

**HO110 Kerr Farm Site 1780-1882  
Boundary Road, Mt Cottrell  
Incorporated Plan (2009)**

**Melton Planning Scheme  
Incorporated Plan  
Kerr Farm Site HO 110  
1780-1882 Boundary Road, Mt Cottrell**

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**1.0     Application**

This plan is an incorporated document in the schedule to Clause 81.01 of the Melton Planning Scheme.

Pursuant to the schedule at Clause 43.01 of the Melton Planning Scheme the land identified in the plan may be developed and used in accordance with the specific controls contained in the plan.

This schedule allows the land to be used and developed for the purposes set out in this schedule subject to the specific controls specified below despite any prohibition or restriction which would otherwise apply to those purposes under the provisions of this scheme.

This incorporated plan applies to the land currently in the ownership of the Morton Family and situated at 1780-1882 Boundary Road, Mt Cottrell, as shown on the attached site plan. The land is identified as HO110 in the schedule to Clause 43.01.

**2.0     Purpose of the Plan**

- To ensure that the property, which contains ruinous structures, dry stone walls and potential archaeological material, is protected.
- To enable farm operations on the property to continue without being unduly compromised by the heritage overlay provisions.

**3.0     Statement of Significance**

The ruinous former Kerr dairy farm complex 1780 – 1882 Boundary Road, Mt Cottrell is significant as a substantial relic of small farming practices, construction and lifestyle in the dry Werribee Plains area, and for its association with the Kerr family.

The ruinous Kerr dairy farm complex is historically significant at a LOCAL level (AHC A4, B2, D2). It is expressive of a farming era and way of life that is no longer practised. The site includes the substantial ruin of a dwelling with walls approximately 1.5 metres high, a substantial complex of drystone wall stock yards, paddocks and boundary fences in various conditions, a shallow dam, the remains of a well or cistern, the remains of an unusual gatepost, a rock whose hollowed-out form appears to be the result of human action, and a cobbled area to the northwest of the house which may be the remains of a garden area or shedding. The farm is also significant for its association with the deaths of seven of the Kerr children, one of whom drowned in the property dam, and the other six who died within the space of a few weeks as a result of diphtheria. This demonstrates the difficulties of life on isolated nineteenth century farms such as Mt Cottrell, and the susceptibility of children to diphtheria and other deadly diseases from sanitary and other contemporary problems, such as small draughty houses. The Melton community shared something of the trauma of the family's tragedy at a distressing multiple funeral. Two other of the children are reputed to be buried on the property in a location known to family descendents.

The ruinous Kerr dairy farm complex is of scientific significance at the LOCAL level (AHC C2) for its potential to provide evidence of nineteenth century small farming practices and lifestyle in the dry plains area. The construction and layout of the former dwelling, the drystone walls, the steps to the dairy/cistern, the gate and fence-posts, and the hollowed stone, have the potential to provide further research and significant information contributing to a wider understanding of the occupation of the Werribee Plains area. If the steps are to a cistern rather than a dairy it would be of particular interest in regard to information about nineteenth century water management in the dry plains area.

The ruinous Kerr dairy farm complex is also of social significance at the LOCAL level (AHC G1) for its interpretative and educative potential regarding the small farming lifestyle in nineteenth century plains area.

Overall, the ruinous Kerr dairy farm complex is of LOCAL significance.

#### **4.0 Elements of particular significance**

The following structures within the Kerr Farm Site are of particular significance:

- Ruins of Bluestone Cottage
- Remains of cottage fence and gate
- Stone cistern or well
- Dry stone stock yards
- Internal and boundary dry stone walls.
- Dams with dry stone beaching

#### **5.0 Planning Permit Requirements**

Under Clause 43.01 of the Melton Planning Scheme, works involving earthmoving, deep ripping or dam deepening cannot be carried out without a permit.

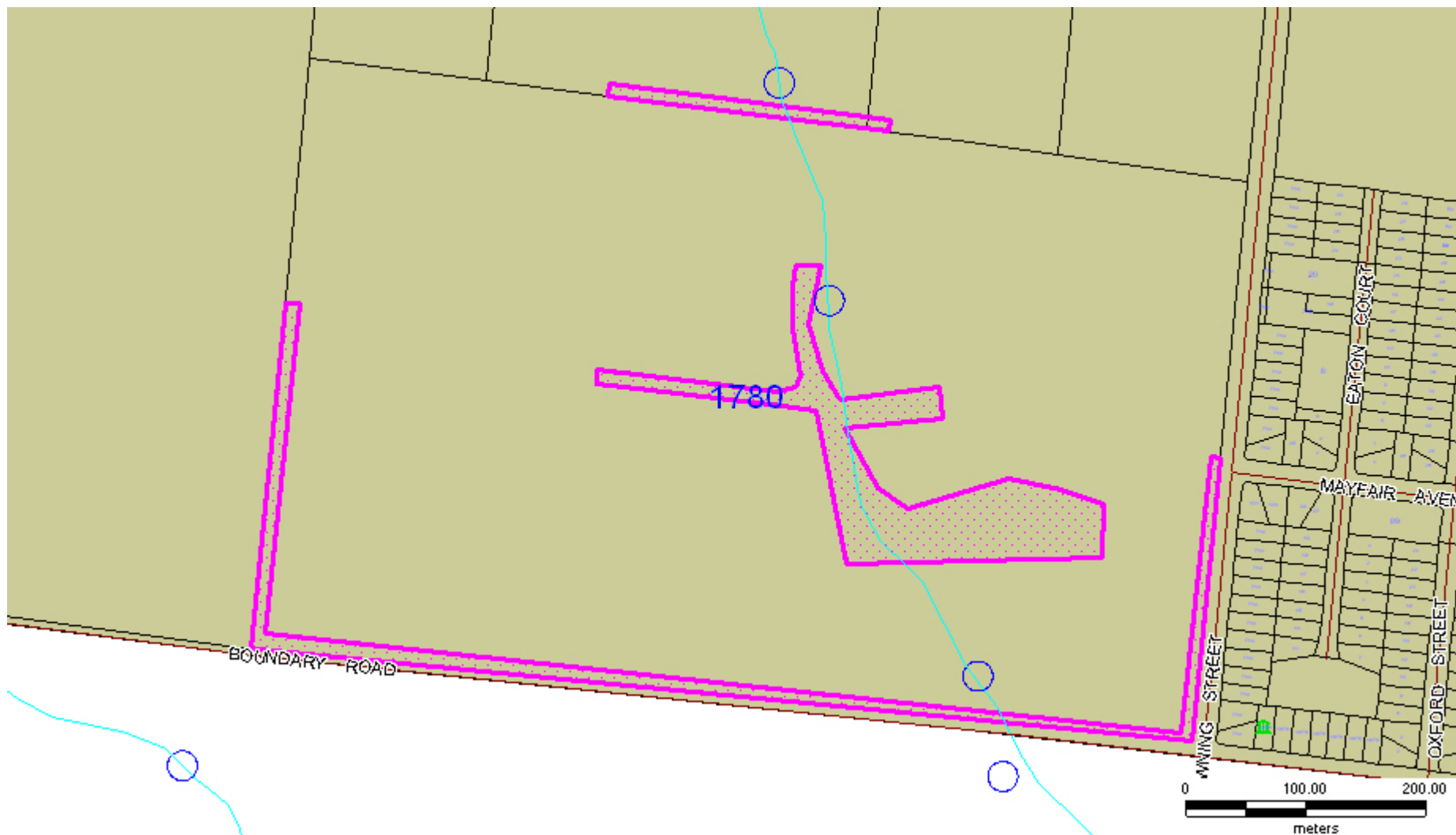
A planning permit is not required under Clause 43.01 of the Melton Planning Scheme, for buildings and works associated with the use of the land for agriculture, if undertaken in accordance with the following conditions:

- The works are not associated with or carried out within 5 metres of any of the *elements of particular significance* referred to above in Clause 4.0 and shown on the attached aerial plan within the Heritage Overlay.
- In the event that works involving earthmoving or the construction of new buildings outside the Heritage Overlay expose any cultural material or historical relics the following procedure is to be implemented:
  - Work is to immediately cease in an area of at least 30m around the exposed material or relic and a clearly visible buffer is to be established and fenced with orange mesh or similar.
  - Council is to be contacted as soon as practical.
  - Heritage Victoria is to be contacted to determine whether an application for consent under the *Heritage Act* 1995 is required.
  - Work may not recommence within the protected area until Council provides formal written approval.

#### **6.0 Archaeological relics**

All historical archaeological sites in Victoria older than 50 years are protected under Section 127 the Heritage Act, whether or not that site is registered by Heritage Victoria.

Under Section 129 of the Heritage Act, work that defaces, damages or otherwise interferes with an archaeological relic shall not proceed except in accordance with a permit from Heritage Victoria.



Melton Shire and the State of Victoria do not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Melton Shire and the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

1780 Boundary Road,  
'Kerr's Farm'  
Areas outlined indicate  
significant parts of the  
property.

11/02/2010

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