

AMENDMENT C231MELT TO THE MELTON PLANNING SCHEME

Statement of evidence and report on proposed amendment to the City
of Melton Planning Scheme

May 2023

Prepared by Adam Mornement

Instructed by
Harwood Andrews

Prepared for
MELTON CITY COUNCIL

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Melton City Council is located on the lands of the Wurundjeri people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

1.0 INTRODUCTION

1. My name is Adam Christopher Mornement, Director and Principal with Lovell Chen, based at Level 5, 176 Wellington Parade, East Melbourne.
2. Lovell Chen prepared the City of Melton Heritage Assessment Project 2020/21, which forms the basis of Amendment C231 to the Melton Planning Scheme.
3. On 27 April 2023, I was instructed by Harwood Andrews, acting on behalf of the City of Melton, to prepare an expert witness statement in relation to heritage aspects of Amendment C231, and to give evidence before Planning Panels Victoria. Specifically, my instructions were to review:
 - The Planning Scheme ordinance, mapping and incorporated documents exhibited for C231 between 10 November and 15 December 2022;
 - Supporting material associated with C231, including the *City of Melton Heritage Assessment Project 2020/21 - Methodology Report* (January 2022), prepared by Lovell Chen; and
 - Submissions received by Council opposing Amendment C231 relating to:
 - i. The Diggers Rest Army Housing Estate at Units 1-6 and Units 8-18, 117 Diggers Rest-Coimadai Road, Diggers Rest (HO139 as exhibited) and
 - ii. The Soldier Settlement Housing at 115-131 Napier Street, 480-580, 726-738, 740-794 and 796-830 Mount Aitken Road, Diggers Rest (HO141 as exhibited). It is noted that of the five properties in the serial listing the submission relates only to 740-794 and 796-830 Mount Aitken Road.
4. On 26 May 2023, I received additional instructions (verbal), to consider the merit of applying prohibited uses at 'Hillview', 332 Benson Road, Toolern Vale (HO142 as exhibited).
5. In responding to these instructions, I have visited the Diggers Rest Army Housing Estate (2 March and 24 May 2023) and numbers 740-794 and 796-830 Mount Aitken Road (24 May 2023). Numbers 480-580 and 726-738 Mount Aitken Road were viewed from the public realm (Mount Aitken Road) on 24 May 2023.
6. I have been assisted in the preparation of this evidence statement by Libby Blamey, Senior Associate of Lovell Chen. The views expressed in the statement are my own.

2.0 QUALIFICATIONS AND EXPERIENCE

7. I have a degree in the History of Design (BA Hons) from the University of Brighton, England, and a Master of Cultural Heritage degree from Deakin University.
8. I joined Lovell Chen in 2007 and became a Director and Principal in 2021. Experience accrued over the past 16 years has included the preparation of numerous heritage appraisals and assessments of significance for individual sites and larger complexes, areas and precincts. I also have extensive experience in strategic planning and policy development for heritage places, and the assessment of impacts on heritage places. I am responsible for leading multi-disciplinary teams with expertise in architecture, history, planning and landscape.
9. I have contributed, in a variety of roles, to a number of municipal heritage reviews including for the City of Greater Bendigo, City of Port Phillip, the Borough of Queenscliffe and City of Wyndham. I have also been responsible for a number of other strategic heritage projects including the preparation of frameworks to support the renewal of the University of Tasmania's historic Domain Campus, Hobart and the former Mental Hospital (aka 'Caloola') at Jackson's Hill, Sunbury. In 2018-19 I was the co-author of a policy paper for the Heritage Council of Victoria addressing the assessment and management of social value.
10. I have extensive experience in the preparation of Conservation (and Heritage) Management Plans for a wide variety of places. Examples in Victoria include Federation Square, the St Patrick's Cathedral Precinct, Sidney Myer Music Bowl, Melbourne Town Hall, Shrine of Remembrance, Bendigo Law Courts and the former Ballarat Orphanage. Interstate examples include Lake Burley Griffin, Canberra, the Yarralumla Brickworks, Canberra and Hobart General Post Office, Tasmania.
11. I am a Full International Member of Australia ICOMOS and recently completed a four-year term on the Executive Committee of Australia ICOMOS.

3.0 PREPARATION OF THE CITY OF MELTON HERITAGE ASSESSMENT PROJECT 2020/21

3.1 Role in the preparation of the Heritage Assessment Project

12. The City of Melton Heritage Assessment Project 2020/21 was undertaken by Lovell Chen.
13. Other than attending two meetings with Council at the inception of the project, I was not directly involved in the delivery of the Heritage Assessment. The lead contributors to the project were Ms Knehans and Ms Blamey, the latter referenced at paragraph 5.

3.2 Context for the Heritage Assessment Project

14. The City of Melton Heritage Assessment Project involved the assessment of 16 places to determine whether they meet the threshold of local heritage significance and warrant inclusion in the Schedule to the Heritage Overlay (HO) of the Melton Planning Scheme.
15. The methodology applied for the Assessment Project was consistent with *Planning Practice Note No. 1: Applying the Heritage Overlay* (PPN1).
16. The 16 places in the study were identified in the *Shire of Melton Heritage Study Stage 2*, prepared in 2007 by David Moloney *et al.*
17. Nine of the 16 places were identified in the 2007 study (Schedule 3A) as 'Conservation Desirable'. Places included in Schedule 3A were recommended for further investigation, either prior to proposals for development or in a future heritage study. The 2007 study defined 'Conservation Desirable' places as contributing to an understanding of the heritage values of the Melton Shire.
18. The balance of the study group was identified in the 2007 study (Schedule 3B) as 'Places that might be considered worthy of heritage protection in a future study'.
19. For privately owned properties that are concealed in views from the public realm, Council sought permission to undertake a visual inspection. Properties for which permission to access was not received included four of the five residences within the HO141 serial listing.
20. Where it was not possible to undertake visual inspections, or where views from the public realm were distant and/or partially concealed, aerial photography (historic and recent) was relied upon, supplemented by photographs provided by Council, where available, including those dating to the 2007 Heritage Study.
21. A preliminary assessment (February 2020) recommended 13 of the group for full assessment. The preliminary assessment was based on a review of the *Shire of Melton Heritage Study: Stage Two, Environmental History*, prepared by David Moloney in 2007, and a visual inspection (where possible), with the objectives of: assessing if and/or how each place relates to a theme of significance to the municipality; forming a view about the relative rarity, representativeness, and integrity of each place; assessing the probable contribution that the place could make an understanding of the heritage of the municipality; and considering whether each place has the potential to meet the threshold for inclusion in the HO.
22. Following the more detailed research and analysis conducted for the 13 places (consistent with PPN1), five were recommended for inclusion in the HO.
23. Planning Scheme ordinance, mapping and incorporated documents for C231 were exhibited between 10 November and 15 December 2022.

4.0 RESPONSE TO SUBMISSIONS

4.1 Diggers Rest Army Housing Estate (HO139)

4.1.1 *Submission*

24. One submission was received regarding the Army Housing Estate at Diggers Rest. Heritage issues raised in the submission include the following:

- '[The units do not] hold any standalone heritage significance nor do they significantly contribute to the heritage value of the Former Army Radio Station, which has an existing HO49 applied';
- '[The] units are in varying levels of disrepair, and [...] a series of alterations and additions have been undertaken [...], which reduce any architectural heritage values or consistency they may have previously had';
- External paint controls are not warranted;
- '[The Development Guidelines] are considered [...] unnecessary given that we do not agree that the units hold any contributing heritage significance';
- 'Specifically, the guidelines encourage preservation of the front facades in particular and common architectural features, when the alterations that have occurred [...] result in non-consistent facades, colours, and even materials. Given the poor condition that many of the units are in, it is not appropriate to require the retention and preservation of these, given that they are not considered to significantly contribute to the existing heritage place nor have significant heritage value on their own'; and
- '[The guidelines] do not seem to take proper consideration of the existing planning controls which apply to the site and its location with the Green Wedge Zone (GWZ). The GWZ does not currently permit the construction of any additional dwellings on the site, so having guidelines that encourage infill development to occur on the 'vacant lots' is not only inaccurate in relation to the titling of the site, but also is not in accordance with the existing planning control [...]. This indicates that the proposed design guidelines have not been sufficiently considered'.

4.1.2 *Summary history*

25. The following chronology of the Army Housing Estate summarises historical content included in the citation as exhibited (refer to the citation for the full version, including all sources):

Diggers Rest was established as a stop on the route to the goldfields but was slow to develop. By 1863-64, the parish comprised 17 properties and three hotels. It remained a rural area into the early twentieth century.

By the 1920s, the flat, open landscape of the Melton area was identified as being suitable for international radio transmission. The Rockbank Beam Wireless Station, approximately 18km to the south of the subject site, was established in 1926.

Survey works for radio stations for use by the American military at Diggers Rest (transmitting) and Rockbank (receiving) had been completed by April 1942. They

were operational three months later, but their use by the US military was short-lived; the Australian army had taken possession of both stations by January 1943.

A receiving station with an Australian Army Radio Transmitting Station was established at the Diggers Rest site in 1944. The Transmitting Station, a large bow steel-roofed structure, is included in the Schedule to the Heritage Overlay of the Melton Planning Scheme as HO49 (Figure 1).

From the mid-1940s into the 1960s, the Diggers Rest and Rockbank stations were the radio transmitting and receiving centres of the Australian Relay Station of the Empire Army Wireless Chain and the AMF communication system, described as 'the hub of Australia's defence communication strategy'.¹ By 1950, there were approximately 46 military personnel working at the Diggers Rest station, as well as others required to operate and manage the 200-acre (81-hectare) site (Figure 2).²

As noted in a Parliamentary paper on Defence housing: 'Pre 1945, no specific government program existed for housing permanent defence personnel. Housing had become an increasingly pertinent issue for the military in the immediate post war years, as from 1950-56 the number of permanent Australian Defence personnel increased by almost 50 per cent.'³

In 1955, tenders were invited for the 'erection of two residences in brick veneer construction'. It is likely that these were part of the subject estate.⁴

An 'all ranks' barracks block for unmarried men was constructed in c. 1960 (Figure 3).⁵ This building survives in the compound approximately 300m to the south of the Army Housing Estate. In June 1960, new accommodation on the Diggers Rest and Rockbank stations had been planned but was still awaiting approval.

Significant construction was undertaken at the Diggers Rest Station in 1961-62.⁶ It is assumed that this included some, if not most, of the brick veneer houses that form part of HO139. These residences were constructed for married personnel. The precinct also included a tennis court and landscaped open space (Figure 4).

In 1962, the Commonwealth Government accepted a contract for the construction of 'Administration Accommodation' and a 'vehicle shelter' at the Diggers Rest Station, valued at £20,273.⁷

The Commonwealth of Australia retained possession of the Diggers Rest station until 1993. The date that it was decommissioned has not been established.

1 David Moloney, *Shire of Melton Heritage Study: Stage Two, Environmental History*, May 2007, pp. 172-75.

2 *Argus*, 21 November 1950, p. 5

3 Parliament of Australia, *Defence housing – key issues and impacts*, https://www.aph.gov.au/About_Parliament/Parliamentary_Departments/Parliamentary_Library/pubs/rp/rp1617/DefenceHousing#_Toc472420512 accessed 23 August 2020

4 Commonwealth of Australia Gazette, 3 November 1955, Issue no. 55, p.3540,

5 Commonwealth of Australia Gazette, 27 October 1960, Issue no. 73, p. 3755.

6 David Moloney, *Shire of Melton Heritage Study: Stage Two*, May 2007, p. 340.

7 Commonwealth of Australia Gazette, 27 September 1962, Issue no. 81, p. 3450.



Figure 1 Diggers Rest Transmitting Station (HO49)



Figure 2 Signals at the Australian Army Radio Transmitting Station, Diggers Rest, 1945
Source: Australian War Memorial (4277463)



Figure 3 'All ranks quarters' at the Diggers Rest Transmitting Station, 1961
Source: National Archives of Australia (664B1961)



Figure 4 Aerial view of the Diggers Rest Army Housing Estate, 1972
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

4.1.3 *Thematic association*

26. The development of radio communications in Melton has been identified as an important historical theme in the municipality, with the open plains around Rockbank and Diggers Rest proving suitable for the location of receiving and transmitting stations.⁸
27. The significance of the Diggers Rest (transmitting) and Rockbank (receiving) stations within the broader Australian and Commonwealth communications system is noted in the Shire of Melton Heritage study, an extract from which is as follows:

In the early twentieth century the wide open plains of Melton also played a prominent part in the development of the technological ‘miracles’ of the age: radio, and to a lesser extent, aviation. The Rockbank Beam Wireless Station, which received radio telegraphs and pictures from around the world, and which was associated with Marconi and AWA, is of national heritage significance. It was followed by Army transmission and reception stations at Diggers Rest and Rockbank, which had been founded by the Americans in the early crisis months of the Pacific War [...].⁹
28. One other radio station complex in the municipality is subject to statutory heritage controls, the Australian Beam Wireless Receiving Station on Greigs Road, Fieldstone (VHR H2278, HO108). This site was developed in the 1920s to support Australia’s first direct international communications system, and comprised a radio operations building, along with workers accommodation and recreation buildings. Its pair, the former Australian Beam Wireless Transmitting Station (VHR H2277), is located in Fiskville, outside the municipality.

4.1.4 *Description*

29. The Army Housing Estate at Diggers Rest consists of 17 detached single-storey brick veneer residences dating from the 1950s and early-1960s, an open grassed quadrangle, a driveway entrance and an internal roadway (see Figure 5 and Table 1). The former Army Radio Transmitting building (HO49) is immediately to the south of this area (see Figure 1).
30. Twelve of the houses address Diggers Rest-Coimadai Road, to the north. The remaining five are located around the quadrangle. The curved driveway provides vehicular access into the site from Diggers Rest-Coimadai Road.
31. The units are modest in terms of their architectural character, detailing and scale.
32. While they are not identical, the group does include some repeated models (noted at Table 1). Further, the group shares some common characteristics including, but not limited to, the following:
 - with one exception (Unit 6, weatherboard) all are clad, predominantly, in cream brick;
 - the majority of the units have shallow pitched gabled roofs, exceptions being Units 9, 13 and 16, which have hipped roofs;

⁸ See also David Moloney, Shire of Melton Heritage Study: Stage Two, May 2007, Section 3.4.1, pp. 24-28, which identifies ‘Transport and Communication’ as a theme (or ‘characteristic’) that is key to an understanding of the municipality.

⁹ David Moloney, Shire of Melton Heritage Study: Stage Two, May 2007, p. 26.

- the roofs are tiled, with the exceptions of Units 1-3 and 6 (corrugated sheet metal);
- fenestration is generally aluminium framed, with some units having timber frames (noted at Table 1);
- the units addressing Diggers Rest-Coimadai Road (nos. 1-6 and 8-13) are at an angle from the alignment of the road;
- with the exception of Units 3 and 6 (oriented at 90 degrees), all adopt a conventional orientation, with the front elevation addressing the front; and
- all units have concrete driveways, with simple steel-framed car ports at the rear.

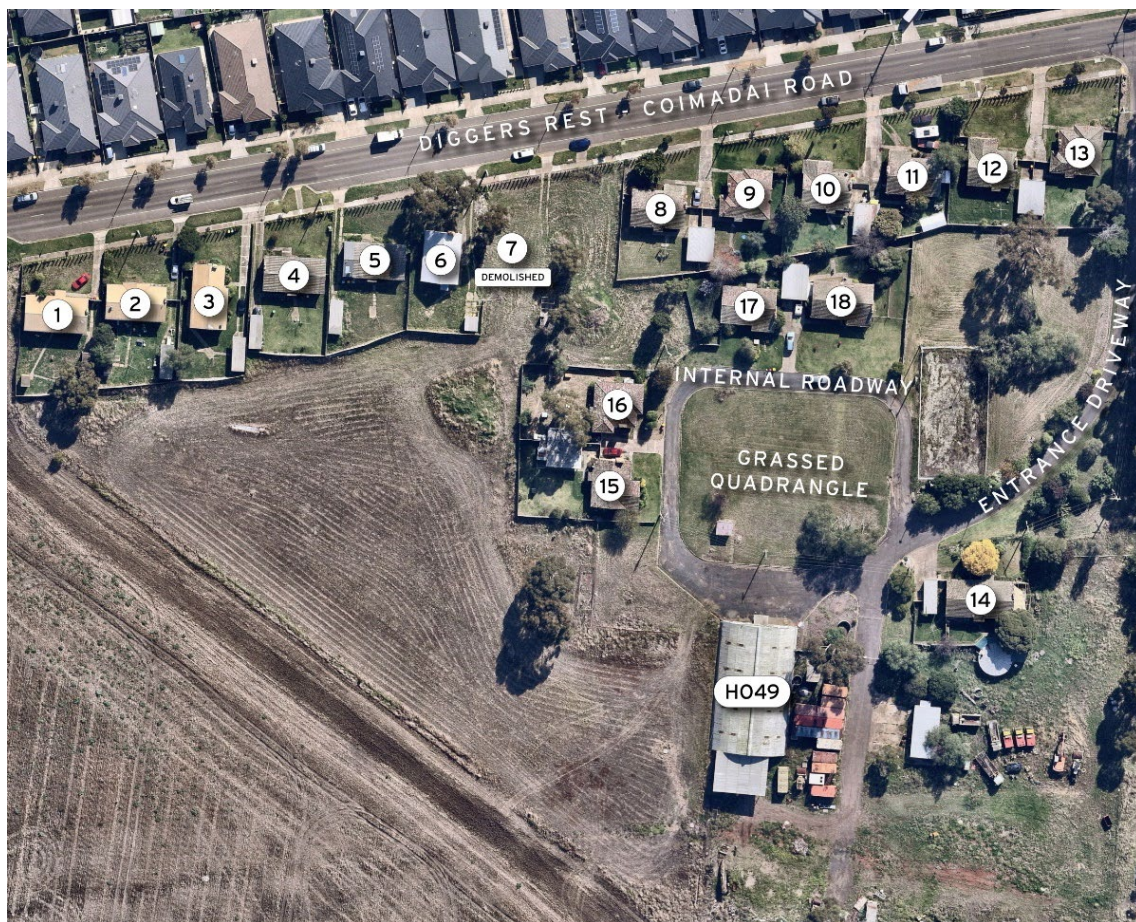





Figure 5 Aerial view of the Diggers Rest Army Housing Estate, 25 April 2023
 Source: Nearmap.com (accessed 12 May 2023)

Table 1 Residences at the Army Housing Estate (HO139)


Property	Photography
<p>1/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Cream brick veneer residence, 1950s/60s • Pale cream brickwork (similar to Units 2 and 3), unpainted • Transverse gable roof with shallow pitch, clad in corrugated sheet metal • Simple projecting entry bay 	
<p>2/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Cream brick veneer residence, 1950s/60s • Pale cream brickwork (similar to Units 1 and 3), unpainted • Transverse gable roof with shallow pitch, clad in corrugated sheet metal • Projecting bay to north elevation, with simple vents to the gable end 	
<p>3/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Cream brick veneer residence, 1950s/60s • Oriented at 90 degrees to the street (front elevation faces east) • Pale cream brickwork (similar to Units 2 and 3), unpainted • Gable roof with shallow pitch, clad in corrugated sheet metal 	
<p>4/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Brick veneer residence, 1950s/60s, unpainted; presents as a pair with Unit 4 • Transverse gable roof with shallow pitch, tiled • Simple flat-roofed vestibule 	

Property	Photography
<p>5/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Brick veneer residence, 1950s/60s, unpainted; resents as a pair with Unit 4 • Transverse gable roof with shallow pitch, tiled • Simple flat-roofed vestibule • Chimney has been removed 	
<p>6/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Weatherboard residence, 1950s/60s • Oriented at 90 degrees to the street (front elevation faces east) • Recessed entry • Gabled roof, clad in corrugated sheet metal • Timber-framed windows to east elevation, including double-hung sashes at north end • Cream brick chimney at north end • The building was vacant and showing evidence of vandalism at the time of the May site inspection 	
<p>8/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Units 11, 14, 17 and 18 • Brick veneer residence (unpainted) of the 1950s/60s, with vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Verandah carried on a timber frame (painted) extends from the north slope of the roof • Multi-paned timber-framed windows, including double-hung sashes • Shares driveway with Unit 9 	

Property	Photography
<p>9/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Unit 13 • Triple-fronted brick veneer of the 1950s-60s, with broad chimney to east • Aluminium-framed fenestration • Shares driveway with Unit 8 	
<p>10/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Units 12 and 15 • Double-fronted brick veneer residence, 1950s/60s • Vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Entry enclosure to west of projecting bay supported by metal post • Shares driveway with Unit 11 	
<p>11/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Unit 8 • Brick veneer residence, 1950s/60s with vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Verandah, carried on a timber frame (painted) extends from the north slope of the roof • Multi-paned timber-framed windows, including double-hung sashes • Shares driveway with Unit 10 	

Property	Photography
<p>12/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Units 10 and 15 • Double-fronted brick veneer residence, 1950s/60s • Vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Entry enclosure to west of projecting bay supported by metal post • Shares driveway with Unit 13 	
<p>13/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Unit 9 • Triple-fronted brick veneer of the 1950s-60s, with broad chimney to east • Aluminium-framed fenestration • Shares driveway with Unit 12 	
<p>14/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Units 8, 11, 17 and 18 • Brick veneer residence, 1950s/60s, with vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Verandah carried on a timber frame (painted) extends from the north slope of the roof • Multi-paned timber-framed windows, including double-hung sashes 	

Property	Photography
<p>15/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Similar to Units 10 and 12 • Double-fronted brick veneer residence, 1950s/60s • Vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Entry enclosure to east of projecting bay supported by metal post • Shares driveway with Unit 16 	
<p>16/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Brick veneer residence of the 1950s/60s, unpainted • Hipped roof, tiled • Simple projecting entry bay • Shares driveway with Unit 15 	
<p>17/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Units 8, 11,14 and 18 • Brick veneer residence, 1950s/60s, with vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Verandah carried on a timber frame (painted) extends from the south slope of the roof • Multi-paned timber-framed windows, including double-hung sashes • Shares driveway with Unit 18 	

Property	Photography
<p>18/117 Diggers Rest-Coimadai Road, Diggers Rest (HO139, part)</p> <ul style="list-style-type: none"> • Same model as Units 8, 11,14 and 17 • Brick veneer residence, 1950s/60s, with vertically fixed timber panels to gable ends • Transverse gable roof with shallow pitch, tiled • Verandah carried on a timber frame (painted) extends from the south slope of the roof • Multi-paned timber-framed windows, including double-hung sashes • Shares driveway with Unit 17 	

4.1.5 *Integrity and condition*

33. The Army Housing Estate retains a high degree of integrity as completed in the early 1960s. All but one of the residences is extant (Unit 7 has been demolished). The grassed quadrangle, driveway and internal roadway are also extant, as is the visual relationship with the former Transmitting Station (HO49). Collectively, these elements and attributes have the ability to demonstrate the construction of the precinct for married defence personnel during the 1950s/60s.
34. A number of the units have been altered over time, including the loss of the chimney to Unit 5. These alterations have, however, generally been of a minor nature and have not compromised the collective legibility of the units as a residential development of the 1950s/60s.
35. None of the brick veneer residences has been overpainted (see also paragraphs 48 and 49).
36. It has been suggested that ‘the units are in varying levels of disrepair’ and that this is a factor that should be understood as having a bearing on their heritage significance. It is noted that condition is not generally accepted as a consideration of relevance to assessments of cultural heritage significance.

4.1.6 *Administration complex and residential quarters*

37. Consideration was given to the merits, from a heritage perspective, of the former administration complex and residential quarters that are located approximately 350 metres to the south of HO49 (and HO139, as proposed).
38. This group of buildings dates to the 1950s/60s, being contemporary with the Army Housing Estate (HO139).
39. The assessment found that the former administration complex and residential quarters do not satisfy the threshold for local significance. As distinct from the residential grouping (HO139), the

function of the administration complex and residential quarters is not explicit in the form of the buildings.

40. The relative isolation of the complex from HO49 and HO139, and the removal of the radio transmitting masts (visible at Figure 2 and to the rear of Figure 3) is also considered to have diminished an ability for the buildings to provide evidence of post-World War defence development.
41. On balance, it is considered that the expansion of the Digger's Rest Transmitting Station in the 1950s/60s is adequately expressed in the Army Housing Estate, which is co-located with the Transmitting Station (HO49).

4.1.7 *Comparative analysis*

42. It is noted that there is limited representation of post-World War II housing in the Schedule to the HO of the Melton Planning Scheme. One example is 160 Station Street, Melton (HO92), a 'waterfall bungalow styled'¹⁰ Cream Brick Veneer residence estimated to have been built c.1956.¹¹
43. As well as being an example of a post-war residential development of the 1950s/60s, the Diggers Rest Army Housing Estate is also an isolated example, in Melton, of a residential estate delivered by the Defence department.
44. As noted in the citation for the Diggers Rest Army Housing Estate, the Transmitting Station was developed in parallel with a Receiving Station at Rockbank. Residential accommodation for defence personnel was constructed at both facilities during the 1950s/60s. The Rockbank housing was completed c. 1965 and comprised a group of approximately 18 houses to the north-east of the intersection between Leakes Road and the Western Highway. Photographs c. 2002 indicate that the Rockbank housing adopted a very similar form and style to the Diggers Rest housing (Figure 7).¹² The arrangement of the planning was also similar.
45. The former Rockbank Army Receiving Station site has been substantially redeveloped, and the 1960s housing was demolished (in c. 2007-9) for the expansion of the Western Freeway/Leakes Road interchange. None of the houses nor any evidence of the Rockbank station remains.

¹⁰ See citation for 160 Station Street, Melton (HO92) included in David Moloney, Shire of Melton Heritage Study: Stage Two, May 2007, Volume 5, pp. 31-34.

¹¹ The Heritage Council of Victoria's State of Heritage Review, 2020, Local Heritage (p. 19), found that post-World War II residential buildings are one of the most common 'place-type gaps' in the schedules to local government Heritage Overlays in Victoria.

¹² Photographs provided by Council.



Figure 6 Aerial photograph of the Rockbank Army Receiving Station housing, at the corner of Leakes Road and the Western Highway (n/d, 1960s)
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 7 Housing at the Rockbank Receiving Station, pictured c. 2002
Source: City of Melton

4.1.8 Mapping

46. The mapped extent of HO139 includes a small area of land to the south of units 1-6 and to the west of units 15-16 that does not contribute to the cultural heritage values of the estate (Figure 8). This area does not include built fabric dating to the 1950s/60s. Likewise, there is no heritage significance in views to or from the rears of those units. Visual relationships within HO139 that are significant from a heritage perspective are limited to views between HO139 and HO49, as stated in the citation.
47. It considered that the mapping should be amended to align with the fence lines of Units 1-6 and 15-16 (Figure 9).

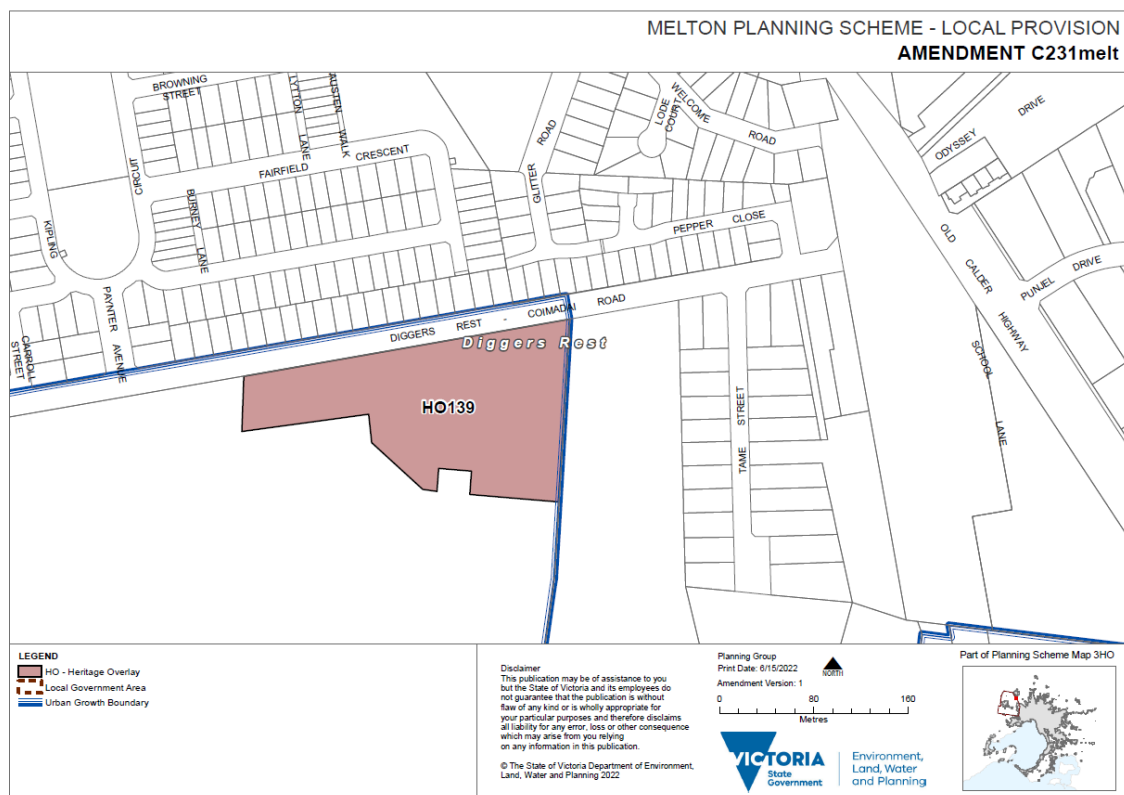


Figure 8 The extent of HO139, as exhibited
Source: Melton C231melt 002hoMap03



Figure 9 HO139, as amended: note revisions to western boundary, now aligned to the rear of Units 1-6 and 15-16

4.1.9 *Heritage Overlay Schedule*

48. The proposed HO schedule applies external paint controls. No other controls are proposed, and 'Prohibited uses permitted' is not applied.

49. Upon review, it is considered that the application of external paint controls is not required. This recognises that Clause 43.01-1 of the Planning Scheme requires a permit to, 'Externally paint an unpainted surface'.

50. As exhibited, 'Prohibited uses permitted' was not applied to HO139. It is considered, however, that the application of prohibited uses for the Army Housing Estate meets the tests in the Planning Practice Note 1, an extract of which is:

This provision should not be applied to significant areas because it might result in the de facto rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is insufficient to provide for the future conservation of the building [...].

51. Adaptation of residences within HO139 for commercial uses that would not require physical change of a quantum that would distort a reading of the buildings as essentially residential is an

action that can be contemplated from a heritage perspective and would support future conservation.

4.1.10 *Heritage Design Guidelines and permit exemptions*

52. Design Guidelines and permit exemptions have been prepared for the Army Housing Precinct, to provide guidance regarding demolition, alterations and additions, subdivision and new works/development.
53. The submission notes that:

‘The guidelines do not seem to take proper consideration of the existing planning controls which apply to the site and its location with the Green Wedge Zone (GWZ). The GWZ does not currently permit the construction of any additional dwellings on the site, so having guidelines that encourage infill development to occur on the ‘vacant lots’ is not only inaccurate in relation to the titling of the site, but also is not in accordance with the existing planning control which apply to the site [...].
54. It is acknowledged that a permit is required for a dwelling under the GWZ, and that accommodation is prohibited.
55. From a heritage perspective, it is considered that the Design Guidelines are constructive in providing guidance about the management of change within the housing estate.
56. Supplementary to my instructions of 27 April 2023 (paragraph 3), I was instructed to review an amended version of the Design Guidelines (dated 26 May, see Appendix A).
57. Noting the two comments below, I am supportive of the amended version of the guidelines and consider that the revisions generally relate to issues of editorial clarity as opposed to matters of substance as related to the management of change at the place.
58. Two recommended refinements to the Design Guidelines, as amended, are as follows:
 - In addition to the potential for infill development between units 6 and 8, I consider that there may also be opportunities for the introduction of detached single-storey infill development on the vacant land to the north of the tennis court.
 - A minor point of clarification is for the introduction of ‘detached’ in the first sentence on p. 3 – ‘[...] including the perception of the housing estate as a series of single storey detached dwellings on separate allotments’.

4.2 Soldier Settlement Housing (HO141)

4.2.1 *Submission*

59. One submission was received regarding HO141 as exhibited, which applies to a group of five Soldier Settlement houses of the post-World War II period. The submission relates to two of the five properties, numbers 740-794 and 796-830 Mount Aitken Road.

60. Issues raised in the submission are as follows:

- Criterion A – Lack of nexus between the place to be protected and purported Statement of Significance [...]
 - The proposed Statement of Significance attributes historical significance under Criterion A, stating that the place demonstrates, ‘the break-up of large nineteenth century pastoral estates in the municipality, and the twentieth century shift to small farm holdings’. However, the proposed Heritage Overlay is to apply only to the settlement housing structures and a small curtilage, representing a planning control that is spatially much smaller than the respective broader landholdings on which they are sited. In other words, the Overlay appears to be crafted with the objective of protecting the physical fabric of the residences. While it is agreed that the residences are evidence of post-war soldier settlement housing in Melton, we do not agree that the structures intrinsically demonstrate the breakup of large pastoral estates into smaller holdings. This is evidenced by the fact the houses were of a ‘standard type’ and constructed well after the subdivision of the land.
- Criterion B – Inadequate comparative analysis and lack of evidence to demonstrate rarity.
 - The comparative analysis [...] is cursory; and does not provide any convincing evidence that the Mount Aitken Estate Soldier Settlement Housing provides a better understanding of soldier settlement schemes compared to other soldier settlement housing in the municipality. [...] Further, and importantly, the lack of any site inspection and limited visibility of the residences from the public domain indicates that there has not been a robust process to address this Criterion. The residences on the Land have limited visibility from the public domain. We therefore consider that their ability to be appreciated by the community of Melton to be restricted, and in such instances one would hope that only the highest and best, and the most intact, examples would warrant the introduction of heritage controls.
- Criterion D – Generic characteristics do not sufficiently demonstrate class of place
 - We consider that the descriptors for the residences as, ‘modest, single-storey weatherboard construction, often double or triple fronted, and with verandahs and brick chimneys’ to be generic, and demonstrative that the residences lack special or unique

aesthetic qualities that distinguish them from many other places of the same era. [...] Accordingly, we do not consider that the residences adequately demonstrate a class of place being soldier settlement housing.

4.2.2 *Thematic associations*

61. The *Shire of Melton Heritage Study: Stage Two* (David Moloney, May 2007) identifies farming and pastoralism as themes that are central to an understanding of the municipality.¹³
62. As related to the ‘break-up of pastoral estates’ the Heritage Study observes:

The ‘break-up’ of the pastoral estates and the revival of farming in Australia around the turn of the twentieth century had an especially profound effect on the Shire of Melton. Throughout the nineteenth century many locals had blamed the huge pastoral estates for holding back the development of Melton, and the demise of these estates did indeed prove a boon to local development. It saw the rise of Melton’s nationally acclaimed hay and chaff industry, and the construction of new roads, bridges and schools. Most of the estate break-ups were voluntary, but the government’s Closer Settlement estates were an historically important expression of a major Australian historical movement that also motivated the earlier Selection Acts and the later Soldier Settlement Acts. Two of the first, largest and most publicized of the Closer Settlement estates – the Overnewton and the Exford estates – were located in Melton Shire.

Historically the break-up of the pastoral estates was a turning point in the Shire’s history. In heritage terms, it left a legacy of the single largest type of heritage place in the Shire: a set of predominantly weatherboard early twentieth-century farming dwellings. Most (but not all) of these were small, in keeping with the social origins of the movement, particularly on the Closer Settlement estates. However, many that remain around the Shire today are the larger examples, the poorer ones being more altered or deteriorated, and having been less valued for their heritage qualities.¹⁴

4.2.3 *Comparative analysis*

63. It is acknowledged that the comparative analysis in the exhibited citation for HO141 is limited.
64. Further research has been undertaken, including a review of existing heritage overlays in Melton that relate directly to the land settlement schemes, as opposed to the more general theme of pastoral estate subdivisions. The additional research was guided by PPN1, which notes that:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay [...] ¹⁵

¹³ David Moloney, *Shire of Melton Heritage Study: Stage Two*, May 2007, Section 3.4.1, pp. 24-28.

¹⁴ David Moloney, *Shire of Melton Heritage Study: Stage Two*, May 2007, Section 3.4.1, p. 25.

¹⁵ Planning Practice Note 1, *Applying the Heritage Overlay*, August 2018.

65. The outcomes of the additional comparative analysis are as follows:
66. A number of nineteenth century pastoral estates in the municipality were broken up and sold in the early twentieth century. Many of these estates were administered under the Closer Settlement Acts, and the Soldier Settlement Acts, which were enacted to provide greater access to farming land in Victoria. As noted above, the break-up of these pastoral properties into smaller farms resulted in a 'revival' in farming in Melton.
67. Parts of the Overnewton and Exford Estates were subdivided in the early twentieth century, with similar processes occurring at Melton Park from the 1920s and the Mount Aitken Estate in the 1940s. The Rockbank estate, owned by W J T Clarke, was also subdivided in this period but not through the Closer Settlement Board.
68. These smaller farming allotments were progressively sold through the twentieth century, resulting in population increases in the district, as farmers and ex-servicemen were encouraged to take up land.
69. Five places included in the Schedule to the HO of the Melton Planning Scheme are associated with the Closer Settlement Scheme. These are:
- HO55: *House*, 974-1048 Melton Highway, Plumpton: Modest weatherboard cottage, and one of the few remaining houses associated with the historically significant Closer Settlement Board Overnewton Estate subdivision of 1905-06.
 - HO58: *House*, 911-935 Melton Highway, Hillside: modified Federation weatherboard house, and one of the few remaining houses associated with the Closer Settlement Board Overnewton Estate subdivision of 1905-06.
 - HO73: *House*, 54-56 Exford Road, Melton South: Weatherboard Edwardian house, one of the few remaining examples in the municipality of a house built as a result of the activities of the Closer Settlement Board's sale of the Exford Estate.
 - HO102: *House, Glengallan*, 77-207 Greigs Road East, Mt Cottrell: Late Victorian residence which is a representation of the Exford Closer Settlement Estate, and the historic break-up of Melton's pastoral estates in the early twentieth century.
 - HO123: *'Dalgook' Farmhouse Complex*, Hume Drive, Taylors Hill: Unusual Federation style residence built in c. 1906 as a result of the Closer Settlement Board's subdivision of prominent pastoralist William Taylor's Overnewton Estate.
70. A number of places included in the HO are related to the twentieth century subdivision of the Rockbank estate, which does not appear to have been administered through the Land Acts and no places in the HO have a direct relationship with Soldier Settlement provisions of the Land Acts.
71. Given that the Closer Settlement Scheme and the Soldier Settlement Schemes are identified as important aspects of Melton's history – the *Shire of Melton Heritage Study* of 2007 notes that the

municipality was 'transformed by the Closer Settlement and Soldier Settlement Acts of the early twentieth century'¹⁶ – this might be regarded as an underrepresentation.

72. The five residences built at the farming allotments that were formed by the Mount Aitken Solider Settlement scheme are extant. Collectively they represent the theme of Soldier Settlement in the municipality and demonstrate the continued importance to the municipality of the break-up of pastoral estates well into the twentieth century.

4.2.4 *Criterion B - Possession of uncommon, rare or endangered aspects of the City of Melton's cultural heritage*

73. The citation as exhibited includes the following under Criterion B:

There are a number of examples of earlier soldier settlement schemes in Melton, but the Mt Aitken Estate Soldier Settlement Housing is one of a small number of examples of post-war soldier settlement in the municipality.

It has not been established that other examples of post-war soldier settlement residences remain extant and intact in the municipality; however, it appears likely that this group is a rare example and as such satisfies this criterion at a local level.

74. Based on the additional research, referenced above, it is considered that the assessment should be amended as follows (amendments italicised):

There are a number of examples of earlier soldier settlement schemes in Melton, but the Mount Aitken Estate Soldier Settlement Housing is *a rare example of a post-World War II soldier settlement estate in the municipality. It demonstrates the continued importance to the municipality of the break-up of pastoral estates well into the twentieth century.*

4.2.5 *Access*

75. Three of the five properties in the serial listing have been inspected – 740-794 and 796-830 Mount Aitken Road by myself and 726-738 Mount Aitken Road by my colleagues Ms Blamey and Ms Knehans. Permission to access 115-131 Napier Street and 480-580 Mount Aitken Road was not received. These properties were, however, viewed from the public realm.
76. As noted at Paragraph 20, where views from the public realm were distant and/or partially concealed, aerial photography (historic and recent) was relied upon to understand the built form and site context. This was supplemented by photographs provided by Council, where available, including those dating to the 2007 Heritage Study.
77. It is considered that field work in support of HO141 has been as robust as was possible.

4.2.6 *Visibility from the public realm*

78. It is noted that the residences have varying levels of visibility from the public domain. Each is set back into its landholding, and visibility is further obscured by tree plantings.

¹⁶ 'HO123, Dalgook', place citation, David Maloney et al, *Shire of Melton Heritage Study – Volume 5*, p. 319

79. Large numbers of heritage places are obscured in views from the public realm. This is a condition that is particularly common in rural areas. Visibility is not, however, referenced in PPN1 and is not typically regarded as a matter of relevance to assessments of significance.

4.2.7 *Curtilage*

80. It is acknowledged that HO141, as proposed, treats the residences themselves as expressions of themes that are important to the cultural heritage significance of Melton – the break-up of pastoral estates and Soldier Settlement. That is to say, the houses and their immediate settings are considerably smaller than the landholdings on which they are sited.
81. This approach was guided by PPN1 (discussed below) and is considered to be a pragmatic alternative to applying the HO to the entirety of the landholdings.
82. As related to this issue, PPN1 ‘Curtilages and Heritage Overlay polygons’ states:

[...] there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes [...] ¹⁷

83. This rationale has been applied to the five houses in HO141, which provide evidence of post-World War II soldier settlement housing in Melton. *Prima facie* there is a case to suggest that significance attaches to the large landholdings, but the land itself has limited capacity to demonstrate its association with the break-up of pastoral estates and occupation by soldier settlers. As such, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.
84. It is noted that the same approach has been applied to the existing places included in the Schedule to the HO of the Melton Planning Scheme that are associated with Closer Settlement (see paragraph 69).

4.2.8 *Physical characteristics*

85. The five single-storey houses have been assessed as satisfying Criterion D, ‘Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)’. They are representative of different models of standardised weatherboard residences that were provided to returned servicemen by the Soldier Settlement Commission in the post-World War II period.
86. The properties at 726-738, 740-794 and 796-830 Mount Aitken Road have a similar triple-fronted design with hipped roofs clad in corrugated sheet metal. No. 480-580 Mount Aitken Road is

¹⁷ Planning Practice Note 1, Applying the Heritage Overlay, August 2018.

double fronted with a projecting bay to the east, and 115-131 Napier Street has projecting bay in the centre of the front elevation.

87. The modest nature of the residences contributes to an understanding of the historical context in which they were delivered.
88. Each residence, to varying degrees, has been modified. For instance, the original timber framed windows to the houses at 740-794 and 796-830 Mount Aitken Road have generally been replaced with aluminium framed windows within the original openings (see Figure 10 and Figure 11), and the original entry enclosure to the south elevation of the house at 740-794 Mount Aitken Road has been enclosed (compare Figure 10 with Figure 11). However, the essential character and form of the buildings is unaffected.
89. Further, as noted in the citation, a large extension has been added to the south-east of 726-738 Mount Aitken Road, but the original stepped form of the weatherboard residence with its hipped roof and brick chimney remains legible (Figure 12).



Figure 10 No. 740-794 Mount Aitken Road, south elevation (part) as modified: compare with Figure 11



Figure 11 No. 796-830 Mount Aitken Road, south elevation



Figure 12 Aerial view of 726-738 Mount Aitken Road: the large addition is indicated
Source: Nearmap (accessed 26 May 2023)

4.2.9 *Heritage Overlay Schedule*

90. As exhibited, 'Prohibited uses permitted' was not applied to HO141. However, as is the case for HO139, it is considered that the application of prohibited uses for the Mount Aitken Estate Soldier Settlement housing may reasonably be understood as meeting the test in the Planning Practice Note 1 (see extract at paragraph 50).
91. Adaptation of residences within HO141 for commercial uses that would not require physical change of a quantum that would distort a reading of the buildings as essentially residential is an action that can be contemplated from a heritage perspective and would support future conservation.

4.3 Hillview House (HO142)

92. I have been advised that Council is considering the application of prohibited uses at Hillview (HO142), 332 Benson Road, Toolern Vale, and have been instructed to comment on the merits of this approach. Neither I nor any member of the Lovell Chen staff has inspected the property
93. I am supportive, in principle, of enabling uses that would not normally be permissible to facilitate opportunities for active use of heritage places.

5.0 SUMMARY OF CONCLUSIONS

5.1.1 *Diggers Rest Army Housing Estate (HO139)*

- The Diggers Rest Army Housing Estate (HO139) is of local historical and aesthetic significance (satisfying criteria 'a' and 'd' respectively).
- The Army Housing Estate is historically significant at the local level for its association with the post World War II development of the Army Transmitting Station. During the post-World War II period the Diggers Rest Transmitting Station was a key component of Australia's defence communication network. The significance of the Housing Estate is elevated by its co-location with HO49, the last remaining wartime building at the Diggers Rest site. HO139 is now the only surviving example of an estate of detached residential units delivered by the Defence Department in the post-World War II period in Melton.
- The Army Housing Estate demonstrates the principal characteristics of low-cost, State-delivered housing of the 1950s/60s. The units, which are modest in terms of their architectural character and detailing, have a broad consistency of scale, materiality, relationship to the street and include a number of repeated models. The estate is largely intact, including 17 detached single-storey residences dating from the 1950s and early-1960s, an open grassed quadrangle, a driveway entrance and an internal roadway.
- I consider that there are opportunities to amend the mapping for HO139, to exclude land that does not contribute to the cultural heritage values of the Army Housing Estate.
- I am supportive of the amended version of the Heritage Design Guidelines and permit exemptions and recommend two further refinements (see paragraph 58).
- Upon review, I considered that the application of external paint controls is not required. This recognises that Clause 43.01-1 of the Planning Scheme requires a permit to, 'Externally paint an unpainted surface'.
- I consider that the application of prohibited uses for the Army Housing Estate meets the tests in PPN1 and should be applied.

5.1.2 *Mount Aitken Estate Soldier Settlement Housing (HO141)*

- The Mount Aitken Estate Soldier Settlement Housing (HO141) is of local historical and aesthetic significance. The group of five residences satisfy criteria 'a' and 'd' respectively. The grouping also satisfies criterion 'b' (rarity).
- The Soldier Settlement Housing is associated with historic themes of significance to Melton, notably the break-up of pastoral estates and Soldier Settlement housing.
- The group is a rare example of a post-World War II soldier settlement estate in the municipality and demonstrates the continued importance to Melton of the break-up of pastoral estates well into the twentieth century.
- The five single-storey houses are representative of different models of standardised weatherboard residences that were provided to returned servicemen by the Soldier Settlement Commission in the post-World War II period. The modest nature of the residences contributes to an understanding of the historical context in which they were delivered. While each

residence has been modified, to varying degrees, their essential character and form remains evident.

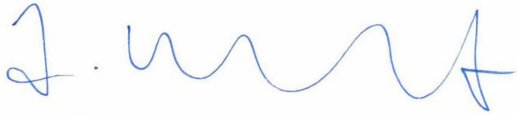
- I consider that the application of prohibited uses for the Mount Aitken Estate Soldier Settlement Housing meets the tests in PPN1 and should be applied.

5.1.3 *Hillview House (HO142)*

94. I am supportive, in principle, of the application of prohibited uses at Hillview (HO142), 332 Benson Road, Toolern Vale.

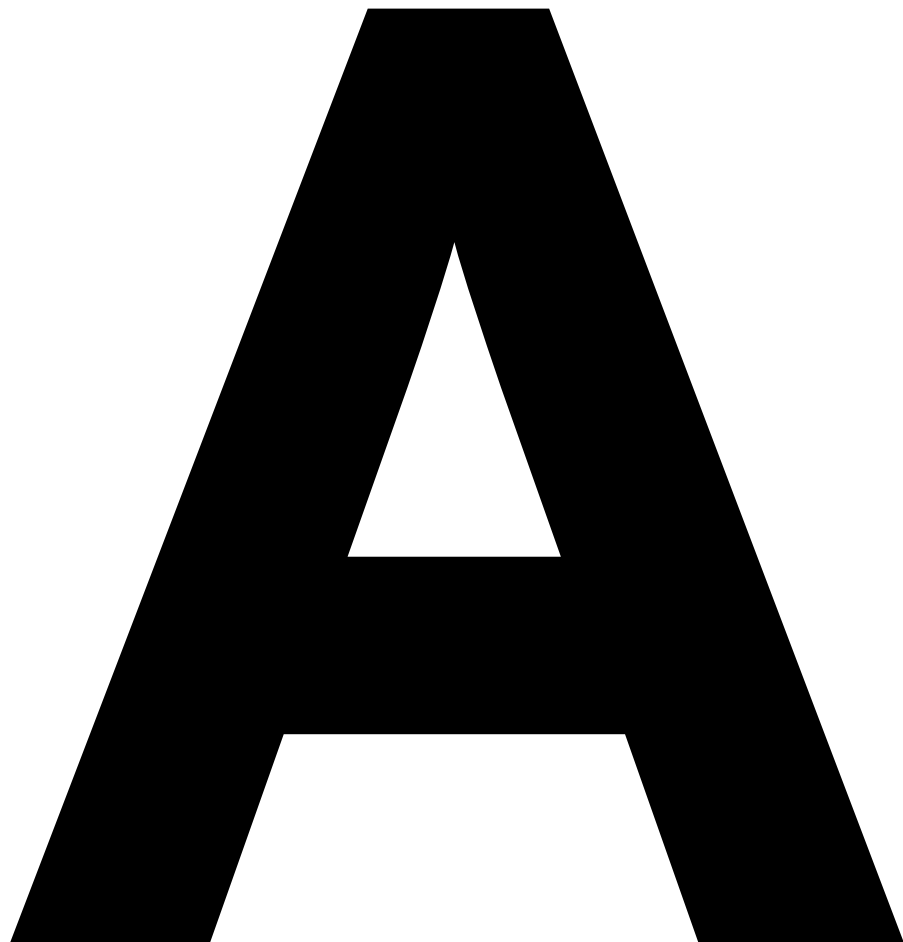
Declaration

In submitting this report, I declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from Planning Panels Victoria.

A handwritten signature in blue ink, appearing to read 'A. Mornement', with a stylized flourish at the end.

Adam Mornement

**APPENDIX A:
DIGGERS REST ARMY
HOUSING ESTATE -
HERITAGE DESIGN
GUIDELINES AND PERMIT
EXEMPTIONS (AMENDED)**



DIGGERS REST ARMY HOUSING ESTATE

HERITAGE DESIGN GUIDELINES AND PERMIT EXEMPTIONS

City of Melton

DRAFT

June 2022

Prepared for

CITY OF MELTON

Prepared by

LOVELL CHEN



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
8361	1	Draft Guidelines/Exemptions	21/04/2022	MK/LB
8361	2	Final Guidelines/Exemptions	10/06/2022	KW/MK
8361	3	Final Guidelines/Exemptions	14/06/2022	MK
	<u>4</u>	<u>Amended Draft Guidelines/Exceptions</u>	<u>29/05/2023</u>	

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

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HERITAGE PLACE

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

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

Demolition

Objectives

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

Guidelines

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

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

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

Alterations and additions

Objectives

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

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

Guidelines

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

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

~~Where a~~ Additions to the rear of the contributory buildings ~~are visible, these~~ should be clearly identifiable as new works.

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

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

Discourage new built form in the front setback.

Discourage change to the paired residential driveways.

~~or the~~ Discourage the addition of new crossovers/driveways.

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

Infill development

Objectives

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

:

Guidelines

Discourage the replacement of contributory buildings with infill buildings.

~~Site~~ Encourage any infill development to be sited on the two vacant allotments between units 6 and 8, 107-207 Plumpton Road, Diggers Rest 6-117 and 8-117 Diggers Rest Coimadai Road.

Discourage the development of the two vacant allotments between units 6 and 8, 107-207 Plumpton Road, Diggers Rest 6-117 and 8-117 Diggers Rest Coimadai Road with attached residences. ~~two vacant allotments on Diggers Rest Coimadai Road with attached residences.~~

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

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

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

Subdivision

Objectives

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

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

Guidelines

Discourage subdivision within the heritage precinct that would impact on the layout of the housing estate planning, including the perception of the housing estate as a series of single storey dwellings on separate allotments and the allotment size.

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

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

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

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

PERMIT EXEMPTION

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

Demolition

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

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

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

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

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

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

Fences

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

Repairs and routine maintenance

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

Outbuildings

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

Pergolas, verandahs and decks

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

DRAFT