

**HO112 65-543 Greigs Road,
Truganina Incorporated Plan (2009)**

**Melton Planning Scheme
Incorporated Plan
65-543 Greigs Road East, Truganina HO112**

1.0 Application

This document 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 document.

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 BRD Group Pty Ltd, located at 65-543 Greigs Road East, Truganina, as shown on the attached plan. The land is identified as HO 112 in the schedule to Clause 43.01.

2.0 Purpose of the Plan

- To ensure that the property, which contains a homestead, outbuildings, exotic trees and a tree lined driveway, 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 property at 65-543 Greigs Rd, Truganina, is significant as a rare, predominantly intact example of a small farm complex of Federation styled buildings in the Melton Shire. These buildings consist of a main house and three outbuildings, all being similarly designed with gambrel roof forms. Established c.1910, the significance of the place is enhanced by the long drive flanked by mature eucalypts and peppercorn trees and the rural setting. The buildings appear to be in fair-good condition. The property is also significant as one of the more substantial grazing-farming complexes built as a result of the break up of the Clarke *Rockbank* estate in 1906.

The main house at 65-543 Greigs Rd, Truganina is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original design qualities of a Federation homestead style. These qualities include the gambrel roof form, together with the broken back encircling verandah and two minor gables within the main roof that project at the front and comprise rectangular bay windows below the verandah. Other intact or appropriate qualities include the single storey height, symmetrical composition, deep red painted galvanised corrugated steel roof cladding, horizontal timber weatherboard wall cladding, three face brick chimneys with rendered bands and multi-corbelled tops, turned timber verandah posts with projecting capitals, decorative brackets and timber fretwork valances, timber framed casement windows, timber framed door openings, stuccoed gable infill and the timber truss decoration in the projecting gables at the front. One similarly-designed timber and galvanised corrugated steel outbuilding, with gambrel roof forms, together with the long drive flanked by mature eucalypts and peppercorn trees, also contribute to the significance of the place.

The property at 65-543 Greigs Rd, Truganina is historically significant at a LOCAL level (AHC A4, B2). It was built as a consequence of the early twentieth century break-up of the pastoral estates, a turning-point in the history of Melton Shire. It is one of the more substantial and intact farm houses and complexes that were built on the Clarke family's massive *Rockbank* pastoral estate at the time. Its original acquisition by WJT ('Big') Clarke in 1865 is indicative of the unsuitability of much of the stoney and dry land for farming, and the particularly difficult seasons of the early 1860s; its incorporation into the Clarke pastoral empire at this time was common throughout the Shire. It was purchased by well-known real estate agent WS Keast when the *Rockbank* estate was broken up and sold by Sir Rupert Turner Havelock Clarke in 1906. It was occupied for most of the late twentieth century by well-known local grazier and former Werribee Mayor Baden Powell.

Overall, the property at 65-543 Greigs Rd, Truganina is of LOCAL significance.

4.0 Elements of particular significance

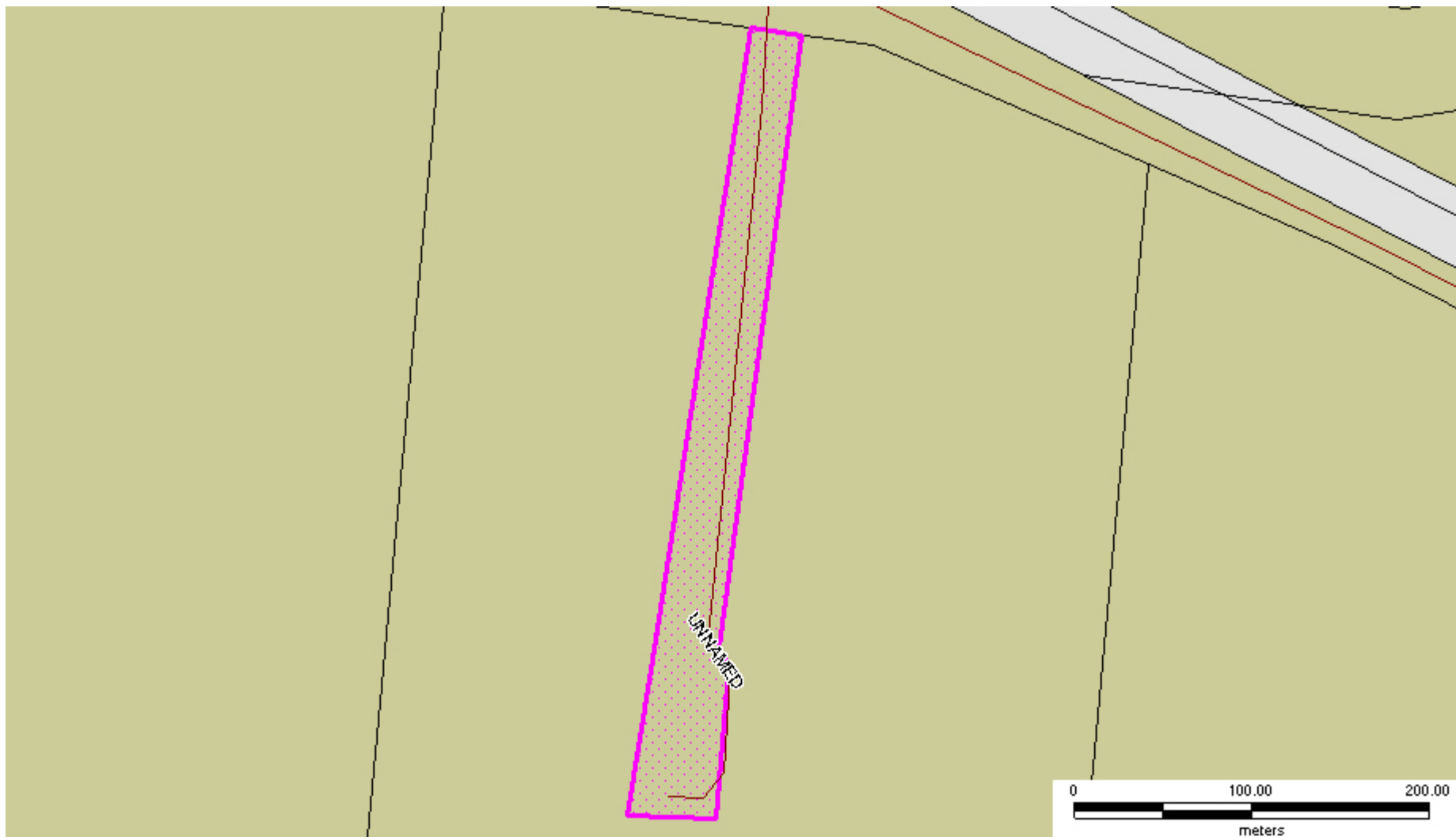
The following structures within the Greigs Road East site are of particular significance:

- Federation farmhouse
- Outbuilding with gambrel roof
- Peppercorn trees in house yard
- Driveway to Greigs Road with flanking trees

5.0 No Planning Permit Required

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 lopping and coppicing of trees for the purpose of collecting firewood is undertaken in a sustainable manner that would not impair the long-term health of the trees.
- In the event of tree die back or tree collapse:
 - Removal or culling of the trees cannot be undertaken without formal written approval from Council, unless they pose an immediate risk of personal injury or damage to property.
 - Replacement trees of the same species are planted as soon as practicable.



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65-543 Greigs Road,
Area outlined indicates
extent of significant
features.

11/02/2010

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