipal councils post-1930. The use of round, unhewn log stringers and corbels was common for road bridges that were constructed both during and after the 1890s depression. (Criterion D)

Primary source

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MELTON PLANNING SCHEME

**Statement of Significance: 687 Hopkins Road, Truganina,
'Tibbermore', November 2018** ~~Statement of Significance~~

Heritage Place:	Tibbermore 687 Hopkins Road, Truganina	PS ref no:	HO137
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**What is significant?**

The original basalt part of Tibbermore at 687 Hopkins Road, Truganina, which has been incorporated into the rear part of the building. It was built for Robert Henry Faragher, probably circa 1860s-1870s.

In addition, possibly the water tank, outbuildings, and other items in the vicinity of the main house may also date to an early phase/s of development at the site.

There are also sections of drystone walling which are significant and are included in the Mt Atkinson Dry Stone Wall Precinct (HO203).

The Federation period component of the house (front part) has some heritage value in its form, though it has been much altered. The house was enlarged in 1903 for Finlay McPhail. The alterations were probably due to damage sustained by a 1968 bushfire. The Federation period component has the potential to be more sympathetically presented or possibly reconstructed, if documentation survives or investigations are undertaken to reveal earlier detailing.

How is it significant?

Tibbermore at 687 Hopkins Road, Truganina is of local historical and representative significance to the City of Melton.

Why is it significant?

Tibbermore at 687 Hopkins Road, Truganina is historically significant for being an early basalt house. Although its date of construction has not been confirmed, it is likely to date to the 1860s or 1870s. It was one of a few such buildings, or remnants of buildings, which survive in the municipality and which are evocative of an early phase of European settlement in the area.

It has associations with Robert Faragher, an early occupant and prominent citizen in the district. He was probably living at the site by 1856 a few years after he emigrated from England. The Faragher family retained the property for nearly half a century. (Criterion A)

Tibbermore at 687 Hopkins Road, Truganina is of representative significance for incorporating a relatively intact, basalt component within a larger Federation period house, which although altered externally, retains its early 20th century form. (Criterion D)

Primary source

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