

MELTON PLANNING SCHEME

DD/MM/YYYY  
 Proposed  
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**SCHEDULE 3 TO THE RURAL CONSERVATION ZONE**

Shown on the planning scheme map as **RCZ3**.

**Conservation Values**

**Growling Grass Frog Conservation, Floodplain and Open Space Conservation Areas**

Land classified as Growling Grass Frog Conservation, Floodplain and Open Space within the *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) are areas which will be protected and managed primarily for the Growling Grass Frog in accordance with the requirements of the Sub-regional Species Strategy for the Growling Grass Frog, but will also include areas managed for floodplain and stormwater infrastructure as well as areas of open space for passive recreation. This land is to be managed as outlined within the *Biodiversity Conservation Strategy*.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None Specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land

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**SCHEDULE 4 TO THE RURAL CONSERVATION ZONE**

Shown on the planning scheme map as **RCZ4**.

**Conservation Values**

**Nature conservation areas**

Land classified as Nature Conservation within the *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) is to be protected and managed primarily for nature conservation, including matters of national environmental significance and state significance, in accordance with the *Biodiversity Conservation Strategy*.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None Specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land

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**SCHEDULE 9 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ9**.

**KOROROIT PRECINCT STRUCTURE PLAN – ELECTRICITY EASEMENT**

**Purpose**

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

To provide for a range of uses and the development of land generally in accordance with the *Kororoit Precinct Structure Plan*.

**1.0**

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**Table of uses**

Any requirement in the Table of uses and any requirement specified in this schedule or the *Kororoit Precinct Structure Plan* applying to the land must be met.

A permit granted must be generally in accordance with the precinct structure plan applying to the land.

**Section 1 - Permit not required**

USE	CONDITION
Informal outdoor recreation	
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

USE	CONDITION
Car park	
Any other use not in Section 1 or 3	

**Section 3 – Prohibited**

USE
Abattoir
Accommodation
Amusement parlour
Brothel
Child Care Centre
Cinema based entertainment facility
Display home

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**Education centre**  
**Funeral parlour**  
**Hospital**  
**Industry (other than Rural industry)**  
**Intensive animal husbandry**  
**Office**  
**Place of assembly (other than Carnival and Circus)**  
**Research Centre**  
**Retail premises (other than Landscape gardening supplies, Market, and Primary produce sales)**  
**Rice growing**  
**Service Station**  
**Transport terminal**  
**Veterinary centre**  
**Warehouse**

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## 2.0 Subdivision

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A permit granted must:

- Be generally in accordance with the *Kororoit Precinct Structure Plan* applying to the land.
- Include any conditions or requirements specified in the *Kororoit Precinct Structure Plan*.

## 3.0 Buildings and works

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A permit granted must:

- Be generally in accordance with the *Kororoit Precinct Structure Plan* applying to the land.
- Include any conditions or requirements specified in the *Kororoit Precinct Structure Plan*.

## 4.0 Exemption from notice and review

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An application under any provision of this scheme which is generally in accordance with the *Kororoit Precinct Structure Plan* applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

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**SCHEDULE 12 TO THE URBAN GROWTH ZONE**

Shown on the planning scheme map as **UGZ12**.

**Kororoit Precinct Structure Plan**

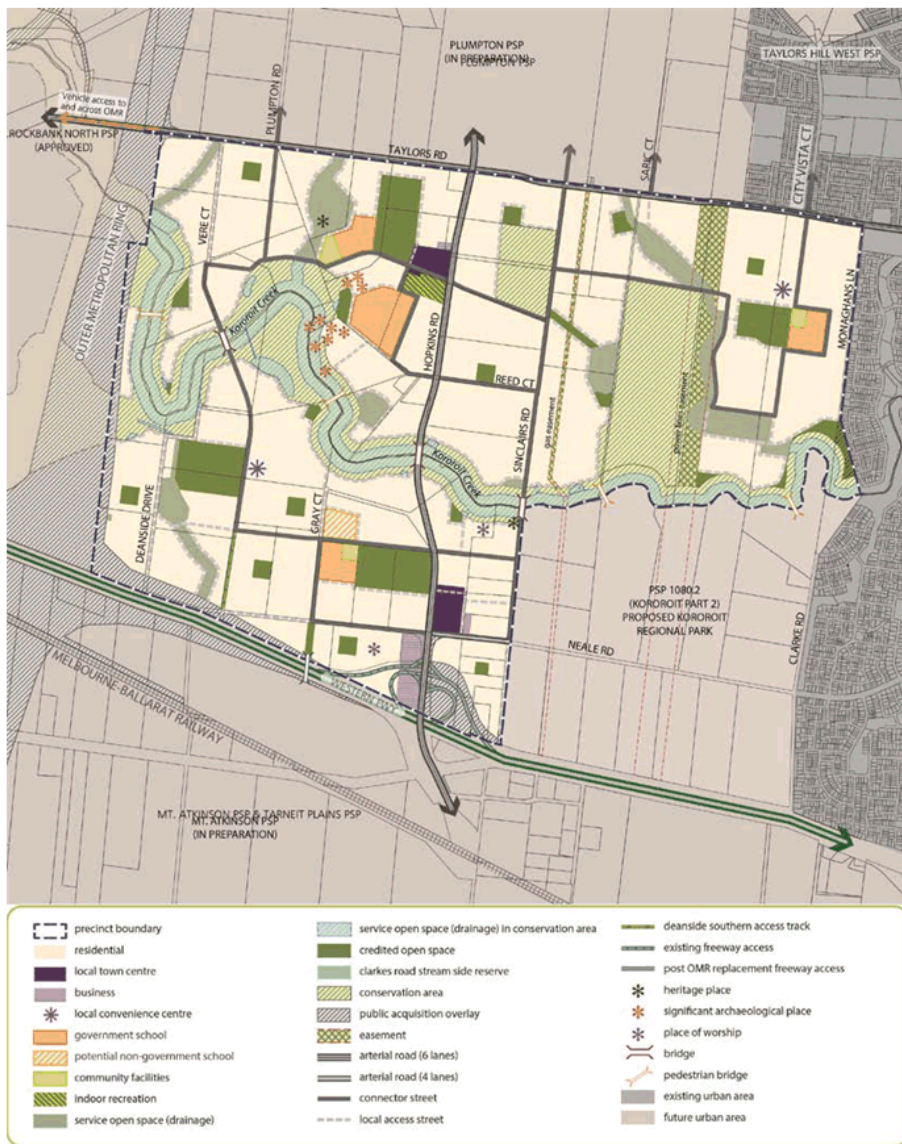
**1.0**

**The plan**

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Map 1 below shows the future urban structure proposed in the *Kororoit Precinct Structure Plan*. It is a reproduction of Plan 3 in the *Kororoit Precinct Structure Plan*.

**Map 1 to Schedule 12 to Clause 37.07**



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**2.0 Use and development**

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**The land**

The use and development provisions specified in this schedule apply to the land as shown within the 'precinct boundary' on Map 1 of this schedule and shown as UGZ12 on the planning scheme maps.

*Note: If land shown on Map 1 is not zoned UGZ, the provisions of this zone do not apply.*

**2.1 Applied zone provisions**

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The use, subdivision, construction of a building and construction and carrying out of works provisions of the following zones in this scheme apply as set out in Table 1.

**Table 1: Applied Zone Provisions**

Land use/development (carried out or proposed) generally in accordance with the precinct structure plan applying to the land	Applied zone provisions
Arterial Road	Clause 36.04 – Road Zone Category 1
Connector Street	Clause 36.04 – Road Zone Category 2
Business	Clause 34.02 – Commercial 2 Zone
Local Town Centre	Clause 34.01 – Commercial 1 Zone
Local Convenience Centre	
All other land	Clause 32.07 – Residential Growth Zone

**2.2 Specific provision - Reference to a planning scheme zone is a reference to an applied zone**

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A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

*Note: e.g. The Commercial 2 Zone specifies 'Shop' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Road Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Road Zone or an applied Road Zone in the Urban Growth Zone schedule applying to the land'*

**2.3 Specific provision – Use and development of future public land**

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A permit is not required to use or develop land shown in the *Kororoit Precinct Structure Plan* as open space (local parks and local sports reserves) or community facilities provided the use or development is carried out generally in accordance with the *Kororoit Precinct Structure Plan* and with the prior written consent of the responsible authority.

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**2.4 Specific provision – Use of land**

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The following provisions apply to the use of land.

**Table 2: Use**

Use	Requirement
<b>Shop where the applied zone is Commercial 1 Zone</b>	<p>A permit is required to use land for a Shop if the combined leasable floor area of all shops exceeds:</p> <ul style="list-style-type: none"> <li>7,100 square metres for land shown as Kororoit Local Town Centre in the <i>Kororoit Precinct Structure Plan</i>.</li> <li>6,000 square metres for land shown as Deanside Local Town Centre in the <i>Kororoit Precinct Structure Plan</i>.</li> <li>500 square metres for land shown as a Local Convenience Centre in the <i>Kororoit Precinct Structure Plan</i>.</li> </ul>
<b>Restricted retail where the applied zone is Commercial 2 Zone</b>	<p>A permit is required to use land for a Restricted retail premises if the combined leasable floor area of all restricted retail premises exceeds:</p> <ul style="list-style-type: none"> <li>3,000 square metres for land shown as Business in the incorporated Kororoit Precinct Structure Plan</li> </ul>
<b>Primary school</b>	<p>A permit is not required to use land for a Primary school on land shown as Potential Non Government Primary School in the Kororoit Precinct Structure Plan</p>
<b>Place of worship Residential aged care facility</b>	<p>A permit is required to use land for a Place of worship and Residential aged care facility, in the high pressure gas transmission pipeline measurement length depicted on Plan 11 of the <i>Kororoit Precinct Structure Plan</i>.</p>

**2.5 Specific provision – Dwellings on a lot less than 300 square metres**

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A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme.

**2.6 Specific provision – Buildings and works for a school**

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A permit is required to construct a building or construct or carry out works associated with a Primary school or Secondary school on land shown as a non- government school unless exempt under Clauses 62.02-1 and 62.02-2.

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**2.7 Specific provision – construction management plan required whether or not a permit is required**

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Prior to the commencement of any works, including demolition, on land shown as 'gas pipeline measurement length' on Plan 11 – Utilities in the Incorporated *Kororoit Precinct Structure Plan*, a construction management plan must be submitted to and approved by the responsible authority. The plan must:

- Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the owner/operator of the high pressure gas pipeline;
- Be endorsed by the owner/operator of the high pressure gas transmission pipeline where the works are within, crossing or in close proximity to the relevant gas transmission easement; and
- Include any other relevant matter to the satisfaction of the responsible authority.

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

**2.9 Specific provision – Referral of applications – Local Town Centre**

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An application to subdivide land, or construct a building or carry out works (where value to those works in excess of \$500,000) on land identified in Plan 5 in the incorporated *Kororoit Precinct Structure Plan* as 'Kororoit Local Town Centre' and 'Deanside Local Town Centre' must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Growth Areas Authority.

**3.0 Application requirements**

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If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

**3.1 Subdivision - Residential development**

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In addition to the requirements of Clause 56.01-2, a Subdivision Design Response for a residential subdivision of less than 60 lots must show the proposed use and development of each part of the land, and the staging of the development for all land in contiguous ownership with the land under application.

An application for a residential subdivision of 10 lots or more must be accompanied by:

- A written statement that sets out how the subdivision implements the incorporated *Kororoit Precinct Structure Plan*.
- Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority, in accordance with the incorporated *Kororoit Precinct Structure Plan*.
- A table setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.
- A Traffic Impact Assessment Report to the satisfaction of the relevant road management authority.
- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.



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- A preliminary site assessment of the potential for contaminated land as a result of previous land uses, carried out by a suitably qualified person.

### 3.2 Local Town Centres

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An application to use, subdivide land, construct a building or construct or carry out works for a Local Town Centre must also include the following information, as appropriate, to the satisfaction of the responsible authority:

- A design response report and plans that:
  - address the Local Town Centre requirements, the Local Town Centre Guidelines and the relevant Local Town Centre Concept Plan in the *Kororoit Precinct Structure Plan*;
  - address any relevant design guidelines prepared by the Victorian Government or the Melton City Council;
  - demonstrate how the proposal relates to existing or approved development in the area;
  - demonstrate site responsive architecture and urban design;
  - demonstrate how the proposal will contribute to the urban character of the Local Town Centre;
  - explain how the proposal responds to feedback received following consultation with relevant infrastructure agencies such as the Department of Transport;
  - include environmental sustainability initiatives including integrated water management and energy conservation;
  - include provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the centre;
  - address the provision of advertising signs;
  - include arrangements for the provision of service areas and for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the centre and adjoining neighbourhoods; and
  - demonstrate how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the centre (including on future upper levels and through future car park redevelopments).
- An overall landscape concept/master plan for the centre including a design of the town square/ public space.

### 3.3 Public Infrastructure Plan

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An application for subdivision and/or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- What, if any, infrastructure set out in the development contributions plan (or infrastructure contributions plan) applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and

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- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

### 3.4 Traffic Impact Assessment

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An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of VicRoads or responsible authority, as required.

### 3.5 Subdivide, use or develop land for a sensitive purpose - Environmental Site Assessment

DD/MM/YYYY  
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An application to subdivide land, use or develop land as identified in Table 3 of this schedule, for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an Environment Site Assessment by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of the report titled *Growth Areas Authority, Plumpton and Kororoit Precincts, Land Capability Assessment, (GHD, October 2013)* and provides information including:

- Further detailed assessment of potential contaminants on the relevant land;
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics (including soil and groundwater sampling) on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
- Recommended remediation actions for any potentially contaminated land.

**Table 3: Environmental Site Assessment**

Address	Legal Description
196 – 246 Sinclairs Road, Rockbank	Lot 1/LP48418
362 – 364 Sinclairs Road, Rockbank	Lot1/TP423084
1027 – 1051 Taylors Road, Plumpton	Lot2/LP208937

### 4.0 Conditions and requirements for permits

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#### 4.1 Conditions for subdivision permits that allows the creation of a lot less than 300 square metres

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Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions

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of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme; and

- The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

#### 4.2 Conditions for subdivision or buildings and works permits where land is required for community facilities, public open space and road widening

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Land required for community facilities or public open space shown as 'credited open space', as set out in the *Kororoit Precinct Structure Plan* or the *Plumpton and Kororoit Infrastructure Contributions Plan* must be transferred to or vested in Council at no cost to Council unless the land is funded by the *Plumpton and Kororoit Infrastructure Contributions Plan*.

Land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be transferred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Plumpton and Kororoit Infrastructure Contributions Plan*.

Land required for a community facility, road, or public open space must be on a Plan of Subdivision submitted for Certification as a reserve in favour of Melton City Council or the relevant agency, at no cost to Council or the relevant agency.

#### 4.3 Condition - Kangaroo Management

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A permit granted for subdivision of land must include the following conditions:

- Before the certification of the Plan of Subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning.
- Once approved the plan will be endorsed by the responsible authority and form part of the permit.

#### 4.4 Requirement - Salvage and Translocation

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Salvage and translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning

#### 4.5 Condition - Environmental Management Plan

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A planning permit for subdivision, buildings or works on land shown as a conservation area in the incorporated *Kororoit Precinct Structure Plan* must include the following condition:

- The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning unless otherwise agreed by the Department of Environment, Land, Water and Planning.

#### 4.6 Requirement - Protection of conservation areas and native vegetation during construction

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A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area or patch of native vegetation or scattered tree

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identified for retention in the incorporated *Kororoit Precinct Structure Plan* must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a conservation area/vegetation protection fence that is:
  - highly visible
  - at least 2 metres in height
  - sturdy and strong enough to withstand knocks from construction vehicles
  - in place for the whole period of construction
  - located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
  - be located not less than 15 metres from a waterway;
  - be located outside the vegetation protection fence;
  - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
  - not be undertaken if it presents a risk to any vegetation within a conservation area; and
  - be carried out under the supervision of a suitable qualified ecologist or arborist.

**4.7 Requirement - Land Management Co-operative Agreement**

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A permit to subdivide land shown in the incorporated *Kororoit Precinct Structure Plan* as including a conservation area must ensure that, before the commencement of works for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
  - Must provide for the conservation and management of that part of the land shown as a conservation area in the *Kororoit Precinct Structure Plan*; and
  - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

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The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within a conservation area identified in the *Kororoit Precinct Structure Plan* that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is within a Conservation Area identified in a Precinct Structure Plan for nature conservation and is vested, or will be vested, in the Secretary to the Department of Environment, Land, Water and Planning for conservation purposes; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
  - the Secretary to the Department of Environment, Land, Water and Planning;
  - the Minister for Environment and Climate Change; or
  - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

#### 4.8 Management of bushfire risk during subdivisional works

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A permit for subdivision that contains a condition requiring a construction management or site management plan must ensure that the relevant plan addresses any potential bushfire risks arising from the land during construction and must include a statement from a suitably qualified professional that the proposed bushfire risk management measures are appropriate.

#### 4.9 Condition for public transport

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Unless otherwise agreed to by Public Transport Victoria, prior to the issue of a statement of compliance for any subdivision stage, bus stops must be constructed, at full cost to the permit holder as follows:

- Generally in the location identified by Public Transport Victoria
- In accordance with the Public Transport Victoria *Guidelines for Land Use and Development* with a concrete hard stand area, and in activity centres a shelter must also be constructed
- Be compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*; and
- Be provided with direct and safe pedestrian access to a pedestrian path.

All to the satisfaction of Public Transport Victoria and the responsible authority.

#### 4.10 Conditions – Environmental Site Assessment

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Any permit for the use and development of land, as listed in Table 3 of this schedule, for a sensitive use (residential use, child care centre, pre-school centre or primary school) must contain the following conditions:

- Before the commencement of the development of the land, the recommendations of the Environmental Site Assessment submitted with the application must be carried out to the satisfaction of the responsible authority.

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- Upon receipt of the further testing report the owner must comply with any further requirements made the responsible authority after having regard to the guidance set out in the *General Practice Note on Potentially Contaminated Land June 2005* (DSE). The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

Any permit for the subdivision of land listed in Table 3 of this schedule must contain the following conditions:

- Before a plan subdivision is certified under the *Subdivision Act 1988*, the recommendations of the Environmental Site Assessment submitted with the application must be carried out to the satisfaction of the responsible authority.
- Upon receipt of the further testing report the owner must comply with any further requirements made the responsible authority after having regard to the guidance set out in the *General Practice Note on Potentially Contaminated Land June 2005* (DSE). The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

**5.0 Advertising Signs**

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Land is in the category specified in the applied zone.

**5.1 Land and home sales signs**

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Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

- The advertisement area for each sign does not exceed 10 square metres;
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- The sign is not animated, scrolling, electronic or internally illuminated sign;
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot.; and
- The sign is setback a minimum of 750mm from the property boundary.

A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres. If the sign does not meet all of the requirements listed above, it must comply with the provisions of Clause 52.05.

**5.2 Education / community promotion signs**

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Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign greater than two square metres in area that promotes a community facility or education centre on the land identified as community facilities, potential government school, potential non-government school and credited open space on Map 1 to this schedule.

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**6.0 Notice to gas transmission pipeline owner and operator**

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Notice must be given to the person or body listed in the Schedule to Clause 66.06 of an application to use land for any of the following within the 'gas pipeline measurement length' shown on *Plan 11 Utilities* in the incorporated *Kororoit Precinct Structure Plan*

- Child care centre
- Cinema
- Education centre
- Hospital
- Residential aged care facility
- Corrective institution
- Place of assembly

Notice must be given to the person or body listed in the Schedule to Clause 66.06 of an application for a residential development of four or more storeys within the 'gas pipeline measurement length' shown on *Plan 11 Utilities* in the incorporated *Kororoit Precinct Structure Plan*

**7.0 Decision Guidelines**

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Before deciding on an application to use land for a shop in a town centre, in addition to the decision guidelines at Clause 37.07-14, the responsible authority must consider, as appropriate:

- The local catchment and PSP catchment demand for the additional floor area; and
- The effect on existing and future major town centres within City of Melton

**8.0 Exemption from notice and review not to apply to certain applications**

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An application to use land for a use listed in Section 2 of the Residential Growth Zone on land where the applied zone listed at Table 1 of this schedule is Residential Growth Zone is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Shown on the planning scheme map as **ESO6**.

**RURAL CONSERVATION AREA****1.0****Statement of environmental significance**DD/MM/YYYY  
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The development of Melbourne has caused significant impacts to the environment. Melbourne's footprint has resulted in the removal of most native vegetation, and retained habitat areas only support flora and fauna that can survive in a highly fragmented and urbanised landscape. The overall biodiversity of Melbourne is a fraction of what it was prior to European settlement.

As part of the delivery of Melbourne's Newest Sustainable Communities Program, the Victorian Government established a process to identify, permanently protect and manage biodiversity assets that are important within the greater Melbourne region.

This process has determined the location of significant biodiversity assets and identified areas where these can be retained and where urban development is not appropriate and to which this overlay has been applied.

The areas covered by this overlay include some existing conservation reserves, areas of significant remnant native vegetation and a number of areas that provide habitat for threatened flora and fauna.

The areas include but are not limited to:

- Important grasslands.
- Grassy eucalypt woodlands.
- Waterways and riparian areas.
- Other important habitat for threatened flora and fauna.

It is important that these areas are retained and managed to ensure that their biodiversity values and any habitat links are protected and enhanced.

**2.0****Environmental objective to be achieved**DD/MM/YYYY  
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- To protect and improve the viability of habitats, ecological communities, flora and fauna and genetic diversity.
- To enhance the environmental and landscape values of the area.
- To ensure that any use, development or management of land within and adjacent to areas of biological significance are compatible with their long-term maintenance and conservation and will not have detrimental impacts on biodiversity values.
- To encourage ecological restoration, regeneration and revegetation with indigenous species within the site.
- To maintain and enhance habitat connectivity for listed threatened species.
- To prevent a decline in the extent and quality of native vegetation and native fauna habitat.
- To ensure that the siting and design of any buildings and works maintains the environmental integrity of the land.



## MELTON PLANNING SCHEME

- To maintain and enhance the integrity of sites of environmental significance.
- To provide for the long term preservation of the flora and fauna and associated habitat of environmentally significant areas.

**3.0**DD/MM/YYYY  
Proposed C147**Permit requirement**

A permit is not required to:

- Construct a building or construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) in accordance with an agreement under Section 69 of the *Conservation, Forests and Lands Act 1987*.
- Construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) by or on behalf of a public authority or public land manager involving revegetation, or preparatory works associated with revegetation.
- Extend or alter an existing dwelling provided that the gross floor area of that extension or alteration does not exceed 50 square metres and the extension or alteration is more than 5 metres from any existing native vegetation.
- Remove, destroy or lop any vegetation, including dead vegetation:
  - Where the vegetation is a plant proclaimed as a weed under the *Catchment and Land Protection Act 1994*.
  - In order to enable the use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by a building permit granted under the Building Act 1993, before 6 August 2010. This exemption does not apply to vegetation located more than 10 metres from a building.
  - Where the vegetation has been planted or grown for aesthetic or amenity purposes, including agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), shelter belts, woodlots, street trees, gardens or the like. This exemption does not apply if public funding was provided to assist in planting or managing the vegetation for conservation purposes and the terms of the funding did not anticipate removal or harvesting of the vegetation.
  - For the purpose of maintenance, where no more than one third of the foliage is removed from any individual plant. This exemption does not apply to the pruning or lopping of the trunk of a tree or shrub or to native vegetation within a road or railway reservation.
  - To mow or slash grass in a lawn, garden or other planted area for maintenance only.
  - To maintain an existing fence where the removal of vegetation is within a combined maximum width of 4 metres either side of the fence.

**4.0**DD/MM/YYYY  
Proposed C147**Application requirements**

An application must be accompanied by:

- A description of any proposed disturbance of surface soil or rocks associated with the proposal.
- The total extent of vegetation on the property and the extent of native vegetation proposed to be cleared.

## MELTON PLANNING SCHEME

- A description of the steps that have been taken to avoid and minimise the removal of native vegetation including the practicality of alternative options which do not require removal of the native vegetation.

An application must also be accompanied by, as appropriate:

- A flora and fauna assessment of the land prepared by a suitably qualified and experienced person to the satisfaction of the responsible authority. The assessment must include:
  - A flora and fauna survey.
  - A habitat hectare assessment.
  - Identification of the vegetation and habitat significance of the property.
  - A description of the effect of the proposed development in relation to other areas of native vegetation or native fauna habitat, including any proposed reserves, strategic reserves, conservation reserves, streams and waterways.
- A land and environmental management plan prepared by a suitably qualified person identifying, as appropriate:
  - Any proposals for revegetation, including proposed species, and ground stabilisation.
  - How any vegetation removal will be offset (an offset plan), in accordance with Victoria's Native Vegetation Management: A Framework For Action (Department of Natural Resources and Environment 2002).
  - Weed management, including species to be targeted and proposed management techniques.
  - Pest animal management, including species to be targeted and proposed management techniques.

If in the opinion of the responsible authority a flora and fauna assessment of the land or a land and environmental management plan is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

**5.0**

DD/MM/YYYY  
Proposed C147

**Referral of applications**

In accordance with Section 55 of the Act, an application must be referred to the relevant referral authority specified in the schedule to Clause 66.04.

**6.0**

DD/MM/YYYY  
Proposed C147

**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- The conservation significance of any vegetation to be removed and its habitat value for native fauna.
- The reason for removing any vegetation and the practicality of any alternative options.
- Measures to protect and enhance native vegetation and native fauna habitat including the retention of land form, surface soils and rocks.
- Measures to maintain contiguous areas of native vegetation or native fauna habitat.
- Measures to encourage ecological restoration, regeneration and revegetation with indigenous species.
- Any park management plan, including the potential impact of management activities, such as burning, on any proposed development.

## MELTON PLANNING SCHEME

- The impact of the development on any proposed or existing conservation reserves, streams and waterways, including the potential impacts of nutrient and water run-off, increased weed and pest invasion or recreational impacts.
- The impact on the integrity of the site from the proposed development, disturbance and removal of rock, indiscriminate weed control, habitat fragmentation and isolation and disturbance and destruction of habitat of threatened species.
- The proposed management practices for the land including:
  - The linking and enlarging of areas of significant flora and fauna habitats.
  - Effective and targeted weed control.
  - Programs to control or eliminate introduced predatory and pest animal species, in particular foxes, rabbits and hares.
  - Rehabilitation of degraded areas through fencing, revegetation with appropriate native species and ongoing management.
  - Collection of seed and other plant propagules for rehabilitation projects on and off site.
- The results of any flora and fauna survey and assessment of the land.
- Any Native Vegetation Precinct Plan, Conservation Management Plan, Precinct Structure Plan or other management plan approved for the area by the Minister for Planning or Minister for Environment and Climate Change.

**7.0**

DD/MM/YYYY  
Proposed C147

**Reference**

- Delivering Melbourne's Newest Sustainable Communities: Strategic Impact Assessment Report for the *Environment Protection and Biodiversity Conservation Act 1999* (Department of Sustainability and Environment 2009)
- Delivering Melbourne's Newest Sustainable Communities: Report for Public Consultation, Urban Growth Boundary Review (Department of Planning and Community Development 2009)
- Delivering Melbourne's Newest Sustainable Communities: Background Technical Report 2a: Biodiversity Assessment of Melbourne's Western Investigation Area (Biosis Research 2009)

MELTON PLANNING SCHEME

**SCHEDULE TO THE HERITAGE OVERLAY**

19/03/2015  
C147  
C147

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

PS Map Ref	Heritage Place	External Controls Apply?		Internal Controls Apply?		Tree Controls Apply?		Outbuildings or fences which are not exempt under Clause 43.01-3		Included on the Victorian Heritage Register under the Heritage Act 1995?		Prohibited uses may be permitted?		Name of Incorporated Plan under Clause 43.01-2		Aboriginal heritage place?		
		Paint	Controls	Alteration	Controls	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?	Apply?
<b>Brookfield</b>																		
H091	<b>CJ Melrose Memorial Cairn</b> 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		-		No
<b>Caroline Springs</b>																		
HO109	<b>Old Rockbank Middle Road (Cobblestone Road)</b> 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		-		No
<b>Diggers Rest</b>																		
HO41	<b>Aitken's Gap Pine Avenue</b> Calder Freeway The heritage place is the avenue of Monterey Pine trees along the Freeway and a distance of five	No		No		Yes		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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	metres beyond their canopy.								
HO42	<b>Diggers Rest Railway Station &amp; Platforms</b> Calder Highway The heritage place is the railway station and the bluestone platform.	Yes	No	No	No	No	No	-	No
HO45	<b>Sanger Grave</b> 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
HO44	<b>Former Diggers Rest School</b> 1290 Calder Highway The heritage place is the former school house.	No	No	No	No	No	Yes	-	No
HO46	<b>House</b> 1376 - 1432 Calder Highway The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO43	<b>The Diggers Rest Hotel</b> 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

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO47	<b>House</b> 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
HO49	<b>Former Army Radio Station</b> 107- 207 Diggers Rest-Coimadai Road The heritage place is the bow-roofed, WW II building.	No	No	No	No	No	Yes	-	No
HO50	<b>Former Clarke Dam</b> 544-618 Diggers Rest-Coimadai Road The heritage place is the Dam and dry stone wall.	No	No	No	No	No	No	-	No
HO19	<b>Cornwall Park Stud</b> 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
HO52	<b>House</b> 932-1036 Holden Road	No	No	No	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO60	<b>Mt. Aiken Site &amp; Ruin</b> 740-794 Mt Aitken 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
HO48	<b>Former Murphy Dam</b> 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
HO63	<b>Plumpton Dam</b> 412- 518 Plumpton Road The heritage place is the dam, dry	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	stone dam wall and embankment.								
HO64	<b>'Plumpton Park'</b> 412- 518 Plumpton Road The heritage place is the house and setting and cypress trees.	No	No	Yes	No	No	Yes	-	No
HO65	<b>Rocklands Dam</b> 131-199 Townsings Rd The heritage place is the dam and dry stone dam wall.	No	No	No	No	No	No	-	No
<b>Exford</b>									
HO101	<b>House</b> 865 Exford Road The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO103	<b>Former Dairy &amp; Trees</b> 30 & 35 Hickey Road The heritage place is the former dairy and the peppercorn trees.	No	No	Yes	Yes	No	Yes	-	No
<b>Eynesbury</b>									
HO100	<b>Former Dairy</b> 1180 Exford Road The heritage place is the former dairy.	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?		Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
						Yes	No			
HO99	<b>Former Exford Shearing Shed</b> 1182-1250 Exford Road The heritage place includes three concrete silos.	-	-	-	-	Yes	No	Yes		No
HO1	<b>Eynesbury</b> Eynesbury Road and Springhill Road	-	-	-	-	Yes	No	Yes		No
<b>Kurunjang</b>										
HO125	<b>Former Mowbray College Patterson Campus</b> 102-112 Centenary Avenue	-	-	-	-	Yes	No	Yes		No
<b>Melton</b>										
HO69	<b>Melton Cemetery</b> Centenary Avenue The heritage place is the Melton Cemetery, the Sheoaks and Monterey pines.	No	No	Yes	No	No	No	No	Melton Cemetery Incorporated Plan	No
HO70	<b>Darlingsford Barn</b> 13 - 15 Darlingsford Boulevard The heritage place is the former barn.	Yes	No	No	No	No	No	Yes	-	No
HO77	<b>War Memorial</b>	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	High Street The heritage place is the two memorials and the land around the memorials for a distance of five metres.								
HO78	<b>Staighton Memorial</b> 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	<b>Former Mechanics Institute</b> 232-238 High Street The heritage place is the former Mechanics Institute.	Yes	No	No	No	No	Yes	-	No
HO83	<b>'Raglan's Cottage'</b> 237 High Street The heritage place is the house.	Yes	No	No	No	No	No	-	No
HO76	<b>Former Melton Courthouse</b> 323-329 High Street The heritage place is the former court house.	Yes	No	No	No	No	Yes	-	No
HO80	<b>Walnut Tree</b> In front of Civic Centre, High Street The heritage place is the tree and	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	the land beneath the canopy for a distance of five metres.								
HO75	<b>Former Melton Reservoir</b> 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
HO81	<b>Coronation Tree</b> 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
HO7	<b>'The Willows'</b> 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 cowbail, pepper tree by memorial, avenue of gums and gum in northwest corner.	No	No	Yes	Yes	No	Yes	-	No
HO85	<b>'Dunvagen'</b> In the Willows Historical Park, 68-74 Reserve Road The heritage place is the house.	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO89	<b>House 'Balmoral Farm'</b> 2120 - 2224 Melton Highway The heritage place is the house and underground tank.	No	No	No	Yes	No	Yes	-	No
HO84	<b>Melton Weir, over Toolern Creek</b> Nixon Street The heritage place is the weir and road causeway.	No	No	No	No	No	No	-	No
HO87	<b>House</b> 32 O'Neils Road The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO88	<b>Former Wesleyan Methodist Church</b> 66-76 Palmerston Street The heritage place is the former church and immediate setting.	Yes	No	No	No	No	Yes	-	No
HO90	<b>St. Dominics Roman Catholic Church</b> Smith Street The heritage place is the former	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	church.								
HO92	<b>House</b> 160 Station Road The heritage place is the house and front fence.	Yes	No	No	Yes	No	Yes	-	No
HO5	<b>Christ (Anglican) Church</b> 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
HO96	<b>Melton State School No. 430</b> Unitt Street The heritage place is the bluestone school house and rows of Peppercorn trees along school boundaries.	Yes	No	Yes	No	No	Yes	-	No
HO6	<b>Presbyterian Church</b> Yuille Street, Melton The heritage place is the bluestone chapel and brick church hall.	No	No	Yes	No	No	No	-	No
HO82	<b>Melton Valley Golf Course</b> Yuille Street & Melton Valley Drive The heritage place is the graves, former roadways, dairy tree and	No	No	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2		Aboriginal heritage place?
	small fig tree associated with a former house and potential archaeological sites located on the golf course.									
<b>Melton South</b>										
HO74	<b>Parklea</b> 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
HO66	<b>Bridge over Toolern Creek</b> Bridge Road The heritage place is the bridge.	No	No	No	No	No	No	-		No
HO93	<b>Melton South Railway Station</b> Brooklyn Road The heritage place is the station building, signal boxes and platforms.	No	No	No	No	No	Yes	-		No
HO72	<b>House</b> 2 Exford Road The heritage place is the house.	No	No	No	No	No	Yes	-		No
HO71	<b>Melton South State School No. 3717</b>	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	34-46 Exford Road The heritage place is the interwar brick school building.								
HO73	<b>House</b> 54-56 Exford Road The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO2	<b>Exford Homestead</b> Exford Road	-	-	-	-	Yes Ref No H316	Yes		No
HO3	<b>Strathulloh</b> 1402-1600 Greigs Road	-	-	-	-	Yes Ref No H317	Yes		No
HO8	<b>Railway Viaduct over Melton Reservoir</b> (Also in Brookfield and Exford)	-	-	-	-	Yes Ref No H2327	No		No
<b>Melton West</b>									
HO68	<b>Kippenross</b> 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
HO94	<b>John Campbell Miles farmhouse</b> Shamrock Place The heritage place is the site of the former farmhouse, the peppercorn	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO95	<b>Former Robinsons House Tank</b> 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
HO9	<b>Bridge over Djerriwarrh Creek</b> Disused section of the Western Highway.	-	-	-	-	Yes Ref No H1658	No	-	No
HO97	<b>Early crossing Place associated with the Djerriwarrh Bridge</b> 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
HO127	<b>House</b> 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

**Mt Cottrell**



MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO111	<b>Mount Cottrell Homestead</b> 167 Faulkners Road The heritage place is the house, stables and machinery shed.	No	No	No	Yes	No	Yes	-	No
HO102	<b>Glengallon</b> 77-207 Greigs Road West The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO108	<b>Former Australian Beam Wireless Receiving Station</b> 653-701 Greigs Road and 703-735 Greigs Road	-	-	-	-	Yes Ref No H2278	Yes	-	No
HO105	<b>Mt Cottrell Road Stock Yard, Ruins &amp; Dry Stone Walls</b> 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
HO104	<b>Moloney's Farm Site &amp; Water Reserve</b> 1884-1908 Mt Cottrell Road and land adjacent to Werribee River The heritage place is the underground tank remains, dry	No	No	Yes	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?	
	stone walls and two peppercorn trees adjacent to the tank.									
HO110	<b>Kerr Farm Site</b> 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.	No	No	No	Yes	No	No	Kerr Farm Site, No Incorporated Plan	No	
<b>Parwan</b>										
HO98	<b>House 'Nerowie'</b> 155 Nerowie Road The heritage place is the house.	Yes	Yes 'chapel'	No	No	No	Yes	-	No	
HO107	<b>House</b> 285 Nerowie Road The heritage place is the house.	No	No	No	No	No	Yes	-	No	
<b>Plumpton</b>										
HO51	<b>Arrunga</b> 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	
HO53	<b>Holden Road Dam</b>	No	No	No	No	No	No	-	No	

MELTON PLANNING SCHEME

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HO62	<b>Mt Kororoit Homestead</b> 2-88 Leakes Rd The heritage place is the house, timber outbuildings, shearing shed, dry stone walls and peppercorn and palm trees.	No	No	Yes	Yes	No	Yes	-	No
HO54	<b>Bridge over Kororoit Creek</b> Melton Highway The heritage place is the early masonry bridge.	Yes	No	No	No	No	No	-	No
HO58	<b>House</b> 911-935 Melton Highway The heritage place is the house and boundary plantings of Monterey cypresses.	No	No	Yes	No	No	Yes	-	No
HO55	<b>House</b> 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	<b>Gollars Court</b> 1366-1496 Melton Highway	Yes	No	No	No	No	Yes	-	No

MELTON PLANNING SCHEME

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	The heritage place is the house.								
HO57	<b>Norton Ruin</b> 1912-1962 Melton Highway The heritage place is the stone ruin and dry stone walls to the north and west.	Yes	No	No	Yes	No	No	-	No
HO61	<b>Bluestone Cottage &amp; Ruinous Timber dwelling</b> 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
HO4	<b>Deanside Woolshed Complex</b> 96-103 Reed Court	-	-	-	-	Yes Ref No H810	Yes		No
HO117	<b>Bonnie Doone</b> 339 - 365 Tairletons Rd The heritage place is the house, underground tank, stables, and dry stone walls.	No	No	No	Yes	No	Yes	-	No
HO118	<b>Rockbank Headstation Dam</b> 1233 – 1287 Taylors Road The heritage place is the dry stone dam wall and dam.	No	No	No	No	No	No	-	No

**Rockbank**

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?		Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
						Yes	No			
HO10	<b>Rockbank Inn</b> Beattys Road and 1992-2106 Western Highway	-	-	-	-	Yes	No	Yes	-	No
HO113	<b>Payne's Cottage</b> 638-688 Greigs Rd East The heritage place is the stone cottage.	Yes	No	No	No	No	No	Yes	-	No
HO115	<b>Rockbank Community Hall</b> Leakes Road The heritage place is the hall and immediate setting of peppercorns and sugar gums.	No	No	Yes	No	No	No	Yes	-	No
HO119	<b>House</b> 107-121 Water Reserve Road The heritage place is the Edwardian house and the Victorian cottage.	No	No	No	Yes	No	No	Yes	-	No
HO120	<b>House</b> 1957-1963 Western Highway The heritage place is the house.	No	No	No	No	No	No	Yes	-	No
HO121	<b>Former Rose &amp; Crown Hotel</b> 2057-2083 Western Highway The heritage place is the former hotel building.	No	No	No	No	No	No	Yes	-	No
HO122	<b>House</b>	No	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?	
	2341-2421 Western Highway The heritage place is the house.									
<a href="#">HO128</a>	<a href="#">Stoneleigh</a> <a href="#">196 Sinclairs Road</a> The heritage place is the <a href="#">homestead, palm and sugar gum trees surrounding the homestead, and the dry stone walls.</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">No</a>	-	<a href="#">No</a>	
<b>Taylor's Hill</b>										
HO123	<b>'Dalgook' Farm Complex</b> 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	
<b>Toolem Vale</b>										
HO13	<b>'Lynuilg' Homestead</b> 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	

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO38	<b>Stone Cottage</b> 189-193 Blackhill Road The heritage place is the stone cottage.	Yes random rubble walls	No	No	No	No	Yes	-	No
HO15	<b>House 'Angus Downs'</b> 546-570 Blackhill Road The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO37	<b>'Pinewood' Homestead</b> 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
HO39	<b>House &amp; Bullock Track</b> 847-1071 Blackhill Road The heritage place is the house and former Bullock track remains.	No	No	No	Yes	No	Yes	-	No
HO40	<b>Plumpton Hare Enclosure</b> 847-1071 Blackhill Road The heritage place is the remains of an enclosure made of dry stone walls and the land around the	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	enclosure for a distance of five metres including the old eucalyptus in the enclosure.								
HO17	<b>'Melton Park'</b> 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
HO14	<b>'Glencoe'</b> 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
HO18	<b>Paine's Cottage</b> 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
HO36	<b>'Greenhills'</b> 1260-1398 Diggers Rest-Coimda Road The heritage place is the house, outbuildings, garden setting of palm,	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	eucalypt, and peppercorn trees in front of house, isolated oak tree near creek, and remnant conifers near house, dry stone walls and dams.								
HO20	<b>Former Condons Dairy</b> 1397 Diggers Rest Coimadai Road The heritage place is the former dairy and rubble walls.	Yes	No	No	Yes	No	Yes	-	No
HO21	<b>'Toolem Park'</b> 1558-1672 Diggers Rest-Coimadai Road The heritage place is the house, dry stone walls and mature conifers.	No	No	Yes	Yes	No	Yes	-	No
HO33	<b>'Norwood'</b> 78-132 Hoggs Road The heritage place is the house and bird-watchers cabin.	No	No	No	Yes	No	Yes	-	No
HO22	<b>House 'Kuloomba'</b> 2203 Diggers Rest Coimadai Road The heritage place is the house, and two outbuildings.	No	No	No	Yes	No	Yes	-	No
HO23	<b>War Memorial</b> In Reserve off Diggers Rest Coimadai Road The heritage place is the memorial	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	and the land around the memorial for a distance of five metres.								
HO27	<b>House &amp; Outbuilding</b> 310 - 360 Gisborne Melton Road The heritage place is the house and rendered brick outbuilding and the immediate setting of cypress trees.	No	No	Yes	Yes	No	Yes	-	No
HO29	<b>Former 'Yangardook' Cottage</b> 575-685 Gisborne Melton Road The heritage place is the stone cottage.	Yes	No	No	No	No	Yes	-	No
HO28	<b>Ruin 'McIntosh Cottage'</b> 687-777 Gisborne - Melton Road The heritage place is the stone ruin and peppercorn tree.	Yes	No	Yes	No	No	No	-	No
HO31	<b>'Glen Elgin'</b> 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

MELTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO30	<b>Ruin 'The Elms'</b> 779-859 Gisborne Melton Road The heritage place is the stone ruin.	Yes	No	Yes	No	No	No	-	No
HO24	<b>Farm Complex</b> 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	<b>House</b> 1374 - 1404 Gisborne Melton Road The heritage place is the house.	No	No	No	No	No	Yes	-	No
HO26	<b>House 'Creighton'</b> 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
HO32	<b>Hjorth's Farm</b> 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
HO35	<b>'Wattle Grove' House &amp; Shed</b>	No	No	No	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2		Aboriginal heritage place?
	117-125 McPhersons Road The heritage place is the house, shearing shed and stable.									
HO124	<b>Grave, Ruin &amp; Archaeological site Former 'Greenhills' Pastoral Station</b> 36-49 O'Connell Avenue The heritage place is the fenced grave, stone ruin and potential archaeological remains of the sheep yards/wash.	No	No	No	No	No	No	-		No
HO16	<b>House</b> 2-200 Porteous Road The heritage place is the house.	No	No	No	No	No	Yes	-		No
<b>Truganina</b>										
HO112	<b>House &amp; Outbuilding</b> 65-543 Greigs Road East 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).	No	No	Yes	Yes	No	Yes	65-543 Road East, Incorporated Plan		No
HO114	<b>'Rocklands' Homestead &amp; Farm</b> 619-653 Hopkins Road The heritage place is the house, dry	Yes - main house	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 which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?

## MELTON PLANNING SCHEME

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 proposed  
 C147

**SCHEDULE 4 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO4**.

**KOROROIT PRECINCT STRUCTURE PLAN****Purpose**

To give effect to the *Kororoit Precinct Structure Plan*.

To protect and manage land for nature conservation in a manner consistent with the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors*.

To manage development of recreation and infrastructure associated with adjoining urban land uses.

**1.0****General accordance with incorporated plans**

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A permit granted must be generally in accordance with the incorporated plans as they apply to the land unless otherwise agreed in writing by the Department of Environment, Land, Water and Planning.

**2.0****Conditions and requirements for permits**

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 C147

The requirements of the incorporated *Kororoit Precinct Structure Plan* must be included in a permit.

**Biodiversity and threatened species****Salvage and Translocation**

Salvage and translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning

**Environmental Management Plans**

A planning permit for subdivision, buildings or works on land shown as a conservation area in the incorporated *Kororoit Precinct Structure Plan* must include the following condition:

- The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment, Land, Water and Planning unless otherwise agreed by the Department of Environment, Land, Water and Planning.

**Protection of conservation areas and native vegetation during construction**

A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area or patch of native vegetation or scattered tree identified for retention in the incorporated *Kororoit Precinct Structure Plan* must ensure that:

- Before the start of construction or carrying out of works in or around a conservation area, scattered native tree or patch of native vegetation the developer of the land must erect a conservation area/vegetation protection fence that is:
  - highly visible
  - at least 2 metres in height
  - sturdy and strong enough to withstand knocks from construction vehicles
  - in place for the whole period of construction
  - located the following minimum distance from the element to be protected:

## MELTON PLANNING SCHEME

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
  - be located not less than 15 metres from a waterway;
  - be located outside the vegetation protection fence;
  - be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction;
  - not be undertaken if it presents a risk to any vegetation within a conservation area; and
  - be carried out under the supervision of a suitable qualified ecologist or arborist.

#### Land Management Co-operative Agreement

A permit to subdivide land shown in the incorporated *Kororoit Precinct Structure Plan* as including a conservation area must ensure that, before commencement of works for the last stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
  - Must provide for the conservation and management of that part of the land shown as a conservation area in the *Kororoit Precinct Structure Plan*; and
  - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within a conservation area identified in the Precinct Structure Plan that:

- is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- is within a Conservation Area identified in a Precinct Structure Plan for nature conservation and is vested, or will be vested, in the Secretary to the Department of Environment, Land, Water and Planning for conservation purposes; or
- is the subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
  - the Secretary to the Department of Environment, Land, Water and Planning;
  - the Minister for Environment and Climate Change; or
  - another statutory authority.

to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

### 3.0 Decision guidelines

DD/MM/YYYY  
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 C147

Before deciding on an application to remove, destroy or lop vegetation the responsible authority must consider:

MELTON PLANNING SCHEME

- The conservation and enhancement of the area including visual amenity.
- Preservation of and impact on the natural environment and the need to prevent erosion.
- The preservation and protection of significant vegetation and habitat.
- The management of vegetation to minimise fire hazard.



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03/03/2016  
C138  
Proposed  
C147

**SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY**

PS Map	Acquiring Authority	Purpose of Acquisition
PAO1	VicRoads	Road
PAO3	Roads Corporation	Outer Metropolitan Ring /E6 Transport Corridor
PAO5	The Minister responsible for administering Part 2 of the Crown Land (Reserves) Act 1978	Western Grassland Reserves
PAO6	Director of Public Transport	Outer Metropolitan Ring / E6 Transport Corridor – Rail Connections
PAO7	Melton City Council	Road Purposes
PAO8	Public Transport Victoria	Calder Park Train Stabling and Maintenance Yards
PAO9	Western Region Water Corporation	Recycled Water Storage Facility
<a href="#">PAO10</a>	<a href="#">Melbourne Water</a>	<a href="#">Drainage</a>

## MELTON PLANNING SCHEME

DD/MM/YYYY  
 Proposed C147

**SCHEDULE 11 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO11**.

**DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**

DD/MM/YYYY  
 Proposed C147

All land within the area shown as DCPO11 on the planning scheme maps.

**2.0 Summary of costs**

DD/MM/YYYY  
 Proposed C147

None specified. The preparation and incorporation of a contributions plan is required.

**3.0 Summary of contributions**

DD/MM/YYYY  
 Proposed C147

None specified. The preparation and incorporation of a contributions plan is required.

**4.0 Land or development excluded from development contributions plan**

DD/MM/YYYY  
 Proposed C147

A permit may be granted to subdivide land, construct a building or construct or carry out works before a precinct wide contributions plan has been prepared to the satisfaction of the responsible authority if any of the following apply:

- An agreement under section 173 of the *Planning and Environment Act 1987* has been entered into with the responsible authority that makes provision for the delivery or items listed in the Precinct Infrastructure Plan within the *Kororoit Precinct Structure Plan*, incorporated document.
- The permit contains a condition requiring an agreement under section 173 of the *Planning and Environment Act 1987* that makes provision for contributions to items listed in the Precinct Infrastructure Plan within the *Kororoit Precinct Structure Plan*, incorporated document to be entered into before the commencement of development.
- The responsible authority considers that the permit does not compromise the orderly planning of the precinct for the construction of a building or construction or carrying out works associated with;
  - Additions or alterations to a single dwelling or development ancillary to use of land for a single dwelling.
  - An existing use of land provided the gross floor of the existing use is not increased by more than 1000 square metres.
  - A sign.
  - The permit only allows the consolidation of land or a boundary realignment.

## MELTON PLANNING SCHEME

17/03/2016  
 C161  
 Proposed  
 C147

## SCHEDULE TO CLAUSE 52.01

Type or location of subdivision	Amount of contribution for public open space
All subdivision in the Melton East Growth Area except as exempted by Clause 52.01	9%
Land shown as UGZ1 on the planning scheme maps.	3.21% Land and/or cash contribution requirements must be in accordance with Section 5.5.3 of the Taylors Hill West Precinct Structure Plan (May 2010).
Land shown as UGZ2 on the planning scheme maps.	3.78% Land and/or cash contribution requirements must be in accordance with Section 5.4.3 of the Melton North Precinct Structure Plan (May 2010).
All land shown as Area 4 in Plan 1 of the Toolern Precinct Structure Plan.	0%
All other land within the Toolern Precinct Structure Plan	3.97% Land/and or cash contribution requirements must be in accordance with Table 2 and Section 4.5.2 of the Toolern Precinct Structure Plan (July 2011)
Land shown as UGZ5 on planning scheme maps (Diggers Rest Precinct Structure Plan)	3.04%
Land shown as UGZ4 on planning scheme maps (Rockbank North Precinct Structure Plan)	3.66%
Land shown as UGZ6 on planning scheme maps (Toolern Park Precinct Structure Plan)	2.21%
Land shown as UGZ8 on planning scheme maps (Paynes Road Precinct Structure Plan)	3.26%
<a href="#">Land shown as UGZ12 on planning scheme maps (Kororoit Precinct Structure Plan, June 2016)</a>	<a href="#">2.74% Residential</a> <a href="#">1.85% Employment</a>

MELTON PLANNING SCHEME

23/10/2014  
 C122  
 Proposed  
 C147

**SCHEDULE TO CLAUSE 52.17**

**1.0**

**Scheduled area**

23/10/2014  
 C122  
 Proposed  
 C147

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Reservation for the Western Freeway - Melton to Bacchus Marsh west of Bulmans Road	None specified
Those areas marked PAO1 on Map14PAO	All native vegetation
Those sites zoned Special Use – Schedule 8	All native vegetation
Land in a Public Use Zone 4 for the Caroline Springs Railway Station and associated facilities, known as Lot 1 on TP514045 part of 11-15 Palm Springs Road, Ravenhall	All native vegetation
Land shown as UGZ6 or IPO3 on the planning scheme maps	Shown as 'Remnant patches to be removed' on Plan 6 in the incorporated Toolern Park Precinct Structure Plan where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the <i>Environment Protection and Biodiversity Conservation Act, 1999</i> (EPBC Act).
<a href="#">Land shown as UGZ12, SUZ9 or IPO4 on the planning scheme maps</a>	<a href="#">Shown as 'Native vegetation that can be removed' on Plan 7 in the incorporated Kororoit Precinct Structure Plan where the removal, destruction or lopping is required for any development that is subject to and carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act).</a>

**2.0**

**Scheduled weed**

15/09/2008  
 VC49

Area	Description of weed
None specified	

**3.0**

**Utility installation code of practice**

15/09/2008  
 VC49

Name of code of practice
None specified

MELTON PLANNING SCHEME

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## MELTON PLANNING SCHEME

23/10/2014  
C122  
Proposed  
C147

**SCHEDULE TO CLAUSE 61.03****Maps comprising part of this scheme:**

- 1, 1HO, 1ESO, 1WMO
- 2, 2HO, 2ESO, 2MAEO, 2WMO
- 3, 3DCPO, 3HO, 3ESO, 3DPO, 3MAEO
- 4, 4HO, 4ESO, 4DPO, 4PAO, 4WMO
- 5, 5HO, 5ESO, 5DPO, 5DCPO
- 6, 6HO, 6ESO, 6DCPO
- 7, 7DCPO, 7DPO, 7ESO, 7HO, 7PAO
- 8, 8DCPO, 8EAO, 8ESO, 8HO, 8IPO, 8PAO
- 9, 9DCPO, 9DPO, 9ESO, 9IPO, 9SLO, 9HO, 9LSIO, 9PAO, 9MAEO
- 10, 10HO, 10ESO, 10DPO, 10DCPO, 10LSIO, 10SBO, 10MAEO, 10PAO, [10IPO](#)
- 11, 11HO, 11ESO, 11DDO, 11IPO, 11DPO
- 12, 12DCPO, 12DDO, 12DPO, 12ESO, 12HO, 12IPO, 12PAO, 12SLO, 12WMO
- 13, 13DCPO, 13ESO, 13HO, 13IPO, 13LSIO, 13PAO, 13RO, 13SLO
- 14, 14HO, 14ESO, 14DDO, 14DPO, 14LSIO, 14SBO, 14PAO, [14DCPO](#), [14IPO](#)

## MELTON PLANNING SCHEME

29/10/2015  
VC147  
[Proposed  
C147](#)**SCHEDULE TO CLAUSE 66.04****Referral of permit applications under local provisions**

Clause	Kind of application	Referral authority	Type of referral authority
Clause 5.0 of Schedule 3 to Clause 42.01 (ESO)	An application required under Schedule 3 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 4 to Clause 42.01 (ESO)	An application required under Schedule 4 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 5.0 of Schedule 5 to Clause 42.01 (ESO)	An application required under Schedule 5 to Clause 42.01.	Secretary to the Department of Environment, Land, Water and Planning	Determining referral authority
Clause 6.0 of Schedule 5 to 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre	Metropolitan Planning Authority	Determining referral authority
Clause 6.0 of Schedule 4 to 37.07 (UGZ)	An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre	Metropolitan Planning Authority	Determining referral authority
<a href="#">Clause 2.9 of Schedule 12 to 37.07 (UGZ)</a>	<a href="#">An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in a local town centre</a>	<a href="#">Growth Areas Authority</a>	<a href="#">Determining referral authority</a>
<a href="#">Clause 5.0 of Schedule 6 to 42.01 (ESO)</a>	<a href="#">An application required under Schedule 6 to Clause 42.01.</a>	<a href="#">Secretary to the Department of Environment, Land, Water and Planning</a>	<a href="#">Determining referral authority</a>

MELTON PLANNING SCHEME

19/01/2006  
 VC37  
 C147

**SCHEDULE TO CLAUSE 66.06**

**Notice of permit applications under local provisions**

Clause	Kind of application	Person or body to be notified
<i>None specified</i>		
<a href="#">Clause 6.0 of Schedule 12 to Clause 37.07 (UGZ)</a>	<a href="#">Any application specified under Clause 6.0 of Schedule 12 to Clause 37.07.</a>	<a href="#">The licensee and/or operator of the Derrimut to Sunbury pipeline and Truganina to Plumpton transmission gas pipeline.</a>



## MELTON PLANNING SCHEME

26/11/2015  
VC107  
C147

## SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
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 Pywheitjorkk for Extractive Industry	C13
Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996	NPS1
Diggers Rest Development Contributions Plan, March 2012	C121
Diggers Rest Native Vegetation Precinct Plan, March 2012	C121
Diggers Rest Precinct Structure Plan, March 2012	C121
Eynesbury Station Incorporated Plan, September 2001	C20
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
<a href="#">Kororoit Precinct Structure Plan, June 2016</a>	C147
Melton Cemetery Incorporated Plan (2008)	C73
Melton North Precinct Structure Plan Development Contributions Plan, May 2010	C83
Melton North Precinct Structure Plan, May 2010	C83
Melton Tourist Precinct Local Area Development Plan – February 1998	C4
Palmers Road and Robinsons Road Upgrade (Sayers Road to Western Freeway, Truganina) Incorporated Document, July 2012	C81
Rail Infrastructure Projects (comprising the Rail Gauge Standardisation Project, the Regional Fast Rail Project and the Fibre Optic Project), 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

## MELTON PLANNING SCHEME

<b>Name of document</b>	<b>Introduced by:</b>
Rockbank North Development Contributions Plan, March 2012	<b>C120</b>
Rockbank North Native Vegetation Precinct Plan, March 2012	<b>C120</b>
Rockbank North Precinct Structure Plan, March 2012	<b>C120</b>
Shire of Melton Heritage Study Stage 2: Volume 6- Statements of Significance, March 2009	<b>C71</b>
Small Lot Housing Code, August 2014	<b>GC22</b>
Statement of Significance – 161 Bulmans Road, Melton West, May 2011	<b>C113</b>
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	<b>C128</b>
Sunbury Electrification Project Incorporated Document February 2010	<b>C96</b>
Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) May 2010 (Amended August 2011)	<b>C115</b>
Taylors Hill West Precinct Structure Plan, Development Contributions Plan, July 2010 (Amended October 2012)	<b>C110</b>
Toolern Park Precinct Structure Plan, August 2014	<b>C122</b>
Toolern Park Development Contributions Plan, August 2014	<b>C122</b>
Toolern Precinct Structure Plan (including Toolern Native Vegetation Precinct Plan), July 2011	<b>C84(Part 2)</b>
Toolern Precinct Structure Plan Development Contributions Plan July 2011	<b>C84(Part 2)</b>
Water for a Growing West Project Incorporated Document, July 2014	<b>GC18</b>
Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009	<b>C94</b>

## Stoneleigh Homestead complex

**Location:** 196 Sinclairs Road, Rockbank -37.73601, 144.70652

**Heritage Inventory Number:** D7822-0246

**Hermes Number:** 8888

**Heritage Overlay Number:** HO128

**Level of Significance:** Local



*Stoneleigh from Sinclairs Road, Rockbank*

### Statement of Significance

Stoneleigh is significant as a moderately intact example of a typical Late Victorian /Federation era style farmhouse associated with one of the areas earliest settlers. It is unusual in presenting the improvement in conditions experienced by some local farmers following decades of marginal subsistence. This is probably the result of the availability of cheaper transport to Melbourne from the nearby Melbourne Ballarat railway which was completed in the 1880s, and the ability to transport produce – and in particular hay and chaff, to Melbourne markets.

Stoneleigh is architecturally significant at a LOCAL level (AHC D.2). Although altered and extended, it still demonstrates some original design qualities of a rudimentary Late Victorian / Federation style. These qualities include the hipped roof form that traverses the site, together with the face red brick chimney and narrow eaves. Other intact or appropriate qualities include the central timber framed doorway and flanking timber framed windows, and the return verandah with its timber fretwork.

The adjacent dry stone walls along both sides of Sinclairs Road and adjacent the Kororoit Creek – particularly the north side), the palms, and sugar gum plantations also contribute to the significance of the place.

Stoneleigh is historically significant at a LOCAL level (AHC A.4). It reflects the long-standing occupation of the site by the pioneer family, the Cropley Brothers, who were the first purchasers of this allotment, and subsequently R H Binney who managed to maintain their standing and improve their conditions. The site has potential for evidence of the earlier, probably bluestone house of the 1850s.

Overall, Stoneleigh is of LOCAL significance.

## Description

The Stoneleigh property comprises a late nineteenth or early 20th century timber homestead and outbuildings, with garden trees and stock yards. The house has hipped and gable roof on a large 'L' plan with wrap-around verandah with timber fretwork. The red brick chimneys had corbelled crowns and terracotta chimney pots.

The Heritage Inventory record indicates that: "*This place consists of a house, its dry stone walls, and the cultural landscape close to the Kororoit Creek.*" The 1998 recording noted "*Standing structure dating to late 19th/ early 20th century, possibly incorporating earlier elements. Associated features include outbuildings and dry stone walling.*"

The Melton Heritage Study describes the place as:

*(Place No.435). An altered example of this Federation stylistic type, Stoneleigh is asymmetrically composed and features hipped and gable roof forms, and a return bullnose verandah. The roof forms are clad in deep red painted galvanised corrugated steel. Early face brick chimneys with corbelled tops adorn the roofline and there are modest eaves. A flat roofed verandah porch and door opening, and some corner windows have been introduced.*

The Melton Heritage Study identified Stoneleigh as a "*conservation desirable place*", but due to constraints in funding for the further stages of the study after its initial identification, it was not possible at the time for it to be assessed for significance and added to the Heritage Overlay.

## History

### Contextual History

Stoneleigh is on the allotment originally purchased by the Cropley brothers although the Parish Plans record H.S. Crossley as the purchaser at auction on 18 April 1852 but this is a misspelling for Henry Clay Cropley, the actual buyer. (It is sometimes listed as H & J Crossley in 1852 on the Parish Plan (Figure 4), although it is clear that this was a typographic error for Cropley, which is sometimes the spelling used for Cropley). The mistake was later corrected on some plans.

The Cropley brothers, Benjamin, George, Effield, John, Samuel, and Henry Clay, first came to Australia in 1850. Certain of the brothers returned to their home county, Lincolnshire between 1851 and 57 but came back in 1857 to establish a dairy and hay farm near the intersection of Middle and Sinclair's Roads, Rockbank which was eventually known as 'Stoneleigh'.

The farm was on the Kororoit Creek and had once been part of the Rockbank Run. The brothers each selected 50 acre blocks on Greig's Road and leased other land, evidently from Clarke. The small size of the blocks was probably an indication of the limited means of the family as up to 640 acres could generally be selected.<sup>1</sup>

Despite the dominance of the Clarke estate, the Rockbank area became home to small farmers in the 1850s, growing and selling hay and dairy produce in Melbourne. In order to make their farming operations more profitable, John Cropley ran a small mixed store, selling everything from ribbons to window sashes to local farmers. The brothers may also have continued the previous carting work which Ben had commenced during the gold rushes first with a draft horse which was stolen and then returned for the reward and later with a bullock team. Henry only occupied the property for about 10 years, leaving it in tragic circumstances as a consequence of an attack by the bushrangers Saunders and Johnson during his absence. Saunders and Johnson rampaged through the area in August 1861 holding up the hotel at the junction of the "*Ballarat and Rockbank roads*" (Melton Highway and Beattys Road), accosting a Mt Cotterill farmer on the road from Melton, and then proceeding on to "*Mr Cropley's farm on the Footscray Road*".<sup>2</sup>

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<sup>1</sup> 109 Ordnance Survey Plans Melbourne Sheet. 1933. G. Vines, Melton East Structure Plan, 1990, Vines Hopkins Rd interchange archaeological survey. Vic Roads 1993.

<sup>2</sup> Cameron, *op cit*, p.15; also Batey, *RHSV, op cit*, pp.112-115; also Murray, *op cit*, p.98

The obituary of John Cropley's wife, Mrs M. A Cropley in 1916 indicated that family had settled at Rockbank 61 years previously and carried on the farm for 34 years rearing eight boys, William John, Charles, Melton, Crosby, Harry, Perry and Sydney. This indicates they were at Stoneleigh from 1855 to 1889, when Mrs Cropley came to Footscray and brought up the younger members of her family there. Mrs Cropley was buried in the family grave at Truganina on 9 June 1916.<sup>3</sup>

The original bluestone homestead and outbuildings were located on the south bank of Kororoit Creek but today the site is dominated by the turn-of-the-century timber farmhouse. The original cobbled driveway still leads to Sinclair's (formerly Hopkins) Road, which itself retains the bluestone cobbling constructed during the 1850s following the establishment of the first roads boards, although it has been covered with asphalt. The 1930s ordnance survey maps show several buildings, a windmill and dry stone walls on the property and also show dry stone walls surrounding the property, on all sides of Section 26 Lot C.

The Cropleys also owned property in the Truganina district, part of which later became May Farm, which has been in the Evans family for four generations.<sup>4</sup> Some of the Cropley brothers selected land in Gippsland in the 1870s where they ran a dairy farm and unsuccessful sawmill.<sup>5</sup> Walter Cropley carried on the family property early this century and there are still descendants of George Cropley resident in the Truganina district.

Robert Hesleden Binney purchased lots B and C section 26 in 1890<sup>6</sup> and farmed the property up to his death in 1893. His estate became insolvent and had to sell up.<sup>7</sup> Prominent politician Henry John Wrixon bought the property in 1897, along with other substantial landholdings in the area and held it until his death in 1913.<sup>8</sup> He was evidently an absentee landlord in the fullest sense, since much of this time on overseas tours, in state parliament, in his Western District electorate, or involved in the Federal Commission.<sup>9</sup>

In the early 20th century it was farmed by John Dalwood, who enlisted in the AIF in 1914<sup>10</sup> and between about 1914 and 1917 H. Talbot Sanderson is regularly listed as proprietor of '*Stoneleigh, Rockbank*' in sales of fat sheep at the Melbourne livestock sales.<sup>11</sup> However, the Title indicates that Bertie Albert Thomas (of '*Brindley Park*' Greenvale bought the farm in 1922, comprising a total of 458 acres comprising lots B, C, 6 north of Ballarat Road and parts of Section 24 south east of the Ballarat Road and Sinclairs Road corner. Gwen Mosely lived on the Stoneleigh property in the 1930s.<sup>12</sup> The property was still operating as a sheep stud in the 1950s, owned by A Simons.<sup>13</sup> A number of subdivisions of the farm occurred in the early 1950s, following Bertie's death in 1954. Alfred and Dorothy May Simons were evidently occupants of the property for some time and had paid over £19000 to Bertie and his executors, so that the Simons couple become owners on 8 December 1954 (Certificate of Title Vol. 4497 fol. 290).

<sup>3</sup> "OBITUARY." Independent (Footscray, Vic. : 1883 - 1922) 10 Jun 1916: 3. Web. 27 Sep 2014  
 < <http://nla.gov.au/nla.news-article74254681> > .

<sup>4</sup> Starr, p.132

<sup>5</sup> Starr, *op cit*, p.132

<sup>6</sup> Certificate of Title vol. 2647 fol. 289

<sup>7</sup> "MELBOURNE MARKETS." The Argus (Melbourne, Vic. : 1848 - 1957) 11 Oct 1894: 3. Web. 8 Aug 2014  
 < <http://nla.gov.au/nla.news-article8712501> > .

<sup>8</sup> Certificate of Title Vol. 2647 fol. 289

<sup>9</sup> Jill Eastwood, "Wrixon, Sir Henry John (1839–1913)", Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/wrixon-sir-henry-john-4895/text8191>, published in hardcopy 1976, accessed online 17 September 2014.

<sup>10</sup> AIF project, University of New South Wales <https://www.aif.adfa.edu.au/showPerson?pid=71604>

<sup>11</sup> "MELBOURNE MARKETS." The Argus (Melbourne, Vic. : 1848 - 1957) 10 Feb 1915: 5. Web. 8 Aug 2014  
 < <http://nla.gov.au/nla.news-article1495471> > .

<sup>12</sup> Rate Books, Shire of Braybrook; Crown Lands Files 31/7476-9, George, Effield, Benjamine and John Cropley.

<sup>13</sup> "Advertising." The Argus (Melbourne, Vic. : 1848 - 1957) 24 Oct 1953: 24. Web. 8 Aug 2014  
 < <http://nla.gov.au/nla.news-article23312433> > .

The property was bought by Thomas Christian Taylor and Francis Irene Taylor in 1955 (Certificate of Title Vol. 8119 fol. 855). In 1959, Eric Joseph Sampson, Julian Laws Sampson and Graham Eric Sampson, bought the property in a complex share arrangement (Certificate of Title Vol. 8338 fol. 721). A 5 acre block was subdivided off in 1962 (Certificate of Title Vol. 8239 fol. 298). A, and Julian subsequently sold his share to the other two on 14 June 1963 (Certificate of Title Vol. 8520 fol. 405), but then bought out the other two on 14 June, before selling to Robert Andrew Wilson on 20 August 1963. Wilson mortgaged the property with the ES& A bank, and his widow Sylvia May gained title in 1968, with it passing to Andrew Arthur James Wilson (presumably her son) in 1989.

### **Thematic Context / Comparative Analysis**

*City of Melton Historical Themes: 'Farming'*

*Comparable Places in the City of Melton:*

Historically, the house is a scarce remaining example of houses built in the late 19th or early twentieth centuries. Unlike the closer settlement period houses, it reflects the improvement in living standards of the established farmers with advances in farming management.

Architecturally, this is a representative example of a Late Victorian style; the design quality of the dwelling is unassuming. This appears to be a common design quality for these building types throughout the City. Other comparable dwellings include:

- House, Leakes Road, Rockbank (Place No.403). Although altered with an introduced verandah and a carport at the side, this house shares a similar hipped roof form, scale and construction.
- House, 30 Hickey Road, Melton (Place No.288). A predominantly intact example, this house features a hipped roof form and a projecting front verandah with early timber fretwork valance (some components of the valance are missing however) and early timber posts.
- House, 1180 Exford Road, Exford (Place No.274). Another timber example of the type with a hipped bullnosed front verandah that has been altered. Only one of the early turned timber posts survive.
- House, 161 Bulmans Road, Melton South (Place No.174). A similarly constructed and designed dwelling, the front verandah has also been altered, with introduced timber posts and aluminium valances and brackets.
- House, 1374 Gisborne-Melton Road (Place No.030). A similarly unassuming Late Victorian example, the verandah has also been altered.
- House, 32 O'Neills Road, Melton (Place No.230). A less intact example of the Late Victorian type, the building features a similar hipped roof form, although the front verandah is bullnosed. The front windows have been altered.
- House, 2341 Western Highway (Place No.462). An almost identical dwelling with the house at 911 Melton Highway, the building is similarly unassuming in appearance, reflecting a Late Victorian style.

**Condition:** Fair-poor

**Integrity:** Generally intact

**Recommendations:** Recommended for inclusion in the Melton Planning Scheme Heritage Overlay (see proposed extent below).

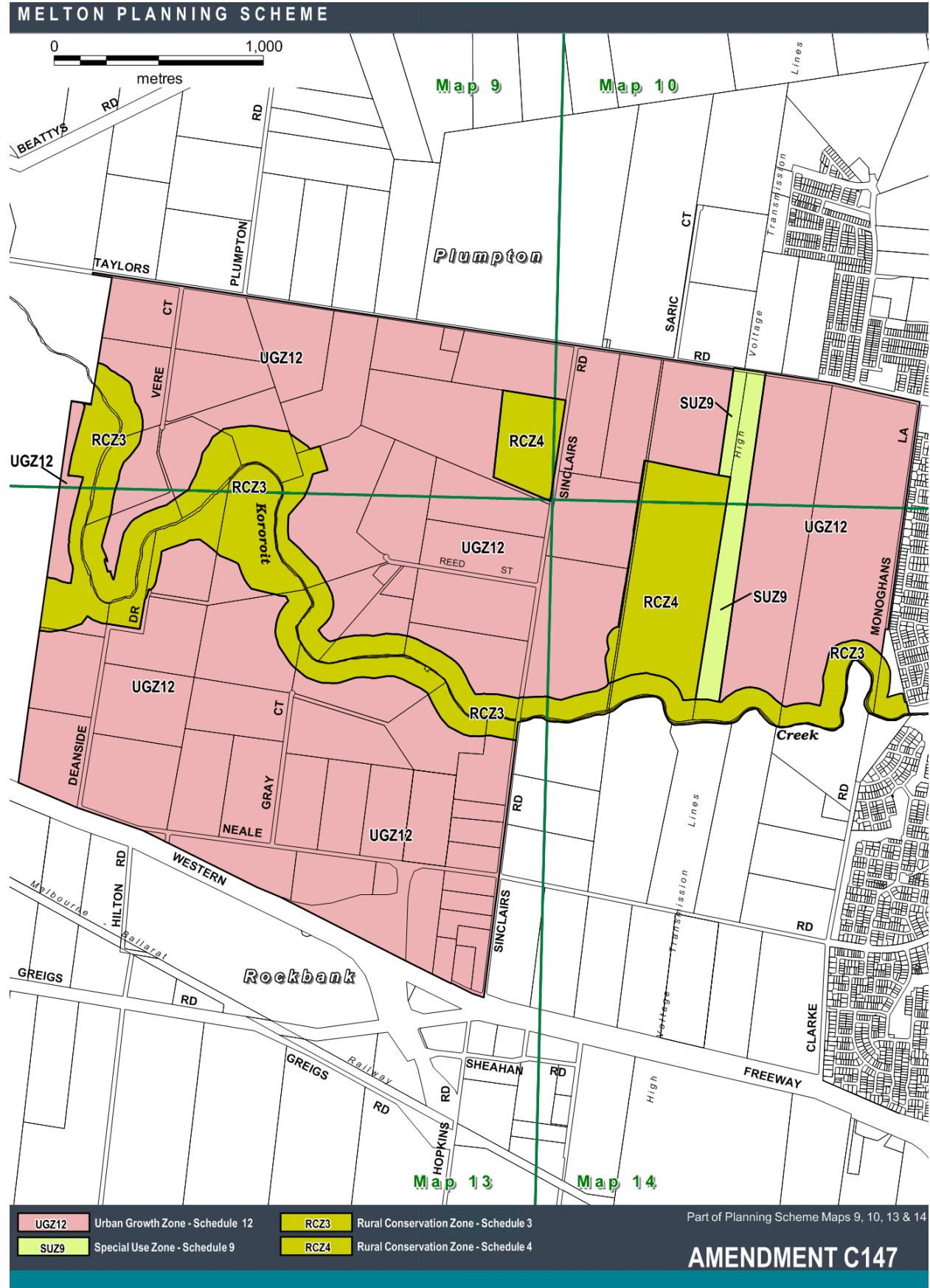
### **Recommended Heritage Overlay Schedule Controls**

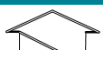
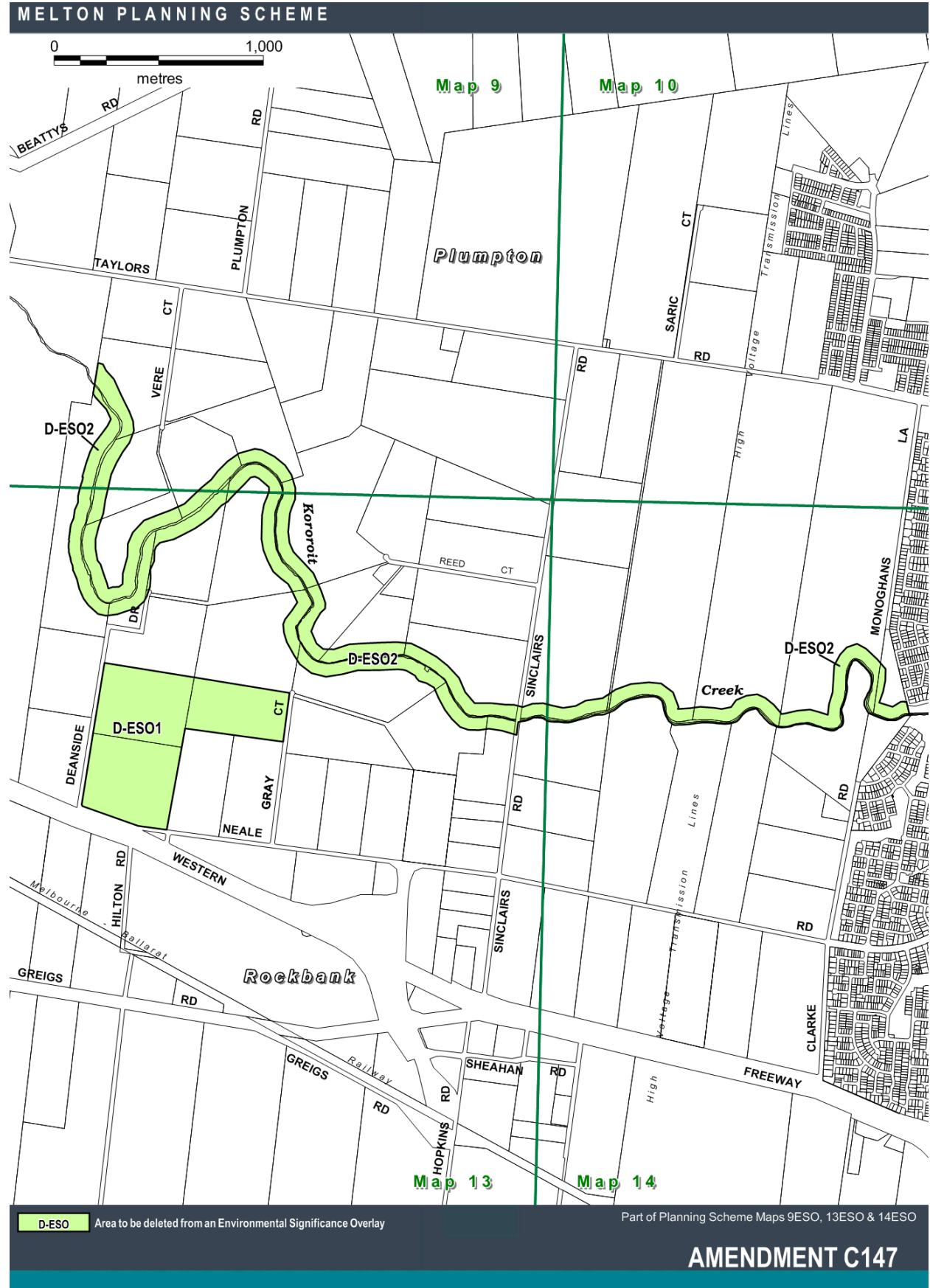
**External Paint Controls:** No

**Internal Alteration Controls:** No

**Tree Controls:** Yes – palm and sugar gums surrounding homestead.

**Outbuildings and/or Fences:** Yes – dry stone walls

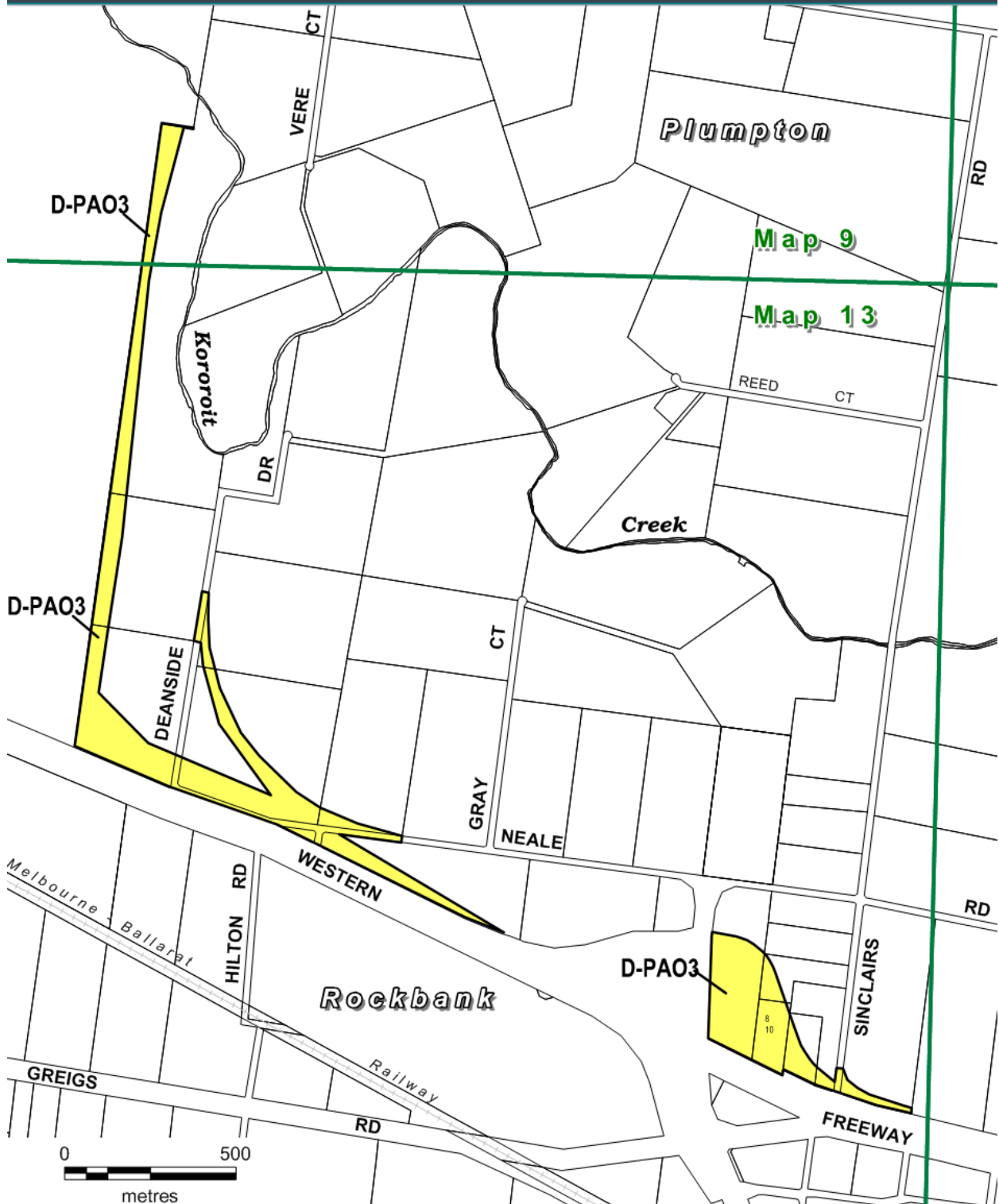








MELTON PLANNING SCHEME

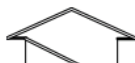


LEGEND

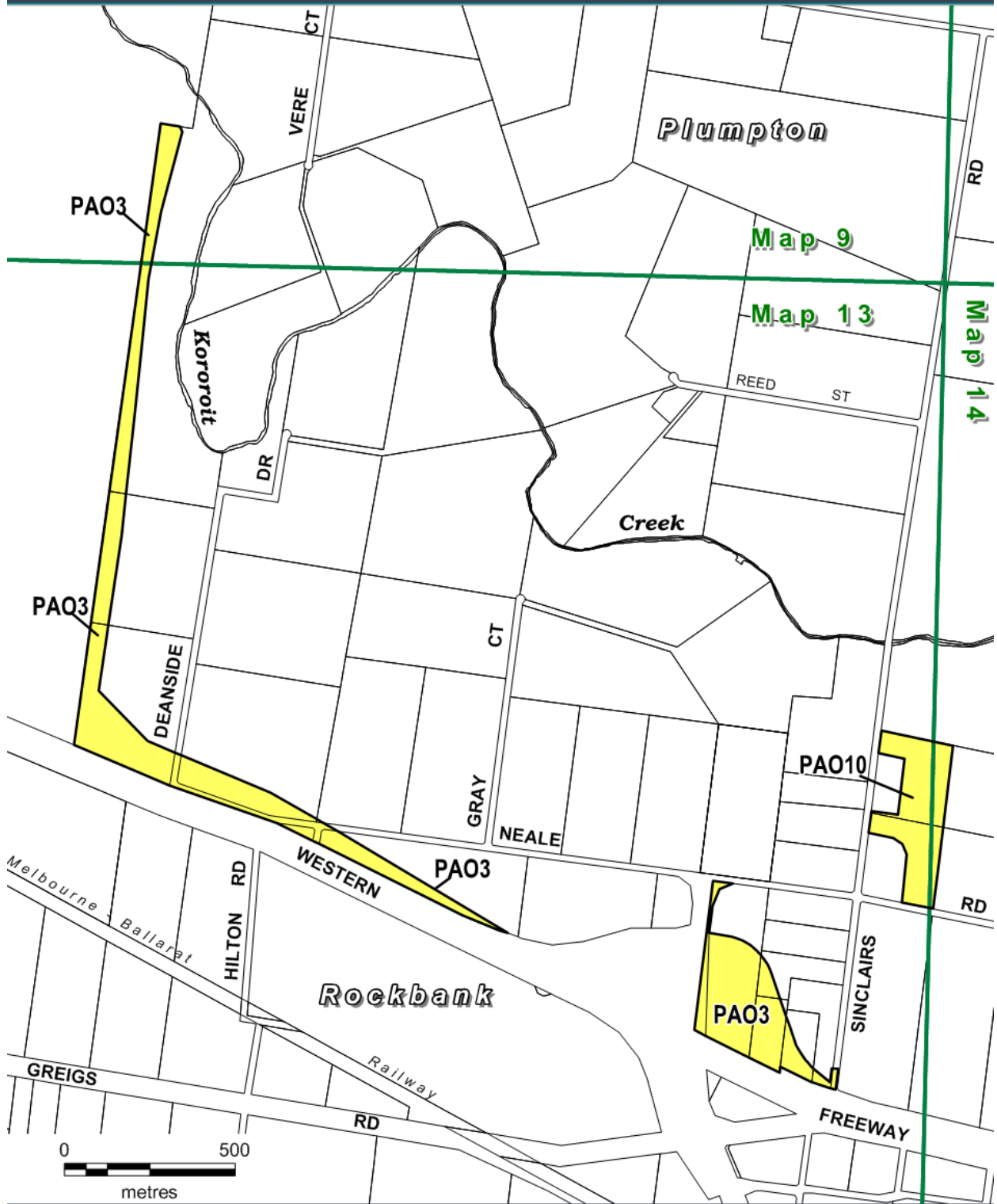
**D-PAO3** Area to be deleted from a Public Acquisition Overlay (PAO3)

Part of Planning Scheme Maps 9PAO & 13PAO

**AMENDMENT C147**



MELTON PLANNING SCHEME

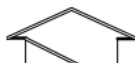


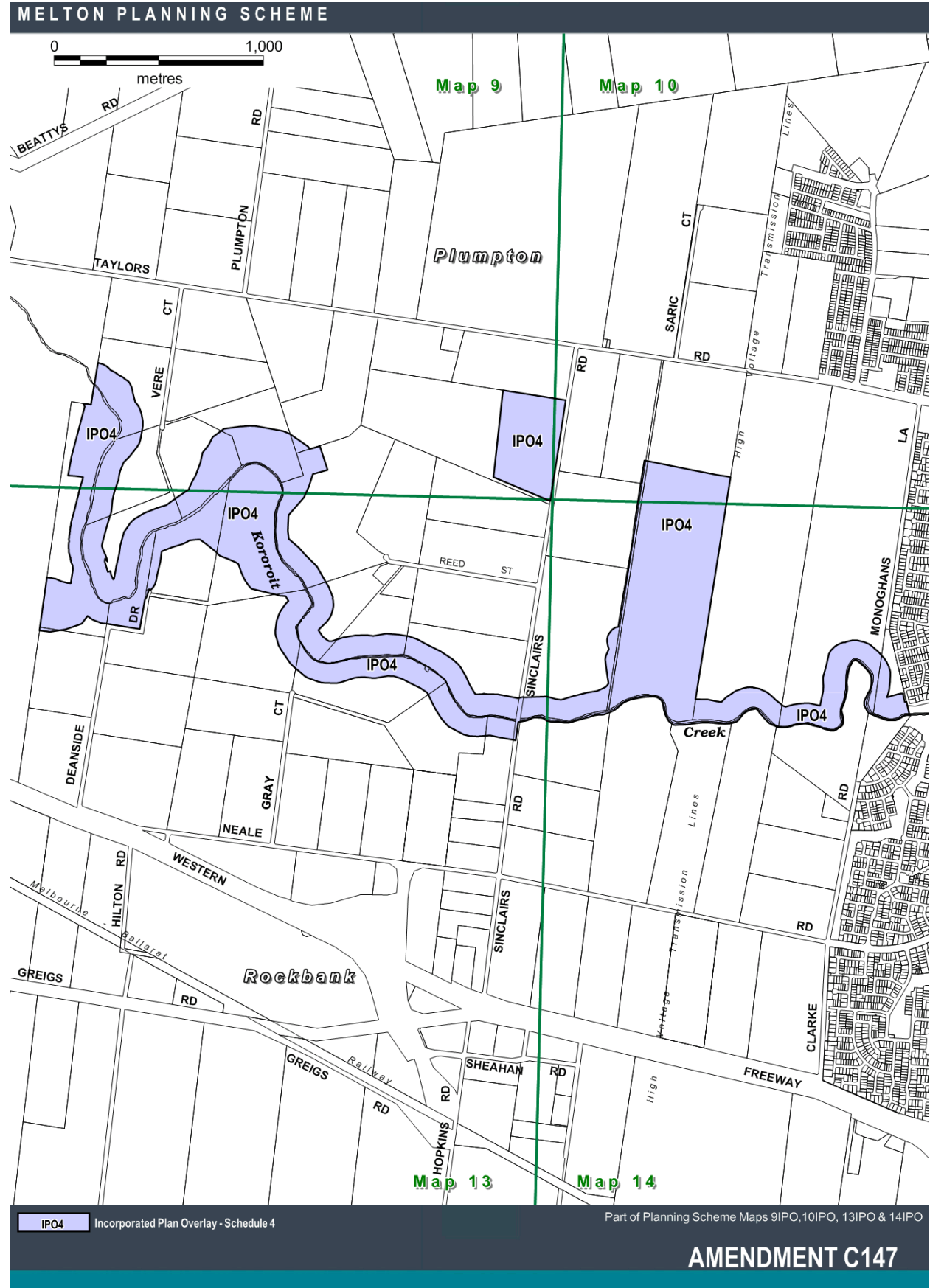
LEGEND

	PAO	Public Acquisition Overlay
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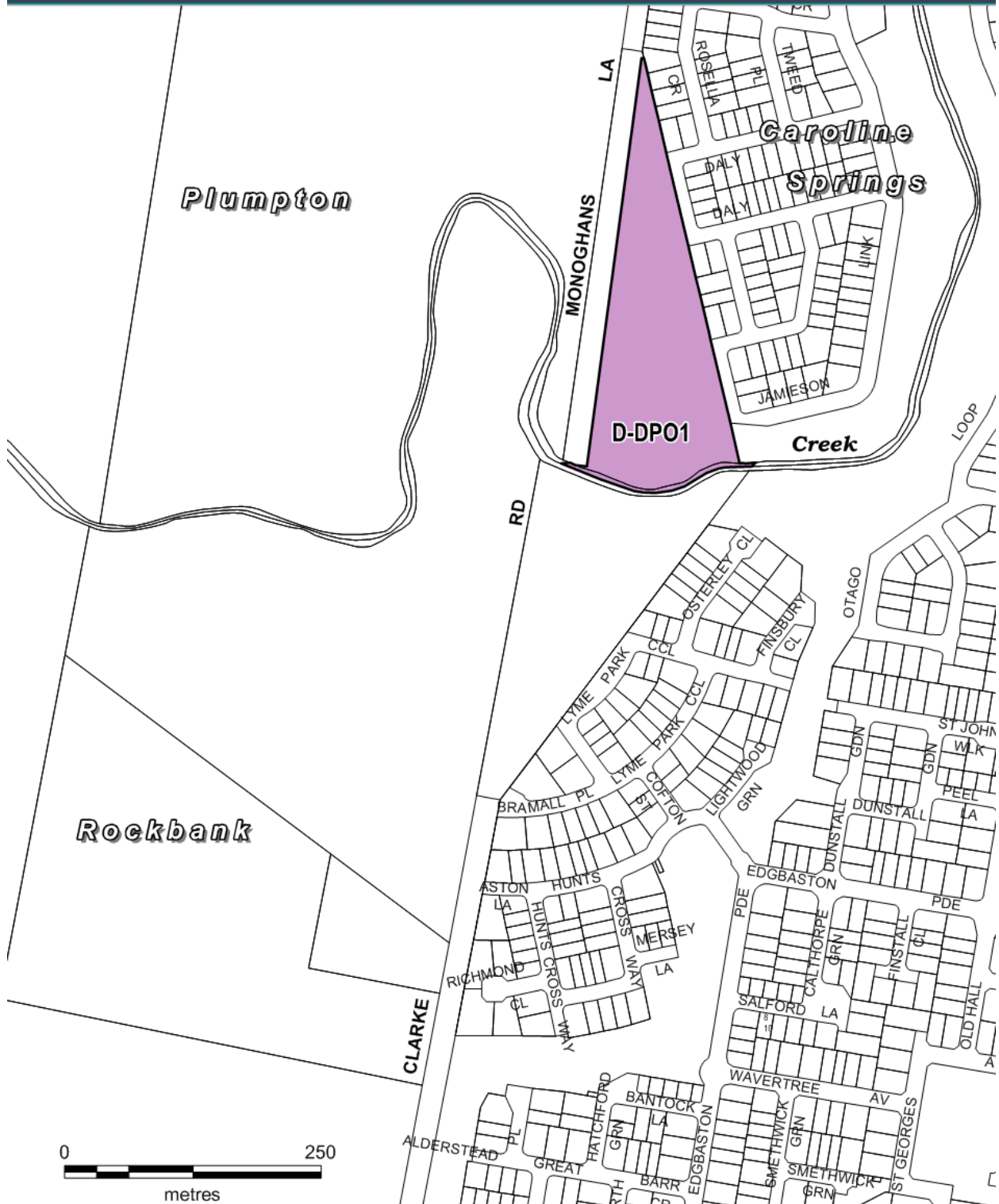
Part of Planning Scheme Maps 9PAO, 13PAO & 14PAO

AMENDMENT C147





MELTON PLANNING SCHEME

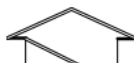


LEGEND

**D-DP01** Area to be deleted from a Development Plan Overlay (DPO1)

Part of Planning Scheme Map 14DPO

AMENDMENT C147



MELTON PLANNING SCHEME

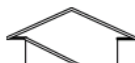


LEGEND

**D-HO4** Area to be deleted from a Heritage Overlay (HO4)

Part of Planning Scheme Maps 9HO & 13HO

**AMENDMENT C147**



MELTON PLANNING SCHEME



LEGEND

HO Heritage Overlay

Part of Planning Scheme Maps 9HO & 13HO

## AMENDMENT C147

