

**Hume Planning Scheme Amendment C266hume
Heritage Overlay Review**

Panel Report

Planning and Environment Act 1987

24 July 2023

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Hume Planning Scheme Amendment C266hume

Heritage Overlay Review

24 July 2023



Michael Ballock, Chair

Contents

	Page
Executive summary	6
1 Introduction	8
1.1 The Amendment.....	8
1.2 Background	14
1.3 The Panel’s approach	14
2 Strategic issues	16
2.1 Planning context	16
2.2 Strategic justification.....	16
3 Individual heritage places	19
3.1 Glenluce (HO301) and the Constitution Hotel (HO358).....	19
3.2 Holden Ford and Bridge (HO29).....	20
3.3 Oaklands Hunt Club (HO274), Harpsdale (HO392) and Belmont (HO394)	23
3.4 Dunhelen Homestead (HO31).....	27
4 Other issues	32
5 Post exhibition changes	34
Appendix A Submitters to the Amendment	39
Appendix B Document list	40
Appendix C Planning context	41
C:1 Planning policy framework.....	41
C:2 Other relevant planning strategies and policies	41
C:3 Planning scheme provisions	42
C:4 Ministerial Directions, Planning Practice Notes and guides	42
Appendix D Post exhibition version of Statement of Significance for HO393 provided by Council	44
Appendix E Post exhibition version of Statement of Significance for HO390 provided by Council	47
Appendix F Post exhibition version of citation for HO5 provided by Council	50
Appendix G Post exhibition version of Schedule to Clause 43.01 provided by Council	54
Appendix H Post exhibition version of Schedule to Clause 72.08 provided by Council	84

List of Tables

	Page
Table 1 Proposed changes to the heritage places that are the subject of the Amendment	9
Table 2 Planning context	16

List of Figures

	Page
Figure 1	Holden Ford and approach road and extent of HO29 (yellow line)..... 21
Figure 2	Aerial view of the revised HO29, adjoining property boundary and fence line (yellow line)..... 22
Figure 3	Location of the Heritage Overlay in Westmeadows..... 32
Figure 4	Curtilage changes proposed for HO7 and HO371..... 33
Figure 5	Suggested revised curtilage for HO254..... 35
Figure 6	Options for revision of the curtilage for HO393..... 36

Glossary and abbreviations

Council	Hume City Council
PE Act	<i>Planning and Environment Act 1987</i>
	Planning Scheme Hume Planning Scheme
PPN01	Planning Practice Note 1 Apply the Heritage Overlay August 2018
Review	Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022)

Overview

Amendment summary

The Amendment	Hume Planning Scheme Amendment C266hume
Common name	Heritage Overlay Review
Brief description	The Amendment proposes to implement the findings and recommendations of the Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022)
Subject land	112 individual sites currently affected by the Heritage Overlay
The Proponent	Hume City Council
Planning Authority	Hume City Council
Authorisation	By letter dated 3 October 2022
Exhibition	21 November 2022 to 30 January 2023
Submissions	Number of Submissions: 14 (see Appendix A) Opposed or seeking changes: 10

Panel process

The Panel	Michael Ballock Chair
Directions Hearing	Video conference, 30 May 2023
Panel Hearing	Video Conference, 3 July 2023
Site inspections	Unaccompanied, 14 July 2023
Parties to the Hearing	<ul style="list-style-type: none"> - Hume City Council represented by David Hajzler, Acting Coordinator Growth Area Planning and Coline Duquet Senior Strategic Planner, called expert evidence on heritage from Gary Vines of Biosis - Warren Lofts
Citation	Hume PSA C266hume [2023] PPV
Date of this report	24 July 2023

Executive summary

Hume Planning Scheme Amendment C266hume (the Amendment) seeks to implement the findings and recommendations of the Heritage Overlay Review, Hume City Council (the Review).

Key issues raised in submissions included:

- concern that changes to the curtilage of the Heritage Overlay in Westmeadows will diminish the significance of the heritage places
- requests for further changes to the curtilage of the Heritage Overlay
- changes to the statement of significance
- opposition to the revised curtilage applied to private land.

The Panel finds that the changes proposed by the Amendment are a comprehensive and appropriate review and adjustment of the existing Heritage Overlay. The methodology or identifying errors and recommending corrections employed in the Review is appropriate and provides the necessary strategic justification for the Amendment.

The Panel notes Council's response to submissions and its attempts to engage with submitters to resolve the issues raised. Council is commended for adopting this approach which resulted in the resolution of some submissions before the Hearing.

The Panel concludes that the Amendment as well as Council's proposed post-exhibition revisions to the Heritage Overlay are well founded and strategically justified and should proceed.

In relation to the specific issues raised in submissions the Panel concludes:

- It is appropriate to remove the Heritage Overlay from land listed as HO301 and HO358.
- It is appropriate to amend the curtilage of HO29 to include part of 525 Sunbury Road, Bulla.
- It is appropriate and justified to modify the curtilage and statements of significance for Oaklands Hunt Club (HO274), Harpsdale (HO392) and Belmont (HO394).
- It is appropriate to correct the errors in the statement of significance for Harpsdale (HO392), as proposed by Council.
- the changes to the Dunhelen Homestead (HO31) citation proposed by a submitter are appropriate.
- It is not appropriate to align the curtilage of HO31 with the adjoining subdivision.
- The changes proposed to the Dunhelen Homestead (HO31) statement of significance in Appendix B to submission 13 are appropriate.
- The proposed revisions to the Heritage Overlay curtilage in Westmeadows are appropriate.
- The post exhibition changes proposed by Council are appropriate.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Hume Planning Scheme Amendment C266hume be adopted as exhibited subject to the following:

1. **In the statement of significance for Harpsdale (HO392) 830 Craigieburn Road Yuroke replace:**
 - a) The text 'Victoria Bridge' with 'Harpsdale' in *How is it significant?*
 - b) The reference to Criterion C with Criterion F in *Why is it significant?*

- 2. Replace the text of the exhibited statement of significance for Dunhelen Homestead (HO31) 1240 Mickleham Road, Craigieburn with the version included in Appendix B to submission 13.**
- 3. Amend the curtilage for HO254 Arundel Farm 321 Arundel Road, Keilor as recommended in Figure 5.**
- 4. Amend the curtilage for HO393 Farmhouse and outbuildings 800 Craigieburn Road West, Yuroke as outlined in red in Figure 6.**
- 5. Replace the statement of significance for HO393 Farmhouse and outbuildings 800 Craigieburn Road West, Yuroke with the post exhibition version provided by Council (see Appendix D).**
- 6. Replace the statement of significance for HO390 Willow Bank (former Craig Bank) 400 Wildwood Road, Wildwood with the post exhibition version provided by Council (see Appendix E).**
- 7. Replace the citation for HO5 Will Will Rook 220-240 Camp Road, Broadmeadows with the post exhibition version provided by Council (see Appendix F).**
- 8. Replace the Heritage Overlay Schedule with the post exhibition version provided by Council (see Appendix G).**
- 9. Replace the Schedule to Clause 72.08 with the post exhibition version provided by Council (see Appendix H).**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Hume Planning Scheme Amendment C266hume (the Amendment) is to implement the findings and recommendations of the Heritage Overlay Review, Hume City Council (the Review).

Specifically, the Amendment proposes to:

- amend the Schedule to Clause 43.01 (Heritage Overlay) to:
 - include references to Statements of Significance for 104 individual places
 - correct addresses for 12 individual places (HO7, HO36, HO58, HO59, HO216, HO221, HO249, HO253, HO257, HO323, HO361, HO396)
 - correct the name of 33 individual places (HO2, HO13, HO21, HO31, HO36, HO50, HO56, HO210, HO216, HO222, HO232, HO233, HO235, HO236, HO238, HO239, HO244, HO248, HO249, HO253, HO257, HO267, HO268, HO271, HO272, HO278, HO300, HO344, HO346, HO370, HO373, HO375, HO380)
 - remove HO223, HO224, HO358 and HO301 from the Heritage Overlay
- amend Planning Scheme Maps 1HO, 2HO, 3HO, 4HO, 6HO, 7HO, 8HO, 9HO, 10HO, 11HO, 13HO, 14HO, 15HO, 16HO, 17HO, 20HO, 21HO, 22HO, 23HO, 24HO, 25HO, 26HO to correct the application of the Heritage Overlay for 99 individual heritage places
- amend Planning Scheme Maps 1HO, 7HO, 10HO and 17HO to remove HO223, HO224, HO358 and HO301 from the Heritage Overlay
- amend the Schedule to Clause 72.04 (Incorporated Documents) to introduce 104 revised Statement of Significance as Incorporated Documents
- amend the Schedule to Clause 72.08 (Background Documents) to include the Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022) as a Background Document.

The Amendment only applies to existing heritage places and does not seek to apply the Heritage Overlay to any new place.

(ii) The subject land

The Amendment includes 112 individual sites which are in the suburbs of Kalkallo, Broadmeadows, Westmeadows, Bulla, Wildwood, Diggers Rest, Greenvale, Craigieburn, Mickleham, Sunbury, Campbellfield, Clarkefield, Somerton, Dallas, Keilor, Oaklands Junction, Roxburgh Park, Tullamarine and Yuroke and are listed in Table 1. The proposed changes to each place, shown by shading in the table, includes:

- M- Overlay mapping update
- C – Citation revision
- SS – Statement of significance incorporated into the Planning Scheme
- SC – Schedule to Clause 43.01 address/name correction
- D – Delete from Heritage Overlay

Table 1 Proposed changes to the heritage places that are the subject of the Amendment

HO no	HO Name	Address	M	C	SS	SC	D
HO1	Victoria Bridge (over Merri Creek)	Donnybrook Road, Kalkallo					
HO2	Presbyterian Church	3-9 Cameron Street, Kalkallo					
HO5	Will Will Rook Cemetery	220-240 Camp Road, Broadmeadows					
HO7	Bluestone Police Lock-up (adjacent to Westmeadows Preschool)	9A Ardlie Street, Westmeadows					
HO8	Former Foresters Hall	107-109 Raleigh Street, Westmeadows					
HO12	Former Bulla Shire Hall	96-98 Bulla Road, Bulla					
HO13	Bulla War Memorial	96 Bulla Road, Bulla					
HO19	Sunnyside	20 Loemans Road, Bulla					
HO20	Glen Loeman	65 Loemans Road, Bulla					
HO21	Bulla Presbyterian (Uniting) Church and Manse	1 Uniting Lane, Bulla					
HO22	Lochton and Lochton Steam Mill	145 Green Street, Bulla					
HO24	Wildwood Road Bridge (over Deep Creek)	Wildwood Road, Bulla					
HO28	Gellies Road Bridge (over Emu Creek)	Gellies Road, Wildwood					
HO29	Holden Ford & Bridge (over Jacksons Creek)	Bulla-Diggers Rest Road, Diggers Rest					
HO31	Dunhelen House and Barn	1240 Mickleham Road, Greenvale					
HO33	Olrig	5-15 Windrock Avenue, Craigieburn					
HO36	Former Post Office/Former Parnell's Inn	1920 Mickleham Road, Mickleham					
HO40	St Andrews Presbyterian (Uniting) Church	Corner Brook and Barkley Street, Sunbury					
HO42	Ben Eadie Mill (ruins on Jacksons Creek)	Harker Street, Sunbury					
HO43	Sunbury Park	Jackson Street, Sunbury					
HO46	Aitken Gap Lock-Up	Macedon Street, Sunbury					
HO47	Former Sunbury Courthouse	43 Macedon Street, Sunbury					

HO no	HO Name	Address	M	C	SS	SC	D
HO48	Our Lady of Mt Carmel, Church and Presbytery	45-51 Macedon Street, Sunbury					
HO50	Kororoit Creek (Corkscrew) Bridge	Old Calder Highway, Sunbury					
HO51	St Mary the Virgin (Anglican) Church	7-19 O'Shanassy Street, Sunbury					
HO52	Kismet	45 Racecourse Road, Sunbury					
HO56	Sunbury Memorial Hall	Stawell Street, Sunbury					
HO58	Craiglee Winery	785 Sunbury Road, Sunbury					
HO59	Goonawarra Terraces (Council Reserve)	1-11 Eadie Street & 790A Sunbury Road, Sunbury					
HO205	Ardcloney	House 7 Macedon Street, Sunbury					
HO209	Ritchies Ruin	285 Loemans Road, Bulla					
HO210	Former Leyden Building	670 Sunbury Road, Bulla					
HO212	House	5 Trap Street, Bulla					
HO216	Barry Farm Ruins	2-10 Barry Road, Campbellfield					
HO221	Ford Complex (Three storey Administration Building and Sign only, single storey additions are excluded)	1727-1787 Sydney Road, Campbellfield					
HO222	Former Thompson Farmhouse	550 Konagaderra Road, Clarkefield					
HO223	Somerton Signal Box	South of Somerton Road, Coolaroo/Somerton					
HO224	Electricity Substation & Wall	420 Craigieburn Road West, Craigieburn					
HO228	Former Craigieburn Wall (Brunskills Factory)	55 Potter Street, Craigieburn					
HO231	Railway Bridge (over Malcolm Creek)	East of Hume Highway, Craigieburn					
HO232	Camii Turkish Mosque	45-55 King Street, Dallas					
HO233	Oakbank Outbuildings	185 Bulla-Diggers Rest Road, Diggers Rest					
HO235	Former Shipley Bank	55 Edwards Road, Diggers Rest					
HO236	Tate's Ford, Bridge, Track and School Site (Jacksons Creek)	East of McLeods Road, Diggers Rest					

HO no	HO Name	Address	M	C	SS	SC	D
HO237	Sunbury Rock Festivals Site (Jacksons Creek)	North of Glencoe Drive, Diggers Rest					
HO238	Former 'Little' Homestead	25 McLeods Road, Diggers Rest					
HO239	Cumberland ruins	Woodlands Historic Park, Greenvale					
HO240	Dundonald	Woodlands Historic Park, Greenvale					
HO244	Nelson's Farmhouse	705-725 Donnybrook Road, Kalkallo					
HO245	Kalkallo Hotel (former Donnybrook)	1324 Hume Highway, Kalkallo					
HO246	Sydney Road Bridge	Hume Highway, Kalkallo					
HO247	Anglican Church (ruin)	1220 Hume Highway, Kalkallo					
HO248	Former Donnybrook Racecourse	1200 Hume Highway, Kalkallo					
HO249	Bluestone and Iron Bridge (over Malcolm Creek)	Malcolm Street, Kalkallo					
HO250	Donnybrook Cemetery (later Kalkallo)	100-110 Malcolm Street, Kalkallo					
HO251	House	21-23 Mitchell Street, Kalkallo					
HO252	House	40 Mitchell Street, Kalkallo					
HO253	Kalkallo Quarry	Off Stawell Street south of cemetery, Kalkallo					
HO254	Arundel Farm	321 Arundel Road, Keilor					
HO257	McNabs Road Ruin	End of McNabs Road, Keilor					
HO261	Tulloch Outbuilding (former Cheese Factory, ruin)	30 Farleigh Court, Mickleham					
HO262	Bleak House (ruin)	155 Gunns Gully Road, Mickleham					
HO263	Mickleham Uniting Church (former Methodist)	1881 Mickleham Road, Mickleham					
HO266	St Johns Hill Ruin (former Branigan Homestead)	Craigieburn Road West extension, Oaklands Junction					
HO267	Plovers Plain Homestead Site (ruins)	350 Konagaderra Road, Oaklands Junction					
HO268	Former Brookville	65 Konagaderra Road, Oaklands Junction					

HO no	HO Name	Address	M	C	SS	SC	D
HO271	Oaklands Farm Complex	380 Oaklands Road, Oaklands Junction					
HO272	Oaklands Bluestone Quarry	380 Oaklands Road, Oaklands Junction					
HO273	Warlaby	395 Oaklands Road, Oaklands Junction					
HO274	Oaklands (Sherwood) Hunt Club	1060 Somerton Road, Oaklands Junction					
HO275	Mudbrick Cottage (Wayletts Cottage)	1100 Somerton Road, Oaklands Junction					
HO276	House (Ponderosa)	1220 Somerton Road, Oaklands Junction					
HO277	Ballater Park	960 Somerton Road, Greenvale					
HO278	Roxburgh Park Homestead	20-30 Whitshire Drive, Roxburgh Park					
HO287	House	78 Barkly Street, Sunbury					
HO300	Ben Eadie Homestead	108 Brook Street, Sunbury					
HO301	Glenluce	320 Dalrymple Road, Sunbury					
HO304	House	6 Harker Street, Sunbury					
HO308	Former Butter Factory	14 Horne Street, Sunbury					
HO323	Jacksons Ford (over Jacksons Creek)	End of Vaughan Street, Sunbury – near 'the Nook'					
HO324	Jacksons Creek Irrigation Works	At Jacksons Creek, Sunbury					
HO325	Former (O'Brien's) Stone Stream Farm (ruins)	170 Lancefield Road, Sunbury					
HO326	Goondannah	330 Lancefield Road, Sunbury					
HO327	Bristol Shearing Shed	445 Lancefield Road, Sunbury					
HO330	Former Sunbury State School	12-28 Macedon Street, Sunbury					
HO333	Ball Court Hotel	60 Macedon Street, Sunbury					
HO335	House	82 Macedon Street, Sunbury					
HO344	Former Rankin Homestead	Redstone Hill Road, Sunbury					
HO345	House	9 Riddell Road, Sunbury					
HO346	Red Rock Farm	900 Riddell Road, Sunbury					

HO no	HO Name	Address	M	C	SS	SC	D
HO348	Sunbury Cemetery	88A-126A Shields Street, Sunbury					
HO358	Former Constitution Hotel	675 Sunbury Road, Sunbury					
HO361	Rosenthal Cellar (ruin)	31 Kurrle Road, Sunbury					
HO363	Valleyfield and Bindara (McKay Concrete Houses)	Williamsons Road, Sunbury					
HO366	Cannon Gully	Eastern Escarpment of Jacksons Creek near Rupertswood, Sunbury					
HO368	Asylum Water Supply (Ruins)	Jacksons Creek (Asylum Reserve), Sunbury					
HO370	Tullamarine War Memorial (adjacent Primary School)	Broadmeadows Road, Tullamarine					
HO371	Westmeadows Tavern	4-12 Ardlie Street, Westmeadows					
HO373	Former St Anne's Catholic Church	24-26 Ardlie Street, Westmeadows					
HO375	Former Ford (Moonee Ponds Creek)	North of Ardlie Street, Westmeadows					
HO376	House	10 Broad Street, Westmeadows					
HO378	Former Presbyterian Church	24 Coghill Street, Westmeadows					
HO379	House	30 Pascoe Street, Westmeadows					
HO380	St Paul's Anglican Church	Raleigh Street, Westmeadows					
HO381	House	70 Raleigh Street, Westmeadows					
HO389	Ryan / Feehan House Ruin	227 Feehans Road, Wildwood					
HO390	Willow Bank (former Craig Bank)	400 Wildwood Road, Wildwood					
HO391	Farm (Former McAulliffe)	570-598 Wildwood Road, Wildwood					
HO392	Harpsdale	860 Craigieburn Road, Yuroke					
HO393	Farmhouse and Outbuilding	800 Craigieburn Road West, Yuroke					
HO394	Belmont	830 Craigieburn Road, Yuroke					
HO396	Craiglee	785 Sunbury Road, Sunbury					

1.2 Background

The Heritage Overlay protects 198 heritage places in the Hume Planning Scheme. The places are a mixture of public and private buildings and properties within established urban, growth and rural areas. The places include bridges, ruins, quarries, parks, memorials, cemeteries and trees.

A total of 65 of the heritage places were based on a heritage study undertaken by the former Shire of Bulla in the 1990s, the scope of which was limited to the then municipal area. In the early 2000s Council commissioned further heritage studies to assess the entire Hume municipality and in 2006 the Heritage Overlay was applied to an additional 146 heritage places. Further planning scheme amendments have been undertaken since 2006 resulting in the Heritage Overlay being applied to 198 places in the City of Hume.

A number of the early Heritage Overlay curtilages were applied to the entire property or were an arbitrary shape based on aerial images available at the time. In many instances the technological limitations in mapping created errors and inaccuracies for many of the places.

These anomalies in the Heritage Overlay curtilage were identified through the day-to-day administration of the Planning Scheme, typically in planning permit applications or from landowner enquiries. Improved technologies of geospatial mapping enabled corrections to the curtilages and Council commissioned the Review to address any inaccuracies in the curtilage, citation, statement of significance and the Heritage Overlay Schedule for all heritage places.

The Review undertook a desktop review and, where necessary, field assessment of all the existing places in the Heritage Overlay. The Review identified 108 individual places where the citation or the Heritage Overlay needed updating and 100 places where corrections to the curtilage were required to ensure consistency with the citations. A total of 104 places required revisions to the statement of significance and four were recommended for removal from the Heritage Overlay. A total of 112 individual places required changes as part of the Amendment.

1.3 The Panel's approach

Key issues raised in submissions were:

- concern that changes to the curtilage of the Heritage Overlay in Westmeadows will diminish the significance of the heritage places
- requests for further changes to the curtilage of the Heritage Overlay
- changes to the statement of significance
- opposition to the revised curtilage applied to private land.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits and submissions, evidence and other material presented to it during the Hearing. It has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic issues
- Individual heritage places
- Other issues
- Post exhibition changes.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix C highlights key imperatives of relevant provisions and policies.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the PE Act
Municipal Planning Strategy	- Clause 2
Planning Policy Framework	- Clauses 15.01-5S (Neighbourhood character), 15.03-1S (Heritage conservation), 15.03-1L Heritage Conservation– - Hume
Other planning strategies and policies	- Plan Melbourne Outcome 4, Direction 4.4, Policies 4.4.1 and 4.4.4
Planning scheme provisions	- Heritage Overlay
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay), August 2018 (PPN01)

2.2 Strategic justification

(i) Background

The purpose of the Review is stated as:

Hume City Council has undergone significant growth with suburbs such as Craigieburn, Greenvale and Roxburgh Park seeing huge developments and a burgeoning population entering the area. Many of the Heritage Overlays currently on the Hume City Council register were identified when much of the council area was large open pasture land with high density established suburbs limited to around Broadmeadows, Tullamarine and Gladstone Park.

As such, many of the Heritage Overlay places were not succinctly mapped to fit within cadastre boundaries and instead, large area of land may be protected which hold no heritage values. Similarly, descriptions of Heritage Overlay places were not sufficiently precise to accurately define the heritage values, extent and components of the place.

This study therefore addresses these two issues in respect of places proposed for amendment under the Hume Planning Scheme.

The methodology employed in the Review consisted of:

- planning and stakeholder engagement
- background assessment
- field assessment
- review and proposed changes.

Using this methodology, the Review identified and documented corrections required to places as well as taking the opportunity to reformat statements of significance to ensure consistency with PPN01.

(ii) Evidence and submissions

Council submitted that the Review had identified instances where heritage places are outside the mapped extent of the Heritage Overlay and consequently not adequately protected by the controls. In addition, the application of the Heritage Overlay to non-significant areas places an additional and unnecessary burden on landowners.

Council stated that the Amendment would ensure that the information about the heritage places is accurate and publicly accessible, given the statements of significance will be incorporated into the Planning Scheme. Council emphasised that the Amendment did not propose applying the Heritage Overlay to new sites but was simply correcting errors on places where the Heritage Overlay had been applied. Council stated that it had engaged with landowners to work through the proposed changes and, as a result, a further five submissions had been resolved post exhibition.

Mr Vines of Biosis gave heritage evidence on behalf of Council. He informed the Panel that he was the author of the Review and in summary:

The study found that a large proportion of Heritage Overlay mapping requires amendment. A number of places have been mapped in a general location evidently based on a grid reference with an arbitrary circle or polygon. As a result the extent of the mapped Heritage Overlay sometimes includes large areas which have no heritage values, or some heritage elements have been left out of the mapped areas. Some Heritage Overlays have been mapped in the wrong location, so that the heritage item has been entirely missed.

In addition to these clear errors, a number of recommendations have been made for reducing, increasing or realigning Heritage Overlay mapping to ensure that the heritage values and elements described in the heritage study citations are properly represented and protected. The preferred approach to provide a regular boundary along property boundaries, cadastral lines, existing fences or other readily identified features wherever possible and modify extent to encompass all heritage items identified in the citations along with a suitable curtilage.

In a small number of cases recommendations have been made to revise the citations and statements of significance or place descriptions to ensure that the heritage values are properly identified.

Overall, proposed changes were recommended to the mapping for 100 HO places. Four places have been moved, demolished or destroyed and are proposed to be removed from the Heritage Overlay. Changes were recommended to 24 of the citations to bring the descriptions in line with the heritage values of the place and the extent of the Heritage Overlay. Citations for 152 Heritage Overlay places do not require any change.

He stated that the corrections to the curtilage and citations and the introduction of statements of significance were guided by PPN01.

(iii) Discussion

The Amendment fundamentally proposes to correct errors currently in the Heritage Overlay. It does not seek to apply the Heritage Overlay to new sites. In most cases, Council has worked with the landowners to ensure an agreeable outcome.

The methodology employed by Mr Vines for identifying and correcting elements is more of an adjustment to the existing Heritage Overlay and, in the Panel's view, is both comprehensive and suitable. The Panel agrees that this approach is appropriate and the Review provides the necessary strategic justification for the Amendment.

The Panel notes the Council's response to submissions and its attempts to engage with submitters to resolve the issues raised. Council is commended for adopting this approach which resulted in the resolution of some submissions.

(iv) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Individual heritage places

3.1 Glenluce (HO301) and the Constitution Hotel (HO358)

(i) The issue

The issue is whether removing the Heritage Overlay from places listed as HO301 and HO358 is appropriate.

(ii) Evidence and submissions

Ms Walters opposed the removal of the Heritage Overlay from places that had been removed or destroyed. The submitter observed that no record of the heritage values of these places had been undertaken and that an information board or a plaque should be provided before the Overlay is removed.

Mr Vines evidence was that:

- Glenluce retains some modern sheds and some older garden and driveway trees which are not significant without the house present
- other than the gravel Bulla Road crossover, there is no evidence of the former Constitution Hotel
- it is inappropriate to apply the Heritage Overlay without any physical evidence, other than in exceptional circumstances.

Council submitted that the Heritage Overlay is no longer needed because the heritage values that were to be managed through the controls are no longer present. Retaining the Overlay would create an illogical situation where a permit would be required to consider heritage values that do not exist.

(iii) Discussion

The Panel accepts the evidence of Mr Vines and the submission of Council that it is not appropriate to retain the Heritage Overlay over a site where the heritage fabric is no longer present. Whether an information board or plaque should be erected on the site is a matter for discussion and agreement with the landowner and not relevant to this Amendment.

(iv) Conclusion

The Panel concludes:

- It is appropriate to remove the Heritage Overlay from land listed as HO301 and HO358.

3.2 Holden Ford and Bridge (HO29)

Exhibited Statement of significance



What is significant?

The Holden Bridge is a reinforced concrete bridge, built in 1910 to designs of John Monash, its designer and his Monier Reinforced Concrete and Pipe Construction Company. The place comprises the bridge, abutments, approach embankments & adjacent ford over Jacksons Creek, including land to the reserve boundaries and hill crest to the east.

How is it significant?

The Holden Bridge & Ford is of regional, historic and architectural (aesthetic) significance to the City of Hume.

Why is it significant?

The Holden Bridge is significant as a moderately altered example of one of the earliest reinforced concrete beam bridges known to have been built in Australia. It is one of the oldest surviving examples of this type of bridge to survive in Victoria. It is of technical significance for its dating to the formative period in concrete beam and slab construction, which became popular in the 1910s and 20s. Its significance is enhanced by its association with three other similar types of bridges in the study area (built 1907, 1915-16, and 1922), which all feature different pier designs and detailing. (Criterion F)

The bridge is also significant for its association with (later Sir) John Monash, its designer and his Monier Reinforced Concrete and Pipe Construction Company.

The bridge is of local historical significance as one of a group of early concrete bridges which demonstrate the growth of the study area and the revival of farming in the early twentieth century. (Criterion A)

Its setting, in a typical deeply entrenched valley of the area, contributes aesthetic or landscape significance. The association with the ford adds to the bridge's significance. Its location in the district between Sunbury and Kilmore which was prominent in the early use of concrete beam and slab bridges, enhances its significance. It is one of an outstanding group of heritage bridges in the study area. (Criteria A, E and F)

Although the bridge's integrity has been reduced by the significant strengthening which has occurred, and its new steel railings, this appears to have been done in such a way as to preserve its essential form and detailing.

(i) The issue

The issue is whether it is appropriate to amend the curtilage of HO29 to include part of 525 Sunbury Road, Bulla.

(ii) Evidence and submissions

Submitter 11 acknowledged that the amended extent of the HO29 curtilage would encroach onto the property at 525 Sunbury Road, Bulla. The submitter could see no valid reason for the encroachment and requested that it be removed.

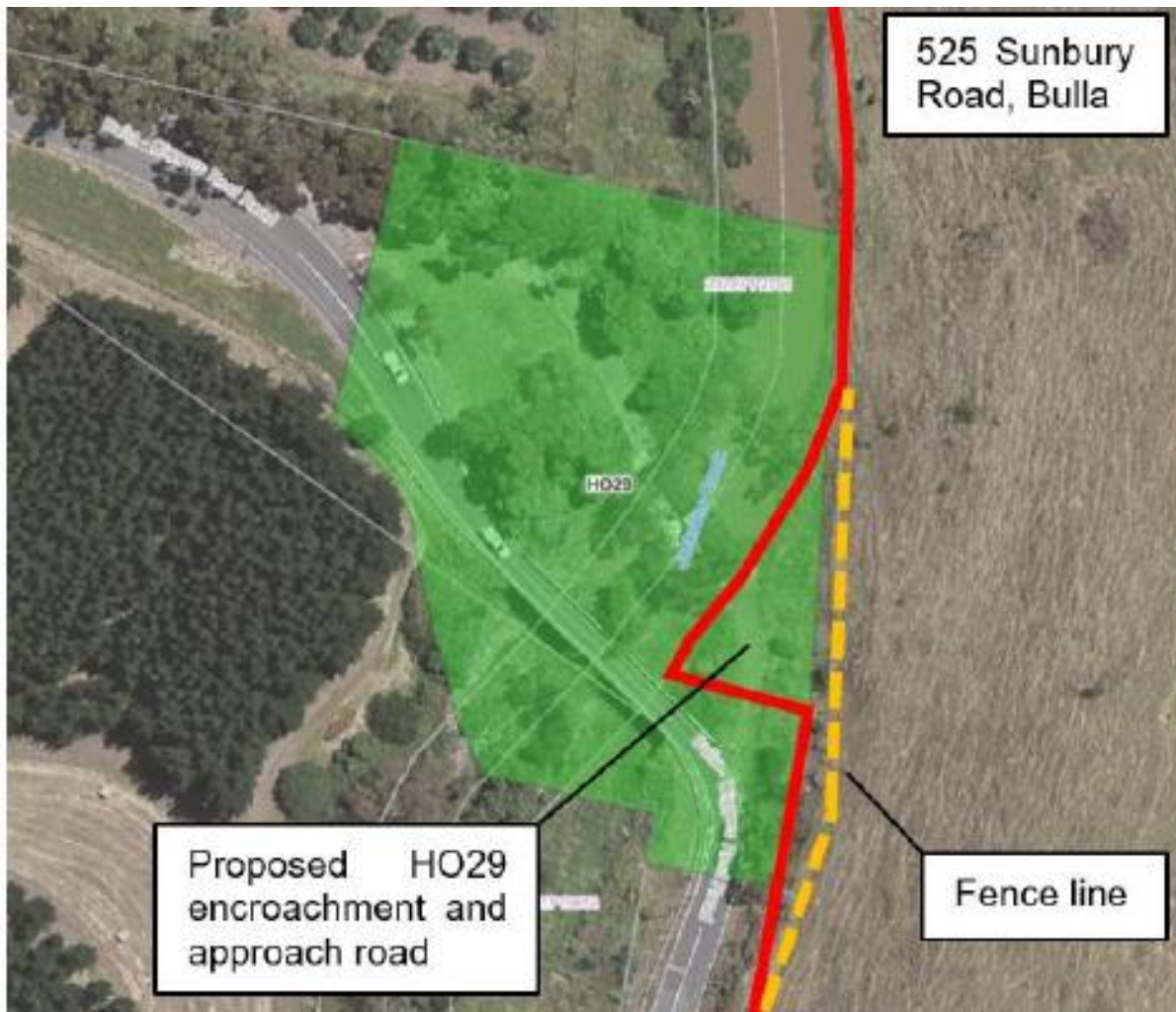
Mr Vines evidence was that due to an anomaly in the property boundary, the eastern approach road to the ford runs through the private property. The ford and the road, which is formed and sealed, were constructed by the former Bulla Shire Council. The adjacent property is fenced above the road, and public access is available to the river at this point without crossing any fences. He provided the following photograph (Figure 1) to show the proposed extent of the Heritage Overlay from ground level.

Figure 1 Holden Ford and approach road and extent of HO29 (yellow line)



Source: Expert evidence statement Gary Vines p. 20

Figure 2 Aerial view of the revised HO29, adjoining property boundary and fence line (yellow line)



Source: Council Part B submission

Mr Vines observed that the Heritage Overlay can be applied to both public and private land and in this situation the land was historically unused by the owner. He added that the alteration to the curtilage *“ensures that the extent of the features identified in the citation (the bridge, ford and approach roads) are all within the HO extent.”*

Council submitted that the fence along the submitters’ property is constructed at the top of the escarpment (Figure 2), rather than following the cadastre property boundary. Council added the proposed Heritage Overlay curtilage ends to the west of the submitters fence line, as the submitter requested. Nevertheless, part the land west of the fence line is within the submitters title and includes the ford embankments and approach track.

Council added that:

...that the mapping proposed for HO29 is appropriate to protect the heritage values of the Holden Ford and Bridge.

(iii) Discussion

It is common for the Heritage Overlay to be applied to land in private ownership. The Panel accepts Mr Vine’s evidence that the current curtilage of HO29 is inadequate to protect the approach road to the ford which is identified as being of regional significance in association with

the bridge. The Panel agrees with Council that keeping the curtilage of HO29 west of the fence line partially addresses the submitters' concerns.

(iv) Conclusion

The Panel concludes:

- It is appropriate to amend the curtilage of HO29 to include part of 525 Sunbury Road, Bulla.

3.3 Oaklands Hunt Club (HO274), Harpsdale (HO392) and Belmont (HO394)

Exhibited Statement of significance



What is significant?

The *Oaklands Hunt Club* comprises of the original weatherboard Sherwood house dating to the mid 1870s, a cottage, the Watkins Hall, horse stalls, hound kennels, jump fences and agistment and riding course paddocks.

How is it significant?

The Oaklands Hunt Club is of local, historic and architectural significance to the City of Hume and the state of Victoria.

Why is it significant?

The complex is of historic and architectural significance for its use and development by the *Oaklands Hunt Club*, and its role in the history of international equestrian events in Australia. (Criteria A and E)

The *Oaklands Hunt Club* was the site of the cross-country riding course in the Modern Pentathlon in the 1956 Olympic Games, as well as the site of Victoria's first three-day equestrian events. (Criterion A)

The *Oaklands Hunt Club* remains an institution in the social history of the area, having drawn many of its members locally especially in the earlier years. The club have cooperated with generations of local landowners in order to hunt across their farms and having enjoyed the hospitality of numerous of the larger properties in the district. (Criteria A and G)

Exhibited Statement of significance



What is significant?

Harpsdale is a large brick single storey homestead designed for David Brodie by JAB Koch erected in 1875, two storey brick stables, extensive gardens with contemporary exotic trees, including avenue along the driveway, and outbuildings.

How is it significant?

The Victoria Bridge is of local, historic and architectural significance to the City of Hume and the state of Victoria.

Why is it significant?

Harpsdale is of significance:- as a substantial and elegant pastoral homestead (1875) in the Victorian Italianate style, built to the design of notable and prolific nineteenth century architect JAB Koch, whose other domestic work includes the National Trust owned mansion *Labassa*; for the two storey stable (1883), also designed by Koch, which features a spare but striking use of bichrome brickwork; for the extensive parkland/driveway planting around the homestead, which features a fine collection of mature conifers and a few outstanding trees, including a Bhutan cypress (*Cupressus torulosa*), the only known larger Victorian example of which occurs at *Werribee Park*, two unknown *Juniperus virginiana* cr. which are of horticultural and landscape value, and a *Dombeya*, *Platyclusus* row and English Box hedge which are of interest; for the homestead's prominence, atop a gentle hill in a generally level pastoral landscape, accentuated by its mature parkland planting; for its association with the Brodie family, Port Phillip pioneers, first settlers in the Bulla district, and the most enduring of the few comparably large landholders

in the study area (the *Rupertswood* Clarkes excepting); and for its association with David Brodie, who was prominent in the local government and community during the late nineteenth century. (Criterion C and E)

Despite some additions to the homestead, alterations to the stables and extensive storm damage to the parkland planting over the years, *Harpsdale* retains its integrity and is in fine condition. It is one of few large and long-established pastoral holdings in the region, and its homestead and garden, elevated above an ongoing pastoral landscape, constitute an outstanding manifestation of this principal theme of history of the district. (Criterion A)

Exhibited Statement of significance



What is significant?

Belmont is a small farmhouse which was erected in the 1850s or early 1860s. The significant elements comprise the main bluestone and brick farmhouse, remains of various outbuildings and a curtilage that includes the substantial cypress windbreaks and drystone walling.

How is it significant?

Belmont is of local historic significance to the City of Hume.

Why is it significant?

Belmont is of significance for its association with the initial period of farming in the study area, and with the continued pastoral use of the land in the twentieth century. (Criterion A)

The farmhouse and its curtilage, which includes substantial cypress windbreaks, drystone walling and the remains of various outbuildings, demonstrate a distinctive way of life and farming activities dating from the mid-nineteenth century. (Criterion A)

Although the farmhouse has been added to in the twentieth century it is still substantially intact and demonstrates a skilful use of rubble stone in its construction. It is important evidence of the tenant farms established in the area around the 1850s or early 1860s. (Criterion A)

(i) The issue

The issue is whether it is appropriate and justified to modify the curtilage and statements of significance for Oaklands Hunt Club (HO274), Harpsdale (HO392) and Belmont (HO394).

(ii) Background

The Oaklands Hunt Club (HO274) is located at 1000 Somerton Road, Oaklands Junction. Harpsdale (HO392) and Belmont (HO394) are located at 830 Craigieburn Road, Yuroke.

(iii) Evidence and submissions

Submitter 1 supported the Amendment and stated:

The house, stables, drive way, main road gate and gardens are of local significance with our early pastoral history. We need to protect all this for future generations so they can have an understanding of where our society has come from especially as the urban sprawl is consuming these old pastoral properties.

The owners of 1000 Somerton Road Oaklands Junction and 860 Craigieburn Road Yuroke opposed the Amendment because it has:

...not been afforded adequate time (due to the timing of exhibition) to prepare a well-informed submission under the expert guidance of a heritage consultant.

They requested more time to engage a heritage specialist to review the Amendment.

Mr Vines stated the original curtilage of the Heritage Overlay was applied as an arbitrary circle that did not align with the significant elements as described in the citation. In addition, the curtilage did not cover all the outbuildings identified in the citation. As a consequence, the Review recommended changes to the curtilage of the Heritage Overlay as well as the statements of significance which were included in the Amendment.

Council submitted that the Amendment had an extended exhibition period of 9 weeks from 24 November 2022 to 30 January 2023. In addition, the submitter was invited to provide any further information once it became available. Council advised that it has not received a response.

After the conclusion of the Hearing Council advised that there were two typographical errors in the Harpsdale (HO394) statement of significance. The text in *How is it significant?* incorrectly referred to Victoria Bridge instead of Harpsdale and the reference to Criterion C in *Why is it significant?* should refer to Criterion F.

(iv) Discussion

The Panel agrees with Mr Vines about the need to realign the Heritage Overlay curtilages and the changes to the statements of significance for HO274, HO392 and HO394. The Panel also agrees with Council that the extended exhibition period provide an adequate and appropriate opportunity for parties to make a submission to the Amendment. The Panel notes that the exhibition period finished on 30 January 2023 and the Hearing did not take place until early July 2023 which provided enough time to engage obtain heritage advice.

When reviewing the statement of significance for Harpsdale (HO392), the Panel noted that the *How is it significant?* contained:

The Victoria Bridge is of local, historic and architectural significance to the City of Hume and the state of Victoria.

The Panel accepts the corrections to the Harpsdale statement of significance proposed by Council because they corrects errors which does not transform the Amendment's intent.

(v) Conclusions and recommendations

The Panel concludes:

- It is appropriate and justified to modify the curtilage and statements of significance for Oaklands Hunt Club (HO274), Harpsdale (HO392) and Belmont (HO394).
 - It is appropriate to correct the errors in the statement of significance for Harpsdale (HO392), as proposed by Council.
1. **In the statement of significance for Harpsdale (HO392) 830 Craigieburn Road Yuroke replace:**
 - a) The text 'Victoria Bridge' with 'Harpsdale' in *How is it significant?*
 - b) The reference to Criterion C with Criterion F in *Why is it significant?*

3.4 Dunhelen Homestead (HO31)

Exhibited Statement of significance



What is significant?

The Dunhelen homestead and woolshed/barn comprise a bluestone and granite nineteenth century Italianate dwelling, masonry woolshed constructed on an earlier structure built by George Sinclair Brodie and enlarged in the 1870s and 80s by John and George Edols. The heritage place comprises the two buildings and surrounding outbuildings, garden, treed yards and tree-lined driveway.

How is it significant?

The Dunhelen homestead and woolshed/barn are of state historic and architectural (aesthetic) significance.

Why is it significant?

The Dunhelen homestead and woolshed/barn are significant as a large, distinctive and substantially intact bluestone and granite nineteenth century Italianate dwelling; for its early and historically important masonry barn/woolshed, which is also an exceptionally fine example of stonemasonry; and as an early nineteenth century pastoral property first established by the Brodie brothers, who were Port Phillip pioneers and major local landowners. (Criteria A and E)

The rear part of the homestead appears to have been erected in the early years of the property's establishment while the front part of the homestead and the barn were erected in about the 1870s or early 1880s by the second owners of the property. The structures sequentially show the early establishment and subsequent consolidation of the property as a large grazing concern. Architecturally, the main front portion of the homestead with its Victorian Italianate styling exemplifies a style rarely found in rural dwellings and more likely to be found in Melbourne and larger provincial towns. The building is remarkably intact and retains the striking form of the original design as well as the important decorative details such as the delicate iron lacework to the verandah. (Criteria B and E)

Although the woolshed/barn was burnt out in 1968 and the roof and support structure were replaced, the masonry building form is otherwise as original. In its overall layout, appearance and size it is one of the most unusual and distinctive vernacular farming structures to be found in the State. The stonemasonry in both buildings is also of note especially for the combination of quarried bluestone for the main walls and the selective use of quarried granite as a contrasting decorative element. As the initial purpose of the building seems to have been as a woolstore, it is thus of special interest as a distinctive example of an emerging Australian building type. The shearing/woolshed is a highly important building type in Australia, both historically and aesthetically. (Criteria A, B and E)

Historically the early construction of the rear part of the homestead as the main dwelling for the Dunhelen property and the continuous use of the original name retains an important link with the original owners of the property, Richard Sinclair Brodie and George Sinclair Brodie. The name of the property would have been chosen to commemorate both their Scottish heritage, and Helen, their mother. (Criterion A)

(i) The issues

The issues are whether:

- it is appropriate to align the curtilage of HO31 with the adjoining subdivision
- the changes to the Dunhelen Homestead (HO31) citation proposed by a submitter are appropriate.

(ii) Evidence and submissions

The owner of 1240 Mickleham Road, Greenvale submitted that it generally supported the Amendment. However, it sought two changes to the exhibited documents.

First, the owner acknowledged that the original Heritage Overlay was an arbitrary trapezoidal shape that included paddocks but excluded part of the land with heritage significance. The owner proposed that the curtilage of HO31 be further refined to match the subdivision proposal for the broader site where the curtilage would be defined by a new title for the heritage place.

Second, as a consequence of preparing the Dunhelen Homestead Conservation Management Plan, additional information, relevant to the statement of significance was discovered. The owner proposed a revised statement of significance to include this information, which:

...was as prepared with reference to the principles and processes set out in the Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance (2013).

A copy of the revised text of the proposed statement of significance was attached to submission 13 as Appendix B as follows:

What is significant?

Dunhelen Homestead is an early pastoral property first established by the Brodie brothers, who were Port Phillip pioneers and major local landowners. The homestead comprises the main farmhouse, a large woolshed/ barn, associated structures such as a stone outbuilding and dome well, as well as part of the remnant garden and surrounding landscape.

The earliest part of the farmhouse, located within the east wing of the current building, is thought to have been constructed just after 1850, only a couple of years after the property was purchased by Richard Sinclair Brodie in the first Victorian land grants of 1848.

The larger west and south wings were constructed in the Victorian Italianate style to a design by Scottish architect Evander McIver in 1873-74. This section of the building was added to the front of the earlier dwelling, effectively eclipsing it in both size and grandeur. In the 1870s parts of the dwelling was constructed by the second owners of the property, the Edols brothers. The exceptionally fine stonemasonry is of note, in particular the combination of quarried bluestone and selective use of contrasting paler granitic dressings.

The building is remarkably intact considering its age and retains the striking form of its 1873-4 design as well as many details characteristic of the Victorian Italianate tradition including bracketed eaves, cast iron lacework brackets and frieze, concave verandah supported on cast iron columns, door and window joinery, and rendered chimneys with moulded cappings. The sequential expansion of the building reflects the early establishment and subsequent consolidation and success of the property as a large grazing concern.

The internal configuration of the homestead is substantially as built in 1873-74, although some minor alterations and additions were made during the mid-twentieth century. The unusual sequences of internal spaces – in which elements such as the hallway, and the front and back doors are all doubled – is thought to reflect the fact the Edols brothers' families both occupied the dwelling. The schoolhouse and tutor's room located at the north-western corner of the building suggests that between them the brothers had many children.

None of the original finishes survive internally, although it is understood an early mural lies under a layer of paint and wallpaper on the southern wall of the northern hallway. Many other interior elements such as timber architraves and skirtings, cornices, ceiling roses and decorative Victorian plasterwork survive intact.

The substantially intact bluestone and granite woolshed/barn is a large building that stylistically matches the McIver additions. It included a shearing shed, woolstore, loft, stables, accommodation for a groom, forge, shearers' quarters and kitchen.

Although the woolshed/ barn was gutted by fire in 1968, the stone parts of the building survived and are largely original. However, much of the roof and the impressive oregon posts and beams that supported it were destroyed. The timber structure was later replaced with steel columns and beams, while the roof was reconstructed to largely reflect its original form. In its overall layout, appearance and size, it is amongst the most unusual and distinctive vernacular farming structures found in the State. It is a distinctive example of what was at that point an emerging Australian building type.

The Webster family owned the property for more than fifty years, from 1930 to 1983. The clay tennis court was constructed during their tenure, between 1951 and 1964. Other owners of the property include the Mansfield family in the late twentieth century.

To the east of the dwelling stands an outbuilding with an unusual arrangement of two latrines, each with a separate entrance and is constructed of stone to match the larger nineteenth century buildings on the site. To the north stands a Furphy tank stand, as well as a brick dome well. Vestiges of the lead pipes that once channelled water from the woolshed/barn roof to the well can be found at the south-west corner of the barn.

Dunhelen Homestead is located on the traditional land of the Wurundjeri.

How is it significant?

Dunhelen Homestead is of historical and architectural (aesthetic) significance to the City of Hume.

Why is it significant?

Dunhelen Homestead is of historical significance as a rare remnant of the early period of settlement in Victoria. Few homesteads survive in Victoria from this period, and fewer survive with such integrity. Although constructed over a period of 25 years, the general appearance of the dwelling and woolshed/barn remains largely intact to their mid-Victorian form.

Dunhelen Homestead is of aesthetic (architectural) significance as a fine example of a single-storey Victorian Italianate dwelling and a work by Scottish architect Evander McIver. The woolshed/barn is an outstanding example of its kind, and its scale and form reflect the success of the property as a large grazing concern.

It is possible that Dunhelen Homestead is of archaeological significance for its potential to contain significant artefacts and subsurface deposits dating to the period after first European settlement in the area.

Historically, the ongoing use of the homestead as the main dwelling for the Dunhelen property and the continuous use of the original name represents an important unbroken link with the original property owners, Richard Sinclair Brodie and George Sinclair Brodie. The name Dunhelen commemorates both their Scottish heritage, as well as Helen, their mother.

Mr Vines evidence was similar to the owner's submission in that the Heritage Overlay curtilage was an arbitrary shape that excluded the driveway which was of heritage significance. He stated:

Minor alterations to the proposed Heritage Overlay extent are supported except that they should be drawn to include the mature trees to the north of the homestead and woolshed, and the current driveway entrance should be included as well as the mature trees along the south side of the driveway (shown within tree reserve/open space in the subdivision plan included in the submission).

As presented, the subdivision plan would appear to involve removal of a substantial number of trees near the homestead and woolshed, and the two prominent eucalypts and stone walls at the existing driveway entrance on Mickleham Road. The Landscape setting has been identified as a significant element of the significance of the place and would be diminished by removal of these trees.

Mr Vines added that the evidence in support of excluding some building from the Heritage Overlay would need to be provided to Council and accepted the modified statement of significance.

Council informed the Panel that HO31 is included in the Craigieburn West Precinct Structure Plan. The land at 1240 Mickleham Road is the subject of a planning permit application for a multi lot subdivision which is under consideration by Council. It added:

The subdivision of 1240 Mickleham Road will ultimately create the new property title that HO31 will sit on. The size and shape of the future lot containing the homestead property will be influenced by the provision of an appropriate setback and setting for the homestead, as well as the design of the road network and surrounding residential subdivision.

Council submitted that it would be premature to realign the HO31 curtilage until the final subdivision layout is resolved and approved. In this circumstance a further amendment would be

required should a further refinement of the curtilage be agreed. Council did not support any change to the exhibited HO31 overlay but did accept the revised statement of significance.

(iii) Discussion

The Panel agrees with Council that any further change to the exhibited curtilage should reflect an approved plan of subdivision. Because that plan is not yet approved, at this stage, it is premature to further realign the Heritage Overlay.

The Panel notes that the parties agree that the statement of significance should be revised as proposed in Submission 13. The Panel supports this agreement.

(iv) Conclusions and recommendation

The Panel concludes:

- It is not appropriate to align the curtilage of HO31 with the adjoining subdivision.
- The changes proposed to the Dunhelen Homestead (HO31) statement of significance in Appendix B to submission 13 are appropriate.

The Panel recommends:

- 2. Replace the text of the exhibited statement of significance for Dunhelen Homestead (HO31) 1240 Mickleham Road, Craigieburn with the version included in Appendix B of submission 13.**

4 Other issues

4.1 Westmeadows Heritage Overlay curtilage

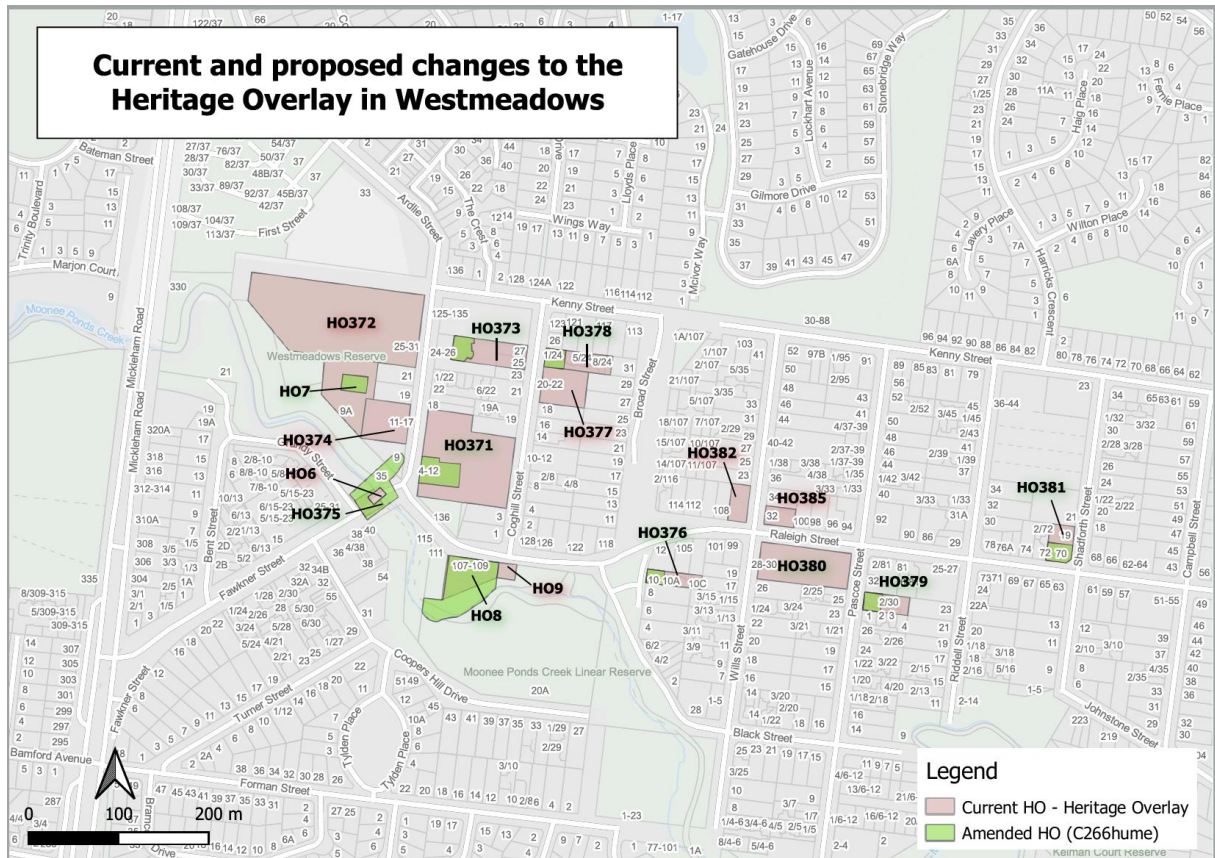
(i) The issue

The issue is whether the proposed revisions to the Heritage Overlay curtilage in Westmeadows are appropriate.

(ii) Background

Council provided the following map which shows the location of the Heritage Overlay in Westmeadows and the proposals to revise the curtilage for each site.

Figure 3 Location of the Heritage Overlay in Westmeadows



(iii) Evidence and submissions

Mr Lofts submitted that the reduction of the Heritage Overlay curtilage in Westmeadows was not based on any consideration of heritage values. He added:

We already have developments on Heritage Overlay sites where the heritage building is not the dominant feature by the understanding of the public realm.

His concern was that any reduction in the curtilage of the Heritage Overlay would enable inappropriate development to dominate and diminish the significance of the heritage place. He was also concerned that it may lead to the eventual demolition of the heritage place.

He also questioned the impact of the application of HO9 and the implications for redevelopment of the adjoining site.

Mr Vines explained the changes were intended to correct errors in the curtilages and these changes do not pre-empt any planning approval.

Council submitted that the Amendment proposes changes to the curtilage of nine of the 17 heritage places in Westmeadows and included:

- Two instances where the Heritage Overlay is proposed to be expanded and include more land (HO8 and HO375).
- Four instances where the Heritage Overlay is proposed to be reduced and realigned to the new cadastre boundary of the heritage property, removing contemporary dwellings and subdivided properties (HO376, HO378, HO379 and HO381).
- Three instances where the Heritage Overlay is proposed to be reduced to exclude contemporary developments and non-significant landscaping and car parking, while maintaining an appropriate curtilage to the heritage place (HO7, HO371 and HO373).

Council added that any development adjoining a heritage place would be assessed on *“its merits against heritage and other development policies and objectives in the Scheme in accordance with Clause 71.02-3 regarding integrated decision making.”* In addition, state policy at Clause 13.03-1S and local policy at Clause 15.03-1L encourage new development to respond to nearby heritage places.

Council submitted that given most of the changes were to match the title boundaries:

... only the proposed HO updates for the Bluestone Police Lock-up (HO7) and the Westmeadows Tavern (HO371) as the two instances in Westmeadows where the Amendment proposes to reduce the HO and remove a relatively broader area of non-significant land.

Council added that these changes were intended to remove the land that is currently used for landscaping or car parking (**Error! Reference source not found.**). It added that the curtilage of HO9 was to be amended to match the title boundary.

Figure 4 Curtilage changes proposed for HO7 and HO371



(iv) Discussion

The Panel acknowledges that developing land which abuts a heritage place can impact on the place's significance. In this respect, the Panel agrees with Council that Clauses 15.03-1S and 15.03-

1L provide policy guidance to ensure that new development respects the integrity of a heritage place.

Nevertheless, the Heritage Overlay enables Council to assess the potential impact of a proposal to use and develop the land. These controls are appropriate for protecting each heritage place. These controls should not be applied to land with no heritage significance because it would result in an unreasonable and unnecessary burden,

The Panel agrees with Council that the changes to the Heritage Overlay curtilages in Westmeadows are appropriate.

(v) Conclusions

The Panel concludes:

- The proposed revisions to the Heritage Overlay curtilage in Westmeadows are appropriate.

4.2 Post exhibition changes

(i) The issue

The issue is whether the post exhibition changes proposed by Council are appropriate.

(ii) Evidence and submissions

Mr Vine's evidence proposed post exhibition changes in response to submissions including:

- the citation for HO5 Will Will Rook Cemetery (see Appendix F)
- the citation for HO390 Willow Bank (see Appendix E)
- the curtilage for HO254 Arundel Farm (see Figure 5)
- revision of curtilage for HO393 Farmhouse and outbuildings (see Figure 6).

Figure 5 Suggested revised curtilage for HO254



Regarding the revised curtilage for HO393, Mr Vines proposed two options shown in Figure 66. HO393 is intended to apply to a dry stone wall, stable and cottage all of which are some distance from each other. Mr Vines proposed:

Two options are presented for a reduced Heritage Overlay extent. The first of which provides for the three elements with individual areas, with a buffer of about 2 metres on all sides. This is shown in red in Figure 6, with separate areas around each of the bluestone cottage, stables and dry stone wall. The second option, shown in yellow is to combine these three sites in a single polygon covering a minimum area between. This is included if for some reason, Council or the Panel consider a single Heritage Overlay area to be a better way of managing the place.

Figure 6 Options for revision of the curtilage for HO393



Council submitted that, since exhibition and before the Hearing, a number of changes to the Amendment were negotiated and agreed with submitters to resolve issues identified in submissions. Council provided the following summary of the proposed changes:

- Updates to the mapping for Arundel Farm (HO254) to encompass only the bluestone buildings, their immediate landscaped gardens and the original driveway to Arundel Road and remove non-significant areas from the HO.
- Updates to the mapping for Farmhouse and Outbuildings (HO393) to apply three separate HO areas covering the bluestone cottage, the stables and the dry stone wall and exclude any non-significant area or structure from the HO.
- Changes to the exhibited Statement of Significance of HO393 that will be incorporated in the Scheme to include mention of the dry stone wall in the name of the heritage place and remove the proposed references to the trees that were deemed non-significant.
- Updates to the exhibited Schedule to Clause 43.01 (Heritage Overlay) in the Scheme to correct the name of HO393 to include mention of the dry stone wall and turn off the tree controls for HO393 in keeping with the finding of the site inspection, the revised HO mapping and revised Statement of Significance.
- Updates to the exhibited Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to correct the name of HO393 in the title of the Statement of

Significance that will be incorporated into the Scheme, in line with the changes outlined above.

- Revisions to the exhibited Statement of Significance for Willow Bank (former Craig Bank) (HO390) that will be incorporated in the Hume Planning Scheme to include details provided by submitter 3 regarding the significant buildings which were destroyed the former homestead in the early 2000s.
- The heritage citations for Will Will Rook Cemetery (HO5) and Farmhouse and Outbuildings (HO393) will also be updated in Council's records and HERMES to reflect changes agreed upon between officers, Biosis and submitters 3 and 7 respectively.

Council informed the Panel that it preferred Mr Vines' option one, the individual curtilage for each element of HO393.

At the conclusion of the Hearing, Council provided the following documents which included its recommended changes:

- Updated Hume HO390 Willow Bank (former Craig Bank) Statement of Significance incorporated document (Appendix E)
- Updated HO5 Will Will Rook Citation (Appendix F)
- HO393 Farmhouse and Outbuilding Statement of Significance (Appendix D)
- Schedule to Clause 43.01 Heritage Overlay (Appendix G)
- Schedule to Clause 72.08 (Appendix H).

(iii) Discussion

The Panel accepts the post exhibition changes to the exhibited Amendment proposed by Council included in Appendices D to H. The Panel agrees with Council that individual curtilages for HO393 is the best option and accepts the changes to the curtilage for HO254 proposed by Mr Vines in his evidence.

(iv) Conclusion and recommendations

The Panel concludes:

- The post exhibition changes proposed by Council are appropriate.

The Panel recommends:

- 3. Amend the curtilage for HO254 Arundel Farm 321 Arundel Road, Keilor as recommended in Figure 5.**
- 4. Amend the curtilage for HO393 Farmhouse and outbuildings 800 Craigieburn Road West, Yuroke as outlined in red in Figure 6.**
- 5. Replace the statement of significance for HO393 Farmhouse and outbuildings 800 Craigieburn Road West, Yuroke with the post exhibition version provided by Council in (see Appendix D).**
- 6. Replace the statement of significance for HO390 Willow Bank (former Craig Bank) 400 Wildwood Road, Wildwood with the post exhibition version provided by Council (see Appendix E).**
- 7. Replace the citation for HO5 Will Will Rook 220-240 Camp Road, Broadmeadows with the post exhibition version provided by Council (see Appendix F).**

- 8. Replace the Heritage Overlay Schedule with the post exhibition version provided by Council (see Appendix G).**
- 9. Replace the Schedule to Clause 72.08 with the post exhibition version provided by Council (see Appendix H).**

Appendix A Submitters to the Amendment

No	Submitter
1	Richard Simmie
2	David White
3	Friends of Will Will Rook Cemetery
4	Belfield Planning Consultants
5	MAB Corporation Pty Ltd
6	Louise Guerin
7	Anne Whitfield
8	Our Lady of Mount Carmel Parish Sunbury
9	Wendy Walters
10	Warren Lofts
11	Estate of John A McKenzie
12	Owners of 1000 Somerton Road Oaklands Junction and 860 Craigieburn Road, Yuroke
13	The owner of 1240 Mickleham Road, Greenvale
14	Melbourne Archdiocese Catholic Schools

Appendix B Document list

No.	Date	Description	Provided by
1	31 May 23	Panel Directions and Timetable (version 1)	Planning Panels Victoria (PPV)
2	1 June 23	Submitters location map	Hume City Council (Council)
3	1 June 23	Westmeadows changes to Heritage Overlay Curtilages	Council
4	8 Jun 23	Directions letter and timetable (version 2)	PPV
5	13 Jun 23	Council Part A submission	Council
6	19 Jun 23	Expert Witness Statement – Gary Vines	Council
7	23 Jun 23	Council Part B submission	Council
8	27 Jun 23	Directions letter and timetable (version 3)	PPV
9	3 July 23	Updated Hume HO390 Willow Bank (former Craig Bank) Statement of Significance incorporated document	Council
10	3 July 23	Updated HO5 Will Will Will Rook Citation	Council
11	3 July 23	Updated HO393 Farmhouse and Outbuilding Statement of Significance	Council
12	3 July 23	Revised Heritage Overlay Schedule	Council
13	3 July 23	Revised Clause 72.08 Schedule	Council

Appendix C Planning context

C:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1) of the *Planning and Environment Act 1987* (the Act) to:

- to provide for the fair, orderly, economic and sustainable use, and development of land
- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural value
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 15.03-1L** (Heritage conservation - Hume) Relevant strategies are:
 - Encourage heritage buildings and places to be incorporated into new development in a manner that optimises their adaptive reuse where appropriate.
 - Ensure development maintains the visual prominence of historic buildings and local landmarks.

C:2 Other relevant planning strategies and policies

i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4:** Melbourne is a distinctive and liveable city with quality design and amenity
 - **Direction 4.4:** Respect Melbourne's heritage as we build for the future

- **Policy 4.4.1:** Recognise the value of heritage when managing growth and change
- **Policy 4.4.4:** Protect Melbourne’s heritage through telling its stories.

C:3 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

C:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction No. 9 - Metropolitan Planning Strategy, which requires amendments to have regard to Plan Melbourne 2017- 2050 Metropolitan Planning Strategy.
- Ministerial Direction 11 (Strategic Assessment of Amendments).
- Minister’s Direction No. 15 - The Planning Scheme Amendment Process.
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the Overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victoria Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix D Post exhibition version of Statement of Significance for HO393 provided by Council

Tracked Added

~~Tracked Deleted~~

HUME PLANNING SCHEME

Farmhouse, ~~and~~ Outbuilding and drystone wall, 800 Craigieburn Road West, Yuroke, Statement of Significance, June 2022

Heritage Place: Farmhouse ~~and~~
Outbuilding and drystone wall, 800 Craigieburn Road West, Yuroke

PS ref no: HO393

**What is significant?**

~~The site at 800 Craigieburn Road West, Yuroke~~ The comprises rubble stone single room cottage and stables outbuilding ~~and long with~~ a dry stone wall at 800 Craigieburn Road West, Yuroke all erected in the early 1850s, and mature exotic trees.

How is it significant?

The cottage, stables and drystone wall ~~site~~ at 800 Craigieburn Road West, are ~~is~~ of local historic significance to the City of Hume.

Why is it significant?

The buildings and dry stone wall are of significance for their association with the first settlement and use of the land.

Although surrounded by a number of later structures, including two houses (one abandoned) and some large sheds, ~~these~~ two buildings complement each other as the surviving physical reminder of the farm established by the original grantee, John Crowe, who purchased the land from the Crown in 1851. They demonstrate a way of life and farming activities dating from the mid-nineteenth century and once characteristic to the surrounding district. (Criterion A)

The buildings are substantially as original although the cottage/kitchen has been sympathetically extended in brick over which the original roofline was extended. Both this building and the stables have also been structurally strengthened with metal braces and ties.

The bluestone stables are ~~is~~ a rare example in the area due to its size and relative intactness, as well as because of its early date of construction. The drystone wall is also notable due to its size and intactness, ~~while the planted trees contribute to the farm setting.~~

Primary source

Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022)

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

Appendix E Post exhibition version of Statement of Significance for HO390 provided by Council

Tracked Added

~~Tracked Deleted~~

HUME PLANNING SCHEME

Willow Bank (former Craig Bank), 400 Wildwood Road, Wildwood, Statement of Significance, June 2022

Heritage Place:	Willow Bank (former Craig Bank), 400 Wildwood Road, Wildwood	PS ref no:	HO390
------------------------	--	-------------------	-------



What is significant?

Willow Bank ~~comprises a timber cottage~~ ~~is a weatherboard homestead~~ and the bluestone outbuilding, erected from the mid-1850s ~~and surrounding remnant~~. ~~The significant elements include the main timber building, bluestone outbuilding,~~ native and planted garden trees and treed driveway. ~~The former mid-nineteenth century weatherboard homestead burnt down about 2006.~~

How is it significant?

Willow Bank is of regional, historic and aesthetic significance to the City of Hume.

Why is it significant?

The Willow Bank (originally Craig Bank) complex, is of significance as ~~an outstanding rare~~ example of an ~~relatively intact~~ 1850s ~~small homestead complex~~ ~~pastoral property~~; for its superb setting; and for its association with David Patullo, who was prominent in the early years of local government, and together with his large family, well-known in the district through the nineteenth century. Later, it was associated with the Dillon family, who were also well-known in the district and active in local government. (Criterion A)

The weatherboard ~~homestead cottage~~ is a significant as a scarce, ~~rare pastoral property accommodation, with substantial, and intact example of its style in the study area.~~ ~~The~~ ~~the~~ bluestone outbuilding, ~~probably with its original detached kitchen and scullery,~~ ~~apparently a dwelling of some sort at some stage,~~ is also notable for its substantial intactness as well as for its well executed bluestone construction. Small, with a distinctive roof, and typically large chimney, it presents as an archetypal mid nineteenth century bluestone building. (Criterion E)

The buildings are set amongst river gums on a knoll beside on an alluvial flat overlooking Deep Creek. They form a vista for motorists rounding a bend of the Wildwood Road, and constitute an integral component of the Deep Creek cultural landscape, which is of outstanding significance. (Criterion E)

Primary source

Heritage Overlay Review, Hume City Council, Victoria (Biosis Pty Ltd, 2022)

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

Appendix F Post exhibition version of citation for HO5 provided by Council

Tracked Added

~~Tracked Deleted~~

4.3 HO5 Will Will Rock Cemetery

Will Will Rock Cemetery

Location	220-240 Camp Road, Broadmeadows
Citation Number	HO5

Heritage Review Recommendations

Mapping Changes Required

No changes required.

Citation Changes Required

Expand citation description to describe surviving graves and the extent of the cemetery.

Revised Statement of Significance (updated text in red)

What is significant?

The Will Will Rook Cemetery comprises land on the north side of Camp Road adjacent to Merlynston Creek, covering an area of approximately four hectares. The cemetery contains over 80 headstones and grave markers and about 175 graves have been identified. Among these are several with intact gravestones, cast iron, stone, brick and concrete grave surrounds and other funerary monuments. They include the graves of John Murray Peck, one of the founders of Cobb & Co, members of the prominent Cameron, Grant and McNab families, and infants from the St Joseph's home, as well as a large number of unknown graves.

How is it significant?

Will Will Rook Cemetery is of state historic, archaeological (Scientific), social and aesthetic significance to the City of Hume.

Why is it significant?

The Will Will Rook Cemetery is of state significance as a rare and intact example of a formerly rural cemetery on now on the fringe of Melbourne. It is historically significant for its associations with many pioneer families and notable nineteenth century identities. It is also of aesthetic significance for notable headstones and the retention of much of its historic landscape character, as typified by the flanking canary island palms and cypress rows.

The cemetery demonstrates the former character of a close knit rural community for which it was once a primary focus.

As one of the first three cemeteries to be proclaimed under the Cemeteries, (Pioneer Memorial Parks) Act of 1974, it has been recognised for both its historical role, and the issues of maintenance of a no-longer financially viable cemetery.

The cemetery is of archaeological significance for the potential to reveal information on early burial practices through archaeological excavation.

Revised Citation (updated text in red)

Type:	Cemetery
Critical Date(s):	1850s
Historic Theme(s):	
Previous Heritage Registration(s):	NT 2700; AHC 5547
Recommended Level of Significance:	State

Description

The Will Will Rook cemetery is set in an open, mainly grassed landscape with the earlier entry marked by a central avenue of trees, commencing between two Canary Island palms, and continuing with Italian cypress, pepper trees, and Monterey pines. This entrance has, however, been blocked by an unsympathetic stone wall.

The street frontage ~~has~~ been marred by a modern ~~m~~ and intrusive wall. The cemetery is open to the north and east with a "Cyclone" fence separating it from the Army Camp, but offering only a minimal visual barrier.

~~It The cemetery is estimated that there were over 1,500 burials that occurred while the cemetery was operating. has at least 1,424 burials and There are~~ approximately 80 grave markers and headstones ~~with , and 175 identified burials. , of which these,~~ James Orr is the earliest know (buried on 20 October 1854), ~~and other while among the~~ early significant burials ~~being are~~ Neil Cameron and members of other Scottish pioneer families including the ~~McNabs McNab's, Campbells-Cameron's and Pattules Patullo's.~~

History

The cemetery was used from October 1852 to 1959 and contains graves of early pioneers including John Murray Peck, one of the four original American partners of Cobb and Company.

The Will Will Rook Public Cemetery together with the old Seymour Public Cemetery and the Oakleigh Public Cemetery were the first three cemeteries to be proclaimed under the Cemeteries (Pioneer Memorial Parks) Act 1974.

Notable headstones include those of:

~~Duncan & Margaret McNab, Mary & cross, 1891-~~

~~John Murray Peck, b. Bannon, New Hampshire, b.1.1830 d. 19.11.1903 at Lebanon Pascoe Vale also Louisa Roberta wife, Rhinic Corss, grey granite.-~~

~~Annie Peck dies at Hiawatha, wife of Harry H Peck (stock agent);-~~

~~Gibb family grey granite;-~~

~~Canning family, polished black granite, c 1904-~~

~~Dunoon, son of Hugh Cameron of Glen Falloch station 9.6.1874, white marble George Wishart, for David W. of Castle Wellanoc, County Down, Ireland Gothic revival, finely made by Morrison of Belfast, d.11.1872, railings.~~

- [The McNab family, including Duncan and Margaret McNab – Mary and cross headstone with '1891-' inscription.](#)
- [The Peck family, including John Murray Peck \(born January 1830 in Lebanon New Hampshire, died 19 November 1903 in Pascoe Vale\) and wife Louisa Peck \(nee Roberts, died 1928\) – Rhinic cross and grey granite headstone. Also, Harry H Peck \(stock agent and son of John and Louisa\) and wife Annie Matilda Peck.](#)
- [The Gibb family, including Alexander and Elizabeth Gibb \(died 1906\) – grey granite headstone.](#)
- [The Canning family, including William and Lucy Canning – Polished black granite headstone circa 1904.](#)
- [The Cameron family, including Duncan Cameron \(son of Ewen Hugh Cameron of Glenfalloch Station, died 9 June 1874\) – white marble headstone.](#)
- [George Wishart \(erected by his father David Wishart of Castlewellan in County Down, Ireland in memory of his son who lived in Melbourne\) – gothic revival headstone finely made in Ireland by Morrison of Belfast dated November 1872 and with railings.](#)

~~There are A~~ also reputedly the unmarked graves ~~of children from of the~~ [approximately 400 infants believed to be buried at the cemetery who came from](#) the St. Josephs foundling home ~~(Bm 8).~~

Other monuments or burials cited by others include Robert Brooks from Roscommon, Ireland, who died in 1861, followed by Elizabeth Brooks who died in the 1870s. ~~The reputed nephews of William Clarke, Cheyne and Pethjean, were killed at a lightning strike at a nearby stone quarry in November 1878 and buried here.~~

The cemetery closed to new burials in 1959 as a consequence of the encroaching urban development.

Condition & Integrity

The larger reserve adjacent has been developed for passive recreation and Council has installed barbecues and other facilities to the west of the cemetery. It is difficult to read many of the headstones and many broken headstones are in urgent need of repair, particularly as pieces are removed from the area by people visiting the site. The bluestone wall is intrusive.

Context/comparative analysis

One of a few early cemeteries in the study area comparable in form and age with Scots Church graveyard, Campbellfield and to a lesser extent, Kalkallo cemetery but differing in the now suburban setting. The Bulla and Mickleham Cemeteries are also comparable in age but has continued to be used.

References

National Trust File

Friends of Will Will Rook Pioneer Cemetery Inc., issuing body. (2014, [updated July 2017](#)). *The story and burial listing of the Will Will Rook Pioneer Cemetery: Camp Road Broadmeadows Victoria 3047* [Lalor, Victoria]: Friends of Will Will Rook Pioneer Cemetery Inc.

Appendix G Post exhibition version of Schedule to Clause 43.01 provided by Council

Tracked Added

~~Tracked Deleted~~

27/05/2019
C238hume**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0****Application requirements**27/05/2019
C238hume

None specified.

2.0**Heritage places**

04/11/2022

VC226 Proposed C266hume... The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Broadmeadows								
HO4	Manor House 1 Eldon Street, Broadmeadows	-	-	-	Yes	-	Yes Ref No. H1181	Yes	No
HO5	Will Will Rook Cemetery 220-240 Camp Road, Broadmeadows Statement of Significance: Will Will Rook Cemetery, 220-240 Camp Road, Broadmeadows, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO206	Commonwealth Serum Laboratories Water Tower 115 Camp Road, Broadmeadows	No	No	Yes	Yes	No	No	No	No
HO207	Penola College (Pasture Hill Farm / Kerrsland / St Joseph's Foundling Home) 445-465 Camp Road, Broadmeadows	Yes	No	No	Yes	No	No	No	No
	Bulla								
HO10	Bluestone road bridge & cutting (over Deep Creek) Bulla Road, Bulla	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO11	Glenara 10 Glenara Drive, Bulla	-	-	-	Yes	-	Yes Ref No. H625	Yes	No
HO12	Former Bulla Shire Hall 96-98 Bulla Road, Bulla Statement of Significance: Former Bulla Shire Hall, 96-98 Bulla Road, Bulla, Statement of Significance, June 2022	Yes	Yes	No	Yes	No	No	Yes	No
HO13	Bulla War Memorial 96 Bulla Road, Bulla Statement of Significance: Bulla War Memorial, 96 Bulla Road, Bulla, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO14	St Marys (Anglican) Church 100-102 Bulla Road, Bulla	Yes	No	No	Yes	No	No	Yes	No
HO15	Gilbert Alston's Cottage 105 Bulla Road, Bulla	Yes	No	No	Yes	Yes	No	No	No
HO17	Catenary Bridge (over deep Creek behind former State School) East of School Lane, Bulla	Yes	No	No	Yes	No	No	No	No
HO18	Former State School No. 46, 11 School Lane, Bulla	-	-	-	Yes	-	Yes Ref No. H1643	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO19	Sunnyside 20 Loemans Road, Bulla Statement of Significance: Sunnyside, 20 Loemans Road, Bulla, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO20	Glen Loeman 65 Loemans Road, Bulla Statement of Significance: Glen Loeman, 65 Loemans Road, Bulla, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	Yes	No
HO21	Bulla Presbyterian (Uniting) Church and Manse 1 Uniting Lane, Bulla Statement of Significance: Bulla Presbyterian (Uniting) Church and Manse, 1 Uniting Lane, Bulla, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO22	Lochton and Lochton Steam Mill 145 Green Street, Bulla Statement of Significance: Lochton and Lochton Steam Mill, 145 Green Street, Bulla, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	Yes	No
HO23	Wildwood 615 Wildwood Road, Bulla	Yes	No	No	Yes	Yes	No	Yes	No
HO24	Wildwood Road Bridge (over Deep Creek) Wildwood Road, Bulla Statement of Significance:	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Wildwood Road Bridge (over Deep Creek), Wildwood Road, Bulla, Statement of Significance, June 2022								
HO208	Bulla Cemetery 30 Cemetery Lane, Bulla	No	Yes	Yes	Yes	No	No	No	No
HO209	Ritchies Ruin 285 Loemans Road, Bulla Statement of Significance: Ritchies Ruin, 285 Loemans Road, Bulla, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO210	House (former Leyden) Former Leyden Building 670 Sunbury Road, Bulla Statement of Significance: Former Leyden Building, 670 Sunbury Road, Bulla, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO212	House 5 Trap Street, Bulla Statement of Significance: House, 5 Trap Street, Bulla, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
	Campbellfield								
HO3	Scots Uniting Church 1702-1708 Sydney Road, Campbellfield	-	-	-	Yes	-	Yes Ref No. H127	Yes	No
HO215	Pipe Crossing and Cobbled Road End of Barry Road, Campbellfield	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO216	Barry Farm Ruins (east building) 2-10 Barry Road, Campbellfield Statement of Significance: Barry Farm Ruins, 2-10 Barry Road, Campbellfield, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO217	Seth Raistrick Reserve 1678-1700 Sydney Road, Campbellfield	No	No	Yes	Yes	No	No	No	No
HO218	War Memorial 1678-1700 Sydney Road, Campbellfield	No	No	No	Yes	No	No	No	No
HO221	Ford Complex (Three storey Administration Building and Sign only, single storey additions are excluded) 1727-1787 Sydney Road, Campbellfield Campbellfield	No	No	Yes	Yes	No	No	Yes	No
	Clarkefield								
HO222	House (former Thompson) Former Thompson Farmhouse 550 Konagaderra Road, Clarkefield Statement of Significance: Former Thompson Farmhouse, 550 Konagaderra Road, Clarkefield, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO387	Konagaderra Road Bridge (over Emu Creek) Konagaderra Road, Clarkefield	No	No	No	Yes	No	No	No	No
	Coolaroo								
HO223	Signal Box South of Somerton Road, Coolaroo/Somerton	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Craigieburn								
HO33	Orig 5-15 Windrock Avenue, Craigieburn Statement of Significance: Orig, 5-15 Windrock Avenue, Craigieburn, Statement of Significance, June 2022	Yes	No	Yes	Yes	Yes	No	No	No
HO224	Electricity Sub Station and Wall 420 Craigieburn Road West, Craigieburn	No	No	No	Yes	No	No	No	No
HO225	Craigie Burns Hotel Site (ruins) East side of Hume Highway, south of Malcolm Creek, Craigieburn	No	No	No	Yes	No	No	No	No
HO226	Cloverlea Cottage 505 Mt Ridley Road, Craigieburn	Yes	No	No	Yes	No	No	Yes	No
HO227	Our Lady of Fatima Catholic Church 485 Hume Highway, Craigieburn	Yes	No	No	Yes	No	No	Yes	No
HO228	Former Craigieburn Wall (Brunskills Factory) 55 Potter Street, Craigieburn Statement of Significance: Former Craigieburn Wall (Brunskills Factory), 55 Potter Street, Craigieburn, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO229	Craigieburn Hall (Cathouse Theatre) 75 Potter Street, Craigieburn	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO230	Railway Bridge (over Merri Creek) North of Kinloch Court, Craigieburn	No	No	No	Yes	No	No	No	No
HO231	Railway Bridge (over Malcolm Creek) East of Hume Highway, Craigieburn Statement of Significance: Railway Bridge (over Malcolm Creek), East of Hume Highway, Craigieburn, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
	Dallas								
HO232	Camii Turkish Mosque 45-55 King Street, Dallas Statement of Significance: Camii Turkish Mosque, 45-55 King Street, Dallas, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
	Diggers Rest								
HO29	Holden Ford & Bridge (over Jacksons Creek) Bulla-Diggers Rest Road, Diggers Rest Statement of Significance: Holden Ford & Bridge (over Jacksons Creek), Bulla-Diggers Rest Road, Diggers Rest, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO30	Duncan's Lane Bridge (over tributary of Jacksons Creek) Duncan's Lane Diggers Rest	Yes	No	No	Yes	No	No	No	No
HO233	Oakbank (barn, dairy, tank) Outbuildings 185 Bulla-Diggers Rest Road, Diggers Rest Statement of Significance: Oakbank Outbuildings, 185 Bulla-Diggers Rest Road, Diggers Rest, Statement of Significance,	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	June 2022								
HO234	Glencoe 250 Duncans Lane, Diggers Rest	Yes	No	No	Yes	No	No	Yes	No
HO235	Former Shipley Bank 55 Edwards Road, Diggers Rest Statement of Significance: Former Shipley Bank, 55 Edwards Road, Diggers Rest, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO236	Tate's Ford & Bridge (over), Bridge, Track and School Site (Jacksons Creek) East of McLeods Road, Diggers Rest Statement of Significance: Tate's Ford, Bridge, Track and School Site (Jacksons Creek), East of McLeods Road, Diggers Rest, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO237	Sunbury Rock Festivals Site (Jacksons Creek) North of Glencoe Drive, Diggers Rest Statement of Significance: Sunbury Rock Festivals Site (Jacksons Creek), North of Glencoe Drive, Diggers Rest, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO238	House (former Little) Former 'Little' Homestead 25 McLeods Road, Diggers Rest Statement of Significance: Former 'Little' Homestead, 25 McLeods Road, Diggers Rest, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
	Greenvale								
HO27	Oaklands Road bridge (unused) Oaklands Road, Greenvale	Yes	No	No	Yes	No	No	No	No
HO31	Dunhelen House & and Barn	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1240 Mickleham Road, Greenvale Statement of Significance: Dunhelen House and Barn, 1240 Mickleham Road, Greenvale, Statement of Significance, June 2022								
HO32	Primitive Methodist (Uniting) Church 30 Providence Road, Greenvale	Yes	No	No	Yes	No	No	No	No
HO25	Woodlands Homestead, Stables & Outbuildings 100 Oaklands Road, Greenvale	-	-	-	Yes	-	Yes Ref No. H1612	No	No
HO239	Cumberland ruins Woodlands Historic Park, Greenvale Statement of Significance: Cumberland ruins, Woodlands Historic Park, Greenvale, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO240	Dundonald Woodlands Historic Park, Greenvale Statement of Significance: Dundonald, Woodlands Historic Park, Greenvale, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO242	Prospect Cottage 70 Providence Road, Greenvale	Yes	No	Yes	Yes	No	No	Yes	No
	Kalkallo								
HO1	Victoria Bridge (over Merri Creek) Donnybrook Road, Kalkallo Statement of Significance: Victoria Bridge (over Merri Creek), Donnybrook Road, Kalkallo, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO2	Presbyterian Church, 3-9 Cameron Street, Kalkallo	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Statement of Significance:</u> Presbyterian Church, 3-9 Cameron Street, Kalkallo, Statement of Significance, June 2022								
HO244	Nelson's Nelson's Farmhouse 705-725 Donnybrook Road, Kalkallo <u>Statement of Significance:</u> Nelson's Farmhouse, 705-725 Donnybrook Road, Kalkallo, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO245	Kalkallo Hotel (former Donnybrook) 1324 Hume Highway, Kalkallo <u>Statement of Significance:</u> Kalkallo Hotel (former Donnybrook), 1324 Hume Highway, Kalkallo, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO246	Sydney Road Bridge Hume Highway, Kalkallo <u>Statement of Significance:</u> Sydney Road Bridge, Hume Highway, Kalkallo, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO247	St Barnabas Anglican Church (ruin) 1220 Hume Highway, Kalkallo <u>Statement of Significance:</u> St Barnabas Anglican Church (ruin), 1220 Hume Highway, Kalkallo, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO248	Former Donnybrook Racecourse 1200 Hume Highway, Kalkallo <u>Statement of Significance:</u> Former Donnybrook Racecourse, 1200 Hume Highway, Kalkallo, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO249	Bluestone & Iron Bridge (over rocky)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	waterholes Malcolm Creek Malcolm Street , Kalkallo Statement of Significance: Bluestone and Iron Bridge (over Malcolm Creek), Malcolm Street, Kalkallo, Statement of Significance, June 2022								
HO250	Donnybrook Cemetery (later Kalkallo) 100-110 Malcolm Street, Kalkallo Statement of Significance: Donnybrook Cemetery (later Kalkallo), 100-110 Malcolm Street, Kalkallo, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO251	House 21-23 Mitchell Street, Kalkallo Statement of Significance: House, 21-23 Mitchell Street, Kalkallo, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO252	House 40 Mitchell Street, Kalkallo Statement of Significance: House, 40 Mitchell Street, Kalkallo, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO253	Kalkallo Quarry Off Stawell Street south of Cemetery cemetery , Kalkallo Statement of Significance: Kalkallo Quarry, Off Stawell Street south of cemetery, Kalkallo, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
	Keilor								
HO254	Arundel Farm	Yes	No	Yes	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	321 Arundel Road, Keilor Statement of Significance: Arundel Farm, 321 Arundel Road, Keilor, Statement of Significance, June 2022								
HO255	Milburns Weir Off Arundel Road across Maribyrnong River, Keilor	No	No	No	Yes	No	No	No	No
HO395	Trestle Bridge (also in Brimbank City) Arundel Road, Keilor	-	-	-	Yes	-	Yes Ref H1952 No.	No	No
HO257	McNabbs McNabs Road Ruin End of McNabbs McNabs Road, Keilor Statement of Significance: McNabs Road Ruin, End of McNabs Road, Keilor, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
	Mickleham								
HO34	Mt Ridley Homestead 100 Mt Ridley Road, Mickleham	-	-	-	Yes	-	Yes Ref H2246 No.	Yes	No
HO35	State School #1051 1880 Mickleham Road, Mickleham	Yes	No	No	Yes	No	No	No	No
HO36	Former Post Office/ Former Parnell's Inn 1924 1920 Mickleham Road, Mickleham Statement of Significance: Former Post Office/Former Parnell's Inn, 1920 Mickleham Road, Mickleham, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO37	War Memorial Adjacent to 1880 Mickleham Road, Mickleham	Yes	No	No	Yes	No	No	No	No
HO259	Kalkallo Park 30 Donnybrook Road, Mickleham	Yes	No	Yes	Yes	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO260	Newgrove (ruin) 285 Donnybrook Road, Mickleham	No	No	No	Yes	No	No	No	No
HO261	Tulloch Outbuilding (former Cheese Factory, ruin) 30 Farleigh Court, Mickleham Statement of Significance: Tulloch Outbuilding (former Cheese Factory, ruin), 30 Farleigh Court, Mickleham, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	No	No
HO262	Bleak House (ruin) 155 Gunns Gully Road, Mickleham Statement of Significance: Bleak House (ruin), 155 Gunns Gully Road, Mickleham, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO263	Mickleham Uniting Church (former Methodist) 1881 Mickleham Road, Mickleham Statement of Significance: Mickleham Uniting Church (former Methodist), 1881 Mickleham Road, Mickleham, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO264	Marnong 155 Old Sydney Road, Mickleham	Yes	No	Yes	Yes	Yes	No	Yes	No
HO265	Mickleham Cemetery (and site of Wesleyan Church) 440-442 Mt Ridley Road, Mickleham Oaklands Junction	No	No	Yes	Yes	No	No	No	No
HO26	Hume & Hovell Memorial Oaklands Road, Oaklands Junction	Yes	No	No	Yes	No	No	No	No
HO266	St John's Hill Ruin (former Branigan Homestead) Craigieburn Road West extension, Oaklands Junction	No	No	Yes	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><u>Statement of Significance:</u> St Johns Hill Ruin (former Branigan Homestead), Craigieburn Road West extension, Oaklands Junction, Statement of Significance, June 2022</p>								
HO267	<p>Plover Plains Homestead Site (ruins) 350 Konagaderra Road, Oaklands Junction <u>Statement of Significance:</u> Plovers Plain Homestead Site (ruins), 350 Konagaderra Road, Oaklands Junction, Statement of Significance, June 2022</p>	No	No	No	Yes	No	No	No	No
HO268	<p>Former Brookville 65 Konagaderra Road, Oaklands Junction <u>Statement of Significance:</u> Former Brookville, 65 Konagaderra Road, Oaklands Junction, Statement of Significance, June 2022</p>	Yes	No	No	Yes	Yes	No	Yes	No
HO271	<p>Oaklands Farm Complex 380 Oaklands Road, Oaklands Junction <u>Statement of Significance:</u> Oaklands Farm Complex, 380 Oaklands Road, Oaklands Junction, Statement of Significance, June 2022</p>	Yes	No	Yes	Yes	Yes	No	Yes	No
HO272	<p>Oaklands Bluestone Quarry 380 Oaklands Road, Oaklands Junction <u>Statement of Significance:</u> Oaklands Bluestone Quarry, 380 Oaklands Road, Oaklands Junction, Statement of Significance, June 2022</p>	No	No	No	Yes	No	No	No	No
HO273	<p>Warlaby 395 Oaklands Road, Oaklands Junction <u>Statement of Significance:</u> Warlaby, 395 Oaklands Road, Oaklands Junction,</p>	Yes	No	Yes	Yes	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance, June 2022								
HO274	Oaklands (Sherwood) Hunt Club 1060 Somerton Road, Oaklands Junction Statement of Significance: Oaklands (Sherwood) Hunt Club, 1060 Somerton Road, Oaklands Junction, Statement of Significance, June 2022	Yes	No	Yes	Yes	Yes	No	Yes	No
HO275	Mudbrick Cottage (Wayletts Cottage) 1100 Somerton Road, Oaklands Junction Statement of Significance: Mudbrick Cottage (Wayletts Cottage), 1100 Somerton Road, Oaklands Junction, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	Yes	No
HO276	House (Ponderosa) 1220 Somerton Road, Oaklands Junction Statement of Significance: House (Ponderosa), 1220 Somerton Road, Oaklands Junction, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO277	Ballater Park 960 Somerton Road, Greenvale Statement of Significance: Ballater Park, 960 Somerton Road, Greenvale, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	Yes	No
HO397	Dunalister/ Balbethan Stud Farm Complex 290 – 310 Oaklands Road, Oaklands Junction	Yes	No	No	Yes	No	No	No	No
	Roxburgh Park								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO278	Roxburgh Park Homestead 20-30 Whiltshire Drive, Roxburgh Park Statement of Significance: Roxburgh Park Homestead, 20-30 Whiltshire Drive, Roxburgh Park, Statement of Significance, June 2022	Yes	No	Yes	Yes	Yes	No	Yes	No
	Sunbury								
HO38	Caloola (Former Sunbury Mental Hospital) The Avenue, The Heights, Hilltop Court, Outlook Way, Circular Drive, Golf Links Drive, Belleview Drive, Hilltop Court, Schoolhouse Lane, Florence Lane, Peppercorn Lane and York Place, Sunbury	-	-	-	Yes	-	Yes Ref No. H937	Yes	No
HO39	Methodist (Uniting) Church 62 Barkly Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO40	St Andrews Presbyterian (Uniting) Church Corner Brook & Barkly Streets, Sunbury Statement of Significance: St Andrews Presbyterian (Uniting) Church, Corner of Barkly and Brook Streets, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	No	No
HO41	Water Tower (Sunbury Railway Station) 1 Brook Street, Sunbury	-	-	-	Yes	-	Yes Ref No. H1673	No	No
HO42	Ben Eadie Mill (ruin on Jacksons Creek) Harker Street, Sunbury Statement of Significance: Ben Eadie Mill (ruins on Jacksons Creek), Harker Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO43	Sunbury Park	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Jackson Street, Sunbury Statement of Significance: Sunbury Park, Jackson Street, Sunbury, Statement of Significance, June 2022								
HO44	Road over Rail Bridge Macedon Street (Riddell Road), Sunbury	-	-	-	Yes	-	Yes Ref No. H1694	No	No
HO45	Rupertswood 3-5 Macedon Street, Sunbury	-	-	-	Yes	-	Yes Ref No. H275	Yes	No
HO46	Aitken Gap Lock-Up Macedon Street, Sunbury Statement of Significance: Aitken Gap Lock-Up, Macedon Street, Sunbury, Statement of Significance, June 2022	Yes	Yes	No	Yes	No	No	No	No
HO47	Former Sunbury Courthouse 43 Macedon Street, Sunbury Statement of Significance: Former Sunbury Courthouse, 43 Macedon Street, Sunbury, Statement of Significance, June 2022	Yes	Yes	No	Yes	No	No	Yes	No
HO48	Our Lady of Mt Carmel, Church and Presbytery 45-51 Macedon Street, Sunbury Statement of Significance: Our Lady of Mt Carmel, Church and Presbytery, 45-51 Macedon Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO49	Bridge (over Jacksons Creek) Disused Section of Macedon Street Sunbury Road), Sunbury	-	-	-	Yes	-	Yes Ref No. H1426	No	No
HO367	Former Riddell – Sunbury Road Bridge (environs) Over Jacksons Creek, Sunbury	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO50	Kerret Kororoit Creek (Corkscrew) Bridge Old Calder Highway, Sunbury	Yes	No	No	Yes	No	No	No	No
HO51	St Mary the Virgin (Anglican) Church 7-19 O'Shanassy Street, Sunbury Statement of Significance: St Mary the Virgin (Anglican) Church, 7-19 O'Shanassy Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO52	Kismet 45 Racecourse Road, Sunbury Statement of Significance: Kismet, 45 Racecourse Road, Sunbury, Statement of Significance, June 2022	Yes	No	Yes	Yes	Yes	No	Yes	No
HO53	Emu Bottom 410 Racecourse Road, Sunbury	-	-	-	Yes	-	Yes Ref No. H274	Yes	No
HO54	Old Riddell Road Pavement Old Riddell Road, 3km north Sunbury	No	No	No	Yes	No	No	No	No
HO55	Priorswood 96 Station Street, Sunbury	Yes	No	Yes	Yes	Yes	No	Yes	No
HO56	Sunbury Memorial Hall Stawell Street, Sunbury Statement of Significance: Sunbury Memorial Hall, Stawell Street, Sunbury, Statement of Significance, June 2022	Yes	Yes	No	Yes	No	No	No	No
HO57	War Memorial Stawell Street, Sunbury	Yes	No	No	Yes	No	No	No	No
HO58	Craiglee Winery 796 785 Sunbury Road, Sunbury	-	-	-	Yes	-	Yes Ref No. H677	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO396	Craiglee 796785 Sunbury Road, Sunbury	No	No	No	Yes	No	No	No	No
HO59	Goonawarra Terraces (Council Reserve) 1-11 Eadie Street & 790A Sunbury Road, Sunbury Statement of Significance: Goonawarra Terraces (Council Reserve), 1-11 Eadie Street & 790A Sunbury Road, Sunbury, Statement of Significance, June 2022	No	No	Yes	Yes	Yes	No	No	No
HO60	Rail Bridge (over Kismet Creek – Blind Creek) 450m west of Rupertswood, Sunbury	-	-	-	Yes	-	Yes Ref No. H1441	No	No
HO61	Rail Bridge (over Jacksons Creek) 350m north of Rupertswood, Sunbury	-	-	-	Yes	-	Yes Ref No. H1692	No	No
HO200	Sunbury Ring AA (AAV 7822-0097 Aboriginal place) Yellowgum Boulevard Sunbury Map 1:25,000 No 7822-4-1 GR 2998 58399	No	No	No	Yes	No	No	No	Yes
HO201	Sunbury Ring G (AAV 7822-0098 Aboriginal place & rock arrangement) Salesian College, Macedon St Sunbury Map 1:25,000 No 7822-4-1 GR: 3003 58402	No	No	No	Yes	No	No	No	Yes
HO202	Sunbury Ring N (AAV 7822-0099 Aboriginal place) Salesian College, Macedon St Sunbury Map 1:25,000	No	No	No	Yes	No	No	No	Yes

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	No. 7822-4-1 GR 3004 58403								
HO203	Sunbury Ring 4 (AAV 7822-0143 Aboriginal place) Riddell Road, Sunbury Sunbury Map 1:25,000 No. 7822-4-1 GR 2970 58410	No	No	No	Yes	No	No	No	Yes
HO204	Reservoir Rd Ring 1 (AAV 7822-0492 Aboriginal place) No. 7822-4-1 GR 2965 58393	No	No	No	Yes	No	No	No	Yes
HO205	Ardcloney House 7 Macedon Street, Sunbury Statement of Significance: Ardcloney House, 7 Macedon Street, Sunbury, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO287	House 78 Barkly Street, Sunbury Statement of Significance: House, 78 Barkly Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO288	House (Glen Ayr) 80 Barkly Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO293	House 41 Brook Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO299	Railway Station Precinct Brook and Horne Streets, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO300	House (Ben Eadie) 408 Brook Street, Sunbury	Yes	No	No	Yes	Yes	No	Yes	No
HO304	Glenluce Ben Eadie Homestead 320 Dalrymple Road 108 Brook Street, Sunbury	Yes	No	No	Yes	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Statement of Significance:</u> Ben Eadie Homestead, 108 Brook Street, Sunbury, Statement of Significance, June 2022								
HO302	Olive Tree Hotel (former Railway Hotel) 111 Evans Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO304	House 6 Harker Street, Sunbury <u>Statement of Significance:</u> House, 6 Harker Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO305	Springvale Winery (ruins) Harker Street (Springvale Treatment Plant), Sunbury	No	No	No	Yes	No	No	No	No
HO308	Former Butter Factory 14 Horne Street, Sunbury <u>Statement of Significance:</u> Former Butter Factory, 14 Horne Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO316	House 17 Jackson Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO319	House 33 Jackson Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO320	House (Dunblane) 38-40 Jackson Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO323	Jacksons Ford (over Jacksons Creek) End of Vaughan Street, Sunbury - near 'the Nook' <u>Statement of Significance:</u> Jacksons Ford (over Jacksons Creek), End of Vaughan Street, Sunbury - near 'the Nook', Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO324	Jacksons Creek Irrigation Works At Jacksons Creek, Sunbury Statement of Significance: Jacksons Creek Irrigation Works, At Jacksons Creek, Sunbury, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO325	Former (O'Briens) Stone Stream Farm (ruins) 170 Lancefield Road, Sunbury Statement of Significance: Former (O'Brien's) Stone Stream Farm (ruins), 170 Lancefield Road, Sunbury, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO326	Goondannah 330 Lancefield Road, Sunbury Statement of Significance: Goondannah, 330 Lancefield Road, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO327	Bristol Shearing Shed 445 Lancefield Road, Sunbury Statement of Significance: Bristol Shearing Shed, 445 Lancefield Road, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO328	House 25 Ligar Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO330	Former Sunbury State School 12-28 Macedon Street, Sunbury Statement of Significance: Former Sunbury State School, 12-28 Macedon Street, Sunbury, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO331	House (former Forbes)	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	32 Macedon Street, Sunbury								
HO332	St Joseph's Convent 37 Macedon Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO333	Ball Court Hotel 60 Macedon Street, Sunbury Statement of Significance: Ball Court Hotel, 60 Macedon Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO335	House 82 Macedon Street, Sunbury Statement of Significance: House, 82 Macedon Street, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO337	House 8 Neill Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO344	Former Rankin Farmhouse Homestead Redstone Hill Road, Sunbury Statement of Significance: Former Rankin Homestead, Redstone Hill Road, Sunbury, Statement of Significance, June 2022	No	No	No	Yes	No	No	Yes	No
HO345	House 9 Riddell Road, Sunbury Statement of Significance: House, 9 Riddell Road, Sunbury, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO346	Red Rock Farm 900 Riddell Road, Sunbury Statement of Significance: Red Rock Farm, 900 Riddell Road, Sunbury,	Yes	No	Yes	Yes	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance, June 2022								
HO347	Former Sheep Dip (Karoora Park – on Jacksons Creek) 1025 Riddell Road, (Sunbury)	No	No	No	Yes	No	No	No	No
HO348	Sunbury Cemetery 88A-126A Shields Street, Sunbury Statement of Significance: Sunbury Cemetery, 88A-126A Shields Street, Sunbury, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	No	No
HO351	House (Viewbank) 70 Station Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO353	House (Blue Berry Hill) 82 Station Street, Sunbury	Yes	No	Yes	Yes	No	No	Yes	No
HO354	House 92 Station Street, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO355	Railway Bridge South of Station Street , Sunbury	No	No	No	Yes	No	No	No	No
HO356	Starkie Memorial Stawell Street, Sunbury	No	No	No	Yes	No	No	No	No
HO357	Sunbury Gun Stawell Street, Sunbury	No	No	No	Yes	No	No	No	No
HO358	Former Constitution Hotel 675 Sunbury Road, Sunbury	Yes	No	No	Yes	No	No	Yes	No
HO359	Goonawarra Homestead & Winery 790 Sunbury Road, Sunbury	Yes	No	Yes	Yes	Yes	No	Yes	No
HO361	Rosenthal Cellar (ruin) 105 Vineyard 31 Kurrle Road, Sunbury Statement of Significance: Rosenthal Cellar (ruin), 31 Kurrle Road, Sunbury.	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance, June 2022								
HO362	Winilba Winery (former Cellar) 160 Vineyard Road, Sunbury	No	No	No	Yes	No	No	No	No
HO363	Valleyfield and Bindara (McKay Concrete Houses) Williamsons Road, Sunbury Statement of Significance: Valleyfield and Bindara (McKay Concrete Houses), Williamsons Road, Sunbury, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO366	Cannon Gully Eastern escarpment of Jacksons Creek near Rupertswood, Sunbury Statement of Significance: Cannon Gully, Eastern Escarpment of Jacksons Creek near Rupertswood, Sunbury, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO368	Asylum Water Supply (ruins) Jacksons Creek (Asylum Reserve), Sunbury Statement of Significance: Asylum Water Supply (Ruins), Jacksons Creek (Asylum Reserve), Sunbury, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO64	Railway Bridge, Sunbury Hill (over Jacksons Creek tributary south of Sunbury) Off Vineyard Road, Sunbury Tullamarine	-	-	-	Yes	-	Yes Ref No. H1964	No	No
HO370	Tullamarine War Memorial (adjacent Primary School) Broadmeadows Road, Tullamarine Statement of Significance: Tullamarine War Memorial (adjacent Primary	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	School), Broadmeadows Road, Tullamarine, Statement of Significance, June 2022								
	Westmeadows								
HO6	Bridge (over Moonee Ponds Creek) Fawkner Street, Westmeadows	-	-	-	Yes	-	Yes	No	No
HO7	Bluestone Police Lock-up (adjacent to Westmeadows Preschool) 23 9A Ardlie Street, Westmeadows Statement of Significance: Bluestone Police Lock-up (adjacent to Westmeadows Preschool), 9A Ardlie Street, Westmeadows, Statement of Significance, June 2022	Yes	Yes	No	Yes	No	No	No	No
HO8	Former Foresters Hall 107-109 Raleigh Street, Westmeadows Statement of Significance: Former Foresters Hall, 107-109 Raleigh Street, Westmeadows, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO9	War Memorial Raleigh Street, Westmeadows	Yes	No	No	Yes	No	No	No	No
HO371	Westmeadows Tavern 4-12 Ardlie Street, Westmeadows Statement of Significance: Westmeadows Tavern, 4-12 Ardlie Street, Westmeadows, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO372	Recreation Reserve 25-31 Ardlie Street, Westmeadows	No	No	No	Yes	No	No	No	No
HO373	Former St Anne's Catholic Church 24-26 Ardlie Street, Westmeadows	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Statement of Significance:</u> Former St Anne's Catholic Church, 24-26 Ardlie Street, Westmeadows, Statement of Significance, June 2022								
HO374	Broadmeadows District Roads Boards Office / Shire Hall 11-17 Ardlie Street, Westmeadows	Yes	No	No	Yes	No	No	Yes	No
HO375	Former Ford (Moonee Ponds Creek) North of Ardlie Street, Westmeadows <u>Statement of Significance:</u> Former Ford (Moonee Ponds Creek), North of Ardlie Street, Westmeadows, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO376	House 10 Broad Street, Westmeadows <u>Statement of Significance:</u> House, 10 Broad Street, Westmeadows, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO377	House 20 Coghill Street, Westmeadows	Yes	No	No	Yes	No	No	Yes	No
HO378	Former Presbyterian Church 24 Coghill Street, Westmeadows <u>Statement of Significance:</u> Former Presbyterian Church, 24 Coghill Street, Westmeadows, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO379	House 30 Pascoe Street, Westmeadows <u>Statement of Significance:</u> House, 30 Pascoe Street, Westmeadows, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO380	St Paul's Anglican Church	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Raleigh Street, Westmeadows Statement of Significance: St Paul's Anglican Church, Raleigh Street, Westmeadows, Statement of Significance, June 2022								
HO381	House 70 Raleigh Street, Westmeadows Statement of Significance: House, 70 Raleigh Street, Westmeadows, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No
HO382	House 106 Raleigh Street, Westmeadows	Yes	No	No	Yes	No	No	Yes	No
HO384	Farm Hedges and Dry Stone Walls Off Victoria Street and Wright Street, Westmeadows	No	No	No	Yes	No	No	No	No
HO385	Former St Pauls Vicarage 32 Wills Street, Westmeadows	Yes	No	No	Yes	No	No	Yes	No
	Wildwood								
HO28	Gellies Road bridge (over Emu Creek) Gellies Road, Wildwood Statement of Significance: Gellies Road Bridge (over Emu Creek), Gellies Road, Wildwood, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	No	No
HO389	Ryan / Feehan House Ruin 227 Feehans Road, Wildwood Statement of Significance: Ryan / Feehan House Ruin, 227 Feehans Road, Wildwood, Statement of Significance, June 2022	No	No	No	Yes	No	No	No	No
HO390	Willow Bank (former Craig Bank) 400 Wildwood Road, Wildwood Statement of Significance:	Yes	No	Yes	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Willow Bank (former Craig Bank), 400 Wildwood Road, Wildwood, Statement of Significance, June 2022								
HO391	Farm (former McAuliffe) 570-598 Wildwood Road, Wildwood Statement of Significance: Farm (Former McAuliffe), 570-598 Wildwood Road, Wildwood, Statement of Significance, June 2022 Statement of Significance: Farm (Former McAuliffe), 570-598 Wildwood Road, Wildwood, Statement of Significance, June 2022	No	No	Yes	Yes	No	No	Yes	No
	Yuroke								
HO392	Harpsdale 860 Craigieburn Road, Yuroke Statement of Significance: Harpsdale, 860 Craigieburn Road Yuroke, Statement of Significance, June 2022	Yes	No	Yes	Yes	No	No	Yes	No
HO393	Farmhouse, Outbuilding and drystone wall 800 Craigieburn Road West, Yuroke Statement of Significance: Farmhouse, Outbuilding and drystone wall, 800 Craigieburn Road West, Yuroke, Statement of Significance, June 2022	Yes	No	No	Yes	Yes	No	Yes	No
HO394	Belmont 830 Craigieburn Road, Yuroke Statement of Significance: Belmont, 830 Craigieburn Road, Yuroke, Statement of Significance, June 2022	Yes	No	No	Yes	No	No	Yes	No

Appendix H Post exhibition version of Schedule to Clause 72.08 provided by Council

Tracked Added

~~Tracked Deleted~~

04/04/2019
GC120**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**

06/06/2022 - / /

C264hume
Proposed C266hume**Incorporated documents**

Name of document	Introduced by:
15 Donnybrook Road, Mickleham (Lot 2 on PS 602884B VOL 11042 FOL 481) Internally Illuminated Business Identification Panel Sign – June 2009	C114
182 – 200 Hume Highway, Somerton (Lot 1 on TP 618468P) Honda MPE Australian Headquarters, March 2010	C127
Aitken College Master Plan, 1010 Mickleham Road Greenvale, July 2014	C179
Aitken Gap Lock-Up, Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
Amaroo and Lockerbie Main Sewer Project, October 2014	GC21
Amaroo Conservation Reserve – 700 Hume Highway, Craigieburn December 2007	C97
Amaroo South Conservation Reserve – 650 Hume Highway, Craigieburn January 2010	C111
Ardcloney House, 7 Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
Arundel Farm, 321 Arundel Road, Keilor, Statement of Significance, June 2022	C266hume
Asylum Water Supply (Ruins), Jacksons Creek (Asylum Reserve), Sunbury, Statement of Significance, June 2022	C266hume
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballater Park, 960 Somerton Road, Greenvale, Statement of Significance, June 2022	C266hume
Ball Court Hotel, 60 Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
Barry Farm Ruins, 2-10 Barry Road, Campbellfield (Merri Concourse), Statement of Significance, June 2022	C266hume
Belmont, 830 Craigieburn Road, Yuroke, Statement of Significance, June 2022	C266hume
Ben Eadie Homestead, 108 Brook Street, Sunbury, Statement of Significance, June 2022	C266hume
Ben Eadie Mill (ruins on Jacksons Creek), Harker Street, Sunbury, Statement of Significance, June 2022	C266hume
Bleak House (ruin), 155 Gunns Gully Road, Mickleham, Statement of Significance, June 2022	C266hume
Bluestone and Iron Bridge (over Malcolm Creek), Malcolm Street, Kalkallo, Statement of Significance, June 2022	C266hume
Bluestone Police Lock-up (adjacent to Westmeadows Preschool), 9A Ardlie Street, Westmeadows, Statement of Significance, June 2022	C266hume
Bristol Shearing Shed, 445 Lancefield Road, Sunbury, Statement of Significance, June 2022	C26hume
Broadmeadows Youth Foyer, July 2012	C172

Name of document	Introduced by:
Bulla Presbyterian (Uniting) Church and Manse, 1 Uniting Lane, Bulla, Statement of Significance, June 2022	C266hume
Bulla Restructure Plan dated 17 February 2000	NPS1
Bulla Spoil Processing Facility, March 2021	C248hume
Bulla War Memorial, 96 Bulla Road, Bulla, Statement of Significance, June 2022	C266hume
Camii Turkish Mosque, 45-55 King Street, Dallas, Statement of Significance, June 2022	C266hume
Camp Road, Campbellfield Level Crossing Removal Project Incorporated Document, April 2017	GC63
Cannon Gully, Eastern Escarpment of Jacksons Creek near Rupertswood, Sunbury, Statement of Significance, June 2022	C266hume
Craigieburn comprehensive development plan- G Adams Corporation- Silverton LTD, May 2001	C27
Craigieburn North Employment Area Precinct Structure Plan, June 2016	C198
Craigieburn North Employment Area Development Contributions Plan, June 2016	C198
Craigieburn R2 Native Vegetation Precinct Plan (September 2010)	C120
Craigieburn R2 Precinct Development Contributions Plan (September 2010 – Amended September 2017)	GC75
Craigieburn R2 Precinct Structure Plan, September 2010 (Amended September 2021)	C246hume
Craigieburn Road (Mickleham Road to Hume Highway) Upgrade Project Incorporated Document, August 2019	GC158
Craigieburn West Infrastructure Contributions Plan, November 2021	C260hume
Craigieburn West Precinct Structure Plan, September 2021	C246hume
Cumberland ruins, Woodlands Historic Park, Greenvale, Statement of Significance, June 2022	C266hume
Donnybrook Cemetery (later Kalkallo), 100-110 Malcolm Street, Kalkallo, Statement of Significance, June 2022	C266hume
Drawing No. 551091 – Proposed works area for the Hume Freeway/Donnybrook Road Interchange	C11(Part 1)
Drawing No. VR2 – Proposed works area for the Hume Freeway upgrade between Donnybrook Road and Gunns Gully Road	C90(Part 1)
Drawing No. VR3 – Hume Highway Upgrade, Kalkallo to Beveridge – Proposed roadworks and bridgeworks near Yaldwyn Street, Kalkallo	C90(Part 1)
Dundonald, Woodlands Historic Park, Greenvale, Statement of Significance, June 2022	C266hume
Dunhelen House and Barn, 1240 Mickleham Road, Greenvale, Statement of Significance, June 2022	C266hume
Farmhouse, and Outbuilding and drystone wall, 800 Craigieburn Road West, Yuroke, Statement of Significance, June 2022	C266hume
Farm (Former McAulliffe), 570-598 Wildwood Road, Wildwood, Statement of Significance, June 2022	C266hume
Folkstone Native Vegetation Precinct Plan	C98

Name of document	Introduced by:
Former Brookville, 65 Konagaderra Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Former Bulla Shire Hall, 96-98 Bulla Road, Bulla, Statement of Significance, June 2022	C266hume
Former Butter Factory, 14 Horne Street, Sunbury, Statement of Significance, June 2022	C266hume
Former Craigieburn Wall (Brunskills Factory), 55 Potter Street, Craigieburn, Statement of Significance, June 2022	C266hume
Former Donnybrook Racecourse, 1200 Hume Highway, Kalkallo, Statement of Significance, June 2022	C266hume
Former Ford (Moonee Ponds Creek), North of Ardlie Street, Westmeadows, Statement of Significance, June 2022	C266hume
Former Foresters Hall, 107-109 Raleigh Street, Westmeadows, Statement of Significance, June 2022	C266hume
Former Leyden Building, 670 Sunbury Road, Bulla, Statement of Significance, June 2022	C266hume
Former 'Little' Homestead, 25 McLeods Road, Diggers Rest, Statement of Significance, June 2022	C266hume
Former (O'Brien's) Stone Stream Farm (ruins), 170 Lancefield Road, Sunbury, Statement of Significance, June 2022	C266hume
Former Post Office/Former Parnell's Inn, 1920 Mickleham Road, Mickleham, Statement of Significance, June 2022	C266hume
Former Presbyterian Church, 24 Coghill Street, Westmeadows, Statement of Significance, June 2022	C266hume
Former Rankin Homestead, Redstone Hill Road, Sunbury, Statement of Significance, June 2022	C266hume
Former Shipley Bank, 55 Edwards Road, Diggers Rest, Statement of Significance, June 2022	C266hume
Former St Anne's Catholic Church, 24-26 Ardlie Street, Westmeadows, Statement of Significance, June 2022	C266hume
Former Sunbury Courthouse, 43 Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
Former Sunbury State School, 12-28 Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
Former Thompson Farmhouse, 550 Konagaderra Road, Clarkefield, Statement of Significance, June 2022	C266hume
Gellies Road Bridge (over Emu Creek), Gellies Road, Wildwood, Statement of Significance, June 2022	C266hume
Glen Loeman, 65 Loemans Road, Bulla, Statement of Significance, June 2022	C266hume
Goonawarra Terraces (Council Reserve), 1-11 Eadie Street & 790A Sunbury Road, Sunbury, Statement of Significance, June 2022	C266hume
Goondannah, 330 Lancefield Road, Sunbury, Statement of Significance, June 2022	C266hume
Greenvale Central Precinct Structure Plan, November 2013 (Amended February 2017)	C219

Name of document	Introduced by:
Greenvale Central Development Contributions Plan, November 2013 (amended August 2017)	GC75
Greenvale Lakes East Comprehensive Development Plan, June 2007	C75
Greenvale North Neighbourhood Activity Centre Comprehensive Development Plan	C150
Greenvale North (R1) - Precinct Structure Plan (Development Contributions Plan) January 2011 (Amended June 2017)	GC75
Greenvale North (R1) - Precinct Structure Plan (Includes the Greenvale North Native Vegetation Precinct Plan) January 2011	C119
Greenvale West (R3) - Precinct Development Contributions Plan December 2010 (Amended August 2017)	GC75
Greenvale West (R3) – Precinct Structure Plan (including the Greenvale West (R3) Native Vegetation Precinct Plan) December 2010 (Updated August 2011)	C157
Harpsdale, 860 Craigieburn Road Yuroke, Statement of Significance, June 2022	C266hume
Holden Ford & Bridge (over Jacksons Creek), Bulla-Diggers Rest Road, Diggers Rest, Statement of Significance, June 2022	C266hume
House, 5 Trap Street, Bulla, Statement of Significance, June 2022	C266hume
House, 6 Harker Street, Sunbury, Statement of Significance, June 2022	C266hume
House, 9 Riddell Road, Sunbury, Statement of Significance, June 2022	C266hume
House, 10 Broad Street, Westmeadows, Statement of Significance, June 2022	C266hume
House, 21-23 Mitchell Street, Kalkallo, Statement of Significance, June 2022	C266hume
House, 30 Pascoe Street, Westmeadows, Statement of Significance, June 2022	C266hume
House, 40 Mitchell Street, Kalkallo, Statement of Significance, June 2022	C266hume
House, 70 Raleigh Street, Westmeadows, Statement of Significance, June 2022	C266hume
House, 78 Barkly Street, Sunbury, Statement of Significance, June 2022	C266hume
House, 82 Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
House (Ponderosa), 1220 Somerton Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Hume Anglican School, 100 Mt Ridley Road, Mickleham, April 2010	C139
Hume City Council Prohibited Gaming Areas, November 2007	C100
Incorporated Document for 675 Sunbury Road and 80 Redstone Hill Road Sunbury, March 2019	GC120
Incorporated Document for 3-5 Macedon Street Sunbury, March 2019	GC120
Incorporated Document for 170 Lancefield Road Sunbury, March 2019	GC120
Jacksons Creek Irrigation Works, At Jacksons Creek, Sunbury, Statement of Significance, June 2022	C266hume
Jacksons Ford (over Jacksons Creek), End of Vaughan Street, Sunbury – near 'the Nook', Statement of Significance, June 2022	C266hume
Jacksons Hill Comprehensive Development Plan dated August 2001	C27
Kalkallo Hotel (former Donnybrook), 1324 Hume Highway, Kalkallo, Statement of Significance, June 2022	C266hume

Name of document	Introduced by:
Kalkallo Quarry, Off Stawell Street south of cemetery, Kalkallo, Statement of Significance, June 2022	C266hume
Kalkallo Restructure Plan dated December 2008	C90(Part 1)
Kaufland Supermarket and complementary uses, part 1550 Pascoe Vale Road, Coolaroo, Incorporated Document, June 2019	GC137
Kismet, 45 Racecourse Road, Sunbury, Statement of Significance, June 2022	C266hume
Lancefield Road Precinct Structure Plan June 2018 (Amended February 2022)	C261hume
Lindum Vale Infrastructure Contributions Plan, March 2019	C236hume
Lindum Vale Native Vegetation Precinct Plan, September 2018	C205hume
Lindum Vale Precinct Structure Plan, September 2018	C205hume
Lochton and Lochton Steam Mill, 145 Green Street, Bulla, Statement of Significance, June 2022	C266hume
Lockerbie Development Contributions Plan May 2012 (Amended June 2017)	GC75
Lockerbie Native Vegetation Precinct Plan (May 2012)	C161
Lockerbie Precinct Structure Plan (May 2012)	C161
McNabs Road Ruin, End of McNabs Road, Keilor, Statement of Significance, June 2022	C266hume
Melbourne Airport – Future Runway Development Plan, May 2007	C95
Merrifield Comprehensive Development Plan, January 2017	C215
Merrifield West Development Contributions Plan March 2012 (Amended June 2017)	GC75
Merrifield West Native Vegetation Precinct Plan (March 2012)	C162
Merrifield West Precinct Structure Plan March 2012 (updated June 2018)	C221
Mickleham Uniting Church (former Methodist), 1881 Mickleham Road, Mickleham, Statement of Significance, June 2022	C266hume
Mudbrick Cottage (Wayletts Cottage), 1100 Somerton Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Nelson's Farmhouse, 705-725 Donnybrook Road, Kalkallo, Statement of Significance, June 2022	C266hume
Oakbank Outbuildings, 185 Bulla-Diggers Rest Road, Diggers Rest, Statement of Significance, June 2022	C266hume
Oaklands Farm Complex, 380 Oaklands Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Oaklands Bluestone Quarry, 380 Oaklands Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Oaklands (Sherwood) Hunt Club, 1060 Somerton Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Olrig, 5-15 Windrock Avenue, Craigieburn, Statement of Significance, June 2022	C266hume
Our Lady of Mt Carmel, Church and Presbytery, 45-51 Macedon Street, Sunbury, Statement of Significance, June 2022	C266hume
Part 115 Watsons Road, Sunbury, Holden Flora and Fauna Reserve, April 20 2009	C109

Name of document	Introduced by:
Part 30 Cemetery Lane, Bulla, Bulla Cemetery, April 30 2009	C109
Part 670 Donnybrook Road, Craigieburn, John Laffan Memorial Reserve, April 30 2009	C109
Plovers Plain Homestead Site (ruins), 350 Konagaderra Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Presbyterian Church, 3-9 Cameron Street, Kalkallo, Statement of Significance, June 2022	C266hume
Railway Bridge (over Malcolm Creek), East of Hume Highway, Craigieburn, Statement of Significance, June 2022	C266hume
Red Rock Farm, 900 Riddell Road, Sunbury, Statement of Significance, June 2022	C266hume
Ritchies Ruin, 285 Loemans Road, Bulla, Statement of Significance, June 2022	C266hume
Rosenthal Cellar (ruin), 31 Kurrle Road, Sunbury, Statement of Significance, June 2022	C266hume
Roxburgh Park Homestead, 20-30 Whiltshire Drive, Roxburgh Park, Statement of Significance, June 2022	C266hume
Ryan / Feehan House Ruin, 227 Feehans Road, Wildwood, Statement of Significance, June 2022	C266hume
Shepparton Line Upgrade Incorporated Document, October 2020	GC174
<i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2019)	GC150
St Andrews Presbyterian (Uniting) Church, Corner of Barkly and Brook Streets, Sunbury, Statement of Significance, June 2022	C266hume
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C166
St Barnabas Anglican Church (ruin), 1220 Hume Highway, Kalkallo, Statement of Significance, June 2022	C266hume
St Johns Hill Ruin (former Branigan Homestead), Craigieburn Road West extension, Oaklands Junction, Statement of Significance, June 2022	C266hume
St Mary the Virgin (Anglican) Church, 7-19 O'Shanassy Street, Sunbury, Statement of Significance, June 2022	C266hume
St Paul's Anglican Church, Raleigh Street, Westmeadows, Statement of Significance, June 2022	C266hume
Sunbury Cemetery, 88A-126A Shields Street, Sunbury, Statement of Significance, June 2022	C266hume
Sunbury Memorial Hall, Stawell Street, Sunbury, Statement of Significance, June 2022	C266hume
Sunbury Park, Jackson Street, Sunbury, Statement of Significance, June 2022	C266hume
Sunbury Rock Festivals Site (Jacksons Creek), North of Glencoe Drive, Diggers Rest, Statement of Significance, June 2022	C266hume
Sunbury South Precinct Structure Plan June 2018 (Amended February 2022)	C261hume
Sunbury South and Lancefield Road Infrastructure Contributions Plan, November 2019 (Victorian Planning Authority, amended April 2022)	C243hume
Sunbury Road (Powlett Street to Bulla-Diggers Rest Road) Upgrade Project, Incorporated Document, October 2019	GC158

Name of document	Introduced by:
Sunnyside, 20 Loemans Road, Bulla, Statement of Significance, June 2022	C266hume
Sydney Road Bridge, Hume Highway, Kalkallo, Statement of Significance, June 2022	C266hume
Tate's Ford, Bridge, Track and School Site (Jacksons Creek), East of McLeods Road, Diggers Rest, Statement of Significance, June 2022	C266hume
Tourist Facility, 45 Mundy Road, Sunbury, June 2010 (Lot 1 PS 419963)	C144
Tullamarine War Memorial (adjacent Primary School), Broadmeadows Road, Tullamarine, Statement of Significance, June 2022	C266hume
Tulloch Outbuilding (former Cheese Factory, ruin), 30 Farleigh Court, Mickleham, Statement of Significance, June 2022	C266hume
Valleyfield and Bindara (McKay Concrete Houses), Williamsons Road, Sunbury, Statement of Significance, June 2022	C266hume
Victoria Bridge (over Merri Creek), Donnybrook Road, Kalkallo, Statement of Significance, June 2022	C266hume
Warlaby, 395 Oaklands Road, Oaklands Junction, Statement of Significance, June 2022	C266hume
Westmeadows Tavern, 4-12 Ardlie Street, Westmeadows, Statement of Significance, June 2022	C266hume
Wildwood Road Bridge (over Deep Creek), Wildwood Road, Bulla, Statement of Significance, June 2022	C266hume
Willow Bank (former Craig Bank), 400 Wildwood Road, Wildwood, Statement of Significance, June 2022	C266hume
Will Will Rook Cemetery, 220-240 Camp Road, Broadmeadows, Statement of Significance, June 2022	C266hume
Woodlands Precinct Structure Plan (September 2016)	C213