

Heritage Overlay No.: 017
Citation No.: 008
Place: ‘Melton Park’, 691-801 Bulmans Road

Other Names of Place: N/A
Location: 691-801 Bulmans Road, Toolern Vale
Critical Dates: Construction: 1889
Existing Heritage Listings: Identified as being of ‘Local’ significance in Western Region, Rural Heritage Study (M28).¹
Recommended Level of Significance: LOCAL



Statement of Significance:

Melton Park at 691-801 Bulmans Road, Toolern Vale, is a predominantly intact example of the Victorian Picturesque style. It is associated with the development of the Melton Park Estate by Harvey Patterson in 1889. It also has broader associations with the pastoral and early horse racing industries in Melton Shire, and with the break-up of the large estates in the early twentieth century. The significance of the 1889 house and timber stable is enhanced by its

¹ ‘Rural Heritage Study, Western Region’ (Context Pty Ltd, Western Region Commission, 1994), pp.129-130

setting of mature cypress, peppercorn and other exotic trees and underground tanks, and tankstands.

The main house at *Melton Park* at 691-801 Bulmans Road, is architecturally significant at a LOCAL level (AHC D.2). Although altered, it still demonstrates original and unusual design qualities of a Victorian Picturesque style. These qualities include the two steeply pitched gable roof forms, two rendered brick chimneys with projecting tops, decorative timber bargeboards and the decorative gable infill (herringbone pattern timber panelling and the timber finials/pendants). Other intact or appropriate qualities include the horizontal timber weatherboard wall cladding, single storey height and the green painted galvanised corrugated steel roof cladding. The timber/iron stables and the garden setting (mature cypresses, peppercorns and other exotics) also contribute to the significance of the place.

Melton Park at 691-801 Bulmans Road, is historically significant at a LOCAL level (AHC A4, B2, H1). It is a major property in the history of the Shire, significant for its associations with the historic *Green Hills* pastoral estate, with the thoroughbred horse industry, and later with the movement to ‘break-up’ the large pastoral estates at the turn of the century, and the Closer and Soldier Settlement Acts of the early twentieth century. It is also significant for its direct association with Harvey Patterson, pastoralist and chairman of directors of BHP during his ownership of *Melton Park*, who built this dwelling in 1889. Through introducing mining bores into the district, Patterson was indirectly responsible for the discovery of bore water, which was developed by the Melton community into a most important resource in the very dry district.

Melton Park was the first major racehorse stud and training estate established in the district, an activity which since became prominent to the extent that in recent years the Melton Shire has adopted ‘thoroughbred country’ as the emblem of the municipality. The distinctive and substantial weatherboard/iron stable building, once thought to have been a goldrush-era Cobb & Co changing station, is consequently of considerable historical, as well as structural, significance within the Shire. It is also of significance for its association with James Greig, Melton Shire President 1922-23, and his family, who were notable in Melton Shire history.

Melton Park at 691-801 Bulmans Road is of social and aesthetic significance at a LOCAL level (AHC E1). Since its establishment it has been a prominent part of the landscape and consciousness of the residents of the Shire, and was identified as being a place valued by the community at a heritage study forum. The continuation of horse breeding and horse training at *Melton Park* adds to its significance.

Overall, *Melton Park* at 691-801 Bulmans Road is of LOCAL significance.

Description:

Melton Park at 691-801 Bulmans Road, Toolern Vale, has a rural setting, with wide views to the north across low pasture valley (perhaps retaining an original swamp, or lake) to treed hills. It consists of a timber house and nearby timber/iron stables within the homestead yard that has mature cypresses, peppercorns and other exotic trees and plantings that is surrounded by an open timber fence.

The symmetrical, single storey, horizontal timber weatherboard, Victorian Picturesque styled house is characterised by two steeply pitched gable roof forms clad in green painted galvanised corrugated steel. There is a skillion verandah along the front that has been introduced, as has a discrete brick extension to the west. Two rendered brick chimneys with projecting tops adorn the roofline.

Other early features of the design include the timber framed double hung windows, timber framed door, decorative timber bargeboards and the decorative gable infill (herringbone pattern timber panelling and timber finials/pendants).

The weatherboard and iron stable built by Patterson is a significant part of the site. It has a large central round iron roof, with skillion sides that housed loose boxes and other rooms. Internally that stable retains some of its original eight loose boxes, although the internal arrangement has been altered to accommodate shearing, extra storage and tack rooms. The current owner has retained some of the unusual manger and hay frames, which used to be in each box. The current owners have altered the stable to include external doors along the skillions so horses can have an external fenced exercise yard. They have also introduced two new rooms flanking the front entrance to provide tack and feed storage. New glazed windows have replaced the original timber windows near the roof.

The garden setting (mature cypresses, peppercorns and other exotics), underground tanks, and tankstands also contributes to the significance of the place.

History:

History of the Place

Melton Park homestead was built in 1889 for Daniel Whittle Harvey Patterson. Patterson born Tooborac Station, Victoria in 1848, was variously a NSW pastoralist, resident of St Kilda, Kew, and New Zealand before retiring to England 1926 where he died in 1931. About the time of his establishment of *Melton Park* he was a director of BHP (1885-1888; 1893-1926). In 1900-1907 (when still in ownership of *Melton Park*) he was the chairman of directors of BHP.²

Between 1889 and 1912, Patterson built (in addition to the homestead) a new manager's home, houses for trainers, erected an elaborate stable complex, and enclosed horse paddocks with picket fences. Patterson's brothers sent horses to Melton Park on agistment from NSW properties. The family history notes that:-

‘Harvey Patterson bought Melton Park Estate at Melton said by Harvey to have been part of their old Greenhills Station, in 1889. The estate then comprised some 7500 acres of freehold land. He sold 2000 acres of this and bred merino sheep, ran a horse stud and cropped the place. He said he had spent a great deal of money in improvements and clearing the land which gave it a park like effect. There were two training tracks on the estate. The flock was based on Tasmanian bloodlines, Gibson and Taylor's studs having provided rams from time to time. He also developed a prize winning stud of Red Poll cattle there.’³

The Patterson children – Corona born at Corona Station NSW (1881); Raymond Harvey born 1884 (St Kilda); Martha born 1885 (St Kilda); Hazel born 1886 (St Kilda) – did not live on the station, but in their city home in St Kilda.

² *The Argus*, obituary, 15/5/1931

³ Randell, JO, *Pastoral Pattersons: The history of Myles Patterson and his descendants 1822-1976* (Queensberry Hill Press, 1977). If not in error, the reference to ‘their old Greenhills station’ might be taken to mean that Harvey Patterson was some relation to the original Greenhills developer, John Hunter Patterson.

A later feature on *Melton Park* in *The Pastoral Homes of Australia* describes the homestead as being built on the rim of an extinct volcano, now a small lake ‘containing in wet seasons some 10 ft of water and ... almost surrounded with a circular bank’, and with rich soil. The country was:

‘mostly open plains and box timber country. A considerable proportion of the latter have been cleared, but belts of trees have been left for ornamental purposes and shelter for stock. Apart from the green trees purposely left standing, the land is being completely cleared of dead wood and stumps, so as to be fit for agriculture. ... a traction engine is being employed in pulling up old stumps. ... The thorough elimination of the dead timber from among the green trees has given a park-line appearance to the estate.’⁴

‘The rugged range of timbered hills’ stretching across the northern horizon, which formed ‘so charming and picturesque a background to Melton Park’ unfortunately also harboured rabbits and foxes.

The property ran Merino sheep been bred from pure Tasmanian blood. Stud rams and ewes had been purchased at various times, with some achievements:- ‘Out of a shipment of Melton Park Merinos sent some little time ago to South Africa, one took first prize at a leading show there.’⁵

The Melton Park cattle comprised ‘one of the prettiest herds in Victoria’. They were Red Polled Norfolk, famed for their beef and milking properties, being practically Shorthorns without having horns. ‘Mr Patterson has gained most of the prizes offered for this class of cattle at the Royal Agricultural Society’s Melbourne Show.’⁶

The local paper carried reports of Patterson’s engagement in breeding bloodline stock, for example:- ‘Mr Gregory, manager of Melton Park sold to Mr Randall, of Rolland and Lewis, Melbourne, one Ayrshire bull and three heifers at 10 guineas upwards.’⁷

Patterson sold the property to John Farrell in 1912, and in 1920 it was purchased by the Closer Settlement Board, which subdivided and sold it in the same year.

James Greig was the successful applicant for the *Melton Park* homestead lot. In 1922-23 he became the Melton Shire President.⁸ It is said that his son, Edgar J Greig, invented the ‘Greig Gas Producer’, one of the charcoal and water units that were widely used during World War 2 after petrol rationing had been introduced.⁹

In a letter of 1970 his Edgar Greig wrote that he knew little of the previous history of the property. Referring to the Mines Department bores, he advised that:-

‘Two of these bores were at the homestead – one of which was situated about halfway between the house and the stables. From time to time some one would tell me that there was good water in this bore but I could never trace the information back to someone who had definite knowledge. I approached the Mines Department and

⁴ *Pastoral Homes of Australia*, Vol.1, Victoria (The Pastoralists Review, Melb, Sydney, London), 1910, pp.193-200, also in *The Pastoralists Review*, 16/10/1909, pp.594-5

⁵ *ibid*

⁶ *ibid*

⁷ *Melton Express*, 19/9/1891

⁸ Starr, *op cit*, p.265

⁹ Starr, *op cit*, p.244. (This information has not yet been confirmed.)

they produced their record of this bore which showed a strata very favourable for water. On the strength of this I had the bore opened up. Unfortunately, the formation was entirely different from that shown in the Mines Department record and though the bore was carried further in depth, until the bore bottomed on bed rock, there was not the slightest sign of water. So much for rumours.’¹⁰

He also advised that a drain was cut across what became *Gnotuk Park* to carry storm water from the Toolern Vale-Coimadai road to the swamp behind the homestead to make it a lake. Another drain had been excavated across what later became McPherson’s ‘either to drain the swamp or more likely to control the water height’. This was later blocked by a bank across it. His son Frank Greig later reports that his father drained the swamp/lake to provide more land. He recalls that pumice was to be seen floating on the dam.¹¹

At the time there was a belief that the distinctive shaped stable building, with a round roof over the central portion, had been a Cobb & Co stables during the gold-rush. (A photograph appeared in a contemporary history with the inscription: ‘Impressions of 1850: The coach house on the old track to Ballarat, north-west of the township’.¹²) Edgar Greig wrote that he did not believe this:- ‘For one thing there is no sign of an old track or road through the paddocks. For another, the design is not such as would be built to stable coach horses but is such as would be built to house thoroughbreds for which purpose I believe it was used.’

The stables, he said, contained eight loose boxes, four on each side. He understood that the horses were exercised in the central part under the arched roof in wet weather. He had been told that at one time there were 300 head of blood stock on the property, ‘a considerable stud’. There had also been a number of small lucerne paddocks with 6 foot high picket fences, complete with loose boxes between the homestead and the manager’s residence.

Edgar’s son Frank, who was born on the property in 1924, and lived there until the Greigs left in 1936, advises that three of the eight loose boxes in the stables were removed by his father Greig to build a new kitchen at the rear of the homestead. (This has since been removed.) The remaining loose boxes in the stable retain ingenious manger and hay frames.¹³

The homestead originally had a verandah on three sides. The servants quarters to the west of the house were removed from the property by a Mr Molyneux, and the former double bunkhouse is gone. A windmill at the swamp, feeding a tankstand near the house, to irrigate the garden, are both gone. A rustic ‘summerhouse’, built of ‘sticks’, no longer remains. No evidence of Patterson’s bores remains. Concrete top wells apparently survive on the property.¹⁴

The 1936 purchaser of the property was Sleeman, followed by Glashams, then (around the time of WWs), a Mr Walters, who is said to have chopped down virtually every tree on the property for firewood.¹⁵

In recent years the property is again associated with the thoroughbred horse industry.

¹⁰ Copy of letter held M&DHS.

¹¹ Mr Frank Greig, interview 2/5/2005

¹² Pollitt, JH, *An Historical Record of Melton* (Shire of Melton, nd), p.24

¹³ Greig interview, *op cit*.

¹⁴ *ibid*

¹⁵ *ibid*

Melton Park was identified by participants in the Melton Community Workshop as a place of potential heritage value in the Shire of Melton.¹⁶ Its presence in local histories and memoirs, and its revived association with the thoroughbred racing industry, appear to have contributed to its prominence within local heritage consciousness.

Contextual History

The Green Hills Estate

In the pastoral period, prior to Crown Land sales, the land upon which *Melton Park* is situated was part of the well-known *Green Hills* pastoral lease. Later, Crown Allotment 61, Parish of Yangardook, of 381 acres, 1 rood and 4 perches became one of many contiguous allotments purchased from the Crown in 1855-59 by John Robertson Nowlan.¹⁷

Nowlan was associated with western district *Lyne* station, about 18 miles east of Branxholme. This run had been purchased from AD Lang in 1850 by Captain Stanley Carr. When Carr left the Colony in 1851 he took John R Nowlan into partnership as resident manager of the run. Nowlan did an excellent job and made enough profit from the escalating beef prices to purchase land near Melton for the further fattening of beasts before sale.¹⁸

A little further to the north at Toolern Vale, George Urquhart, another western district pastoralist, had acquired the *Green Hills* pastoral estate. This station had been founded by John Hunter Patterson, and acquired by another western district pastoralist George Hyde until c.1843, and afterwards his creditors John and Alexander Dennistoun, Glasgow pastoral financiers (who were also associated with the Clyde Company). Urquhart acquired the property c.1856 and began purchasing up surrounding allotments that had previously been alienated by the Crown. Nowlan also had started to do the same thing, but in August 1856 (by which time he was living on the *Murndal* station near Hamilton) he sold all his property, some thousands of acres, to Urquhart.

In 1861 the *Greenhills* station passed to Alexander Macintosh, and in 1869 to Matthew Ingle Browne. In May 1888 (soon before his death) MI Browne disposed of the *Green Hills* estate, of 7020 acres, to Melbourne solicitor William Henry Croker. (Local information, that the property was purchased by Sir Samuel Gillott at £10 per acre, and disposed of to Harvey Patterson in 1889, may also be correct. At the time Gillott and Croker were partners in the legal firm Gillott, Croker and Snowden.¹⁹) Ingles son Walter retained the *Greenhills* homestead block of some 500 acres until 1927.²⁰ In 1889-90 Croker sold the 6514 acres of the former *Green Hills* estate to DWH Patterson, described variously in ratebooks as ‘grazier’, ‘gentleman’ and ‘sharebroker’.²¹

¹⁶ The Workshop, held in *Dunvegan* on 7th September 2001, and attended by approximately 50 people, was part of Stage One of the Melton Heritage Study.

¹⁷ Parish Plans, Parishes of Yangardook and Djerriwarrh.

¹⁸ Garden, Don, *Hamilton: A Western District History* (Hargreen Publishing Company, 1984), notations.

¹⁹ Notes, Judith Bilszta, M&DHS. Gillott became Lord Mayor, and Victoria’s Attorney General before his ultimate disgrace and fall upon allegations of his associations with vice and corruption. (Dunstan, D, ‘Gillott, Sir Samuel’, in Nairn, B, Serle, G, *Australian Dictionary of Biography*, Vol.9, MUP, 1983, pp.12-13)

²⁰ Starr, J *Melton: Plains of Promise* (Shire of Melton, nd, c.1985), p.76

²¹ Shire of Melton, *Ratebooks*, 1895-1897. Unless otherwise cited, information for this paragraph is from documentation of Torrens Application, 26315s, PROV VPRS 460/P000 (2652).

Melton Park: Thoroughbred Horses

The Pattersons' hobby – thoroughbred horse stud and training – were a large (and perhaps the most important) part of *Melton Park*:-

‘The Melton Park horse stud contains some of the best blood in Australia. Both Mr and Mrs Patterson take a keen interest in the thoroughbreds, and there are on the property some of the most promising young stock one could wish to see. In addition to 25 brood mares, the stallion Menschikoff, and the foals, about a dozen horses are in training. Most of these are stylish-looking yearlings, and in the string is Delaware, who ran so great a race in the last Melbourne Cup. After making the most of the pace in the two-mile event, Delaware finished third, without being properly ridden out.’²²

There were ‘two excellent training tracks on Melton Park’ one of two miles and the other a mile and three-quarters in length.²³ The horse stud was well known in the district – the local paper noting the movement of stock both locally and beyond. Horses were frequently seen exercising:- ‘A string of eight racehorse, the property of Mr Harvey Patterson, came through the township one day last week for exercise.’²⁴ The *Express* kept the locals up to date with progress at the local horseracing industry, eg:- ‘the celebrated stallion Statesman died at Melton Park last Sunday. He was bred in NSW, then sent to India where he distinguished himself on the turf. He was ailing for about a week’.²⁵

Patterson had also bred and raced coursing dogs in his youth. He won the Victorian Coursing Club's West Bourke Plate with Painstaker in 1885. He bred and raced horses in New Zealand in addition to his Australian stable, and Menschikoff's record on the New Zealand turf was said to be unequalled. Despite his keen interest and long period as a horse owner and breeder he enjoyed limited success on the turf. In addition to Delaware's third place in the 1908 Melbourne Cup he won the Williamstown Cup in 1907 with Thackeray, and his brood mare Litigant ('by Martini Henry from Leonie') had won the Oaks. After a few years Patterson disposed of his breeding interests at Melton and returned to New Zealand before retiring to England. His *Melton Park* horse trainers Carey, Fountain and Taylor (of England) later purchased land in the district.

Melton Park: Gold into Water

Patterson's inadvertent contribution to the discovery and use of underground water may have been his greatest contribution to the Melton community. Known locally to have been ‘connected with the discovery of silver at Broken Hill’, he displayed an interest in searching for minerals in the area. A syndicate was formed to raise funds for an exploration of land in the upper reaches of the Djerriwarrah Creek at Coimaida however this came to nothing. He obtained a diamond drill from the Mines Department to search for gold under the volcanic flow, but nothing came of the several bores that were put down on the *Melton Park* property. (There is said to be an unfilled shaft in the ‘Quartz Paddock’, to west of house.) However, water was struck, and Mr ST Staughton MLA suggested to the Shire Council that bores be put down in different parts of the Shire. Staughton offered to pay for the bore hire if Council provided the wood for the steam engine.

²² *ibid*

²³ *ibid*

²⁴ The *Melton Express*, 10/8/1907

²⁵ The *Melton Express*, 19/9/1891

After a meeting of ratepayers the Council was approached to put some bores down. Council passed a special rate of 3 pence in the pound, and a committee of three councillors and three ratepayers were appointed; Alexander Cameron collected about £70 for the venture. The Mines Department stipulated that it must be officially presumed to be searching for gold.²⁶

Four bores were put down – one at Toolern Vale near Robinson's *Creighton*, one on McCorkill's road, one near the Masonic Temple and the fourth on the Toolern Creek 'Flat' (now incorporated into the Melton golf course) which proved to be the most successful. The Council assisted by taking it over and providing a pump and well in June 1892. Braybrook Council contributed £10 to it and local residents £337-12-6. After it was demolished by wind in November the Council replaced it with a heavier one. 'The discovery of underground water was of the greatest benefit'.²⁷

The Farming Era

By the turn of the century farming was resurgent and historical changes were at hand. A new generation of farmers restlessly surveyed the vast pastoral estates surrounding them. In Melton there had long been a belief that the large pastoral estates surrounding the town on three sides 'acted as a check' on both the progress of the village, and employment of landless working men.²⁸ In 1897 Sir Rupert Clarke mused in Parliament about cutting up 40,000 acres of his estate to lease to dairy farmers. He was under local pressure to make land available for farming, and declared he was keen not to 'disappoint public expectations.'²⁹ In 1898 the Victorian Municipal Directory entry for Melton Shire made the first of a series of unprecedented reports on movements by the district's big landholders:-³⁰

'Farming and grazing - Harvey Patterson dividing his estate into farms, by sale and also under the share system. Sir Rupert Turner Havelock Clarke, Bart., has leased a large portion of his estate near Melton for grazing and farming; Mr Harry Werribee Staughton also dividing his estate under the share system ...'³¹

Melton Shire ratebooks show that by 1896 Patterson had disposed of approximately 2000 acres in the Parish of Djerriwarrh, the southern part of the estate. Houses began to appear along Bulmans Road.³² From the beginning *Melton Park* had leased out 'good grass paddocks ... and water for cattle and horses'.³³ Title deeds note that Patterson subdivided and sold some thirteen parcels of land, or 3,200 acres in the period 1895 to 1897.³⁴ (The 1909 report in the *Pastoralists Review* says that only about 2000 acres of the property's original 7500 acres had been sold.³⁵) Some of these properties were purchased by families who farmed them until very recently. In 1900 the manager advertised that 1000 acres 'of virgin land, five miles from Melton railway station', was to let.³⁶

²⁶ Starr, J, *Melton: Plains of Promise* (Shire of Melton, nd., s.1985), p.257

²⁷ Alex Cameron, 'Melton Memoirs', typescript,, pp.24-25; George Minns, 'Looking Back' (M&DHS Newsletter, January 2001).

²⁸ Hjorth, Anders, 'Recollections of Melton 1861-67', in M&DHS Newsletter, Feb 2001

²⁹ *Sunbury News*: 31/7/1897, 7/8/1897, 4/9/1897.

³⁰ *Victorian Municipal Directory*, 1898, and following years.

³¹ *Victorian Municipal Directory*, 1898, and following years.

³² Shire of Melton, *Ratebooks*, 1890s; SLV Map 820A, Army Ordnance Map Sunbury, 1916, 1936.

³³ *The Express*, 21/10/1889

³⁴ Judith Bilszta, M&DHS.

³⁵ *Pastoral Homes of Australia*, 1910, *op cit*.

³⁶ *The Express*, 17/11/1900

Patterson sold up completely in 1912. Contrary to the popular tide of opinion, contemporary Alex Cameron noted that, having employed about 30 men and boys, ‘it was a great loss to Melton when he sold.’³⁷ His stable of horses was disposed of, most to the Manning family of Melton, and the the property, by this time of more than 4000 acres, was sold to John Farrell, of Hamilton. The Farrell family played a prominent roll in the World War 1 Red Cross and soldier comforts activity in the district.

In 1920 the 4,000 acre *Melton Park* estate was sold again. Sale notices described it as being:-

‘... mostly agricultural and grazing land of high quality especially adapted for the growing of oats, barley, wheat and is good sheep and lamb fattening country. The improvements consist of a homestead, managers cottages, stabling and numerous outbuildings.’³⁸

On 21 May a clearing sale was held on the property. Special trains were run from Ballarat and Melbourne and more than 1000 persons attended. The Listing of items sold included the whole of the stock – 29 horses, particularly fine specimens and 58 cattle. Sundries included a large supply of fencing material – posts, rails, etc, office and surplus furniture.

The estate had been purchased by the Land & Management Board for subdivision and sale under the Closer/Soldier Settlement Acts.³⁹ In July it was reported that:

‘Melton Park Estate is expected to be open for application by returned soldiers early next month. The subdivision plan providing for 12 large farms, at reasonable valuation, is now before the Board for adoption. The roads provided will not only benefit the settlers of the estate but others also by the linking up of established roads.

A school site has been reserved on the south side of the homestead.⁴⁰

In August the Land Board met at the Shire Hall to consider applications for the ‘13 blocks’. Most successful former soldiers were locals, with others from Ballarat and Sunshine.

Of the properties sold from the subdivision of the estate, dwellings (and some outbuildings) on *Gnotuk Park*, *Braemar* (685 Bulman’s Road), *Kuloomba*, *Kippenross*, and 488 Bulmans Road, form the basis of separate reports in the heritage study.

The place was identified as being of significance at a community workshop held in association at Dunvegan, Melton, on 7th September 2001.

Thematic Context / Comparative Analysis:

Shire of Melton Historical Themes: ‘Pastoralism’; ‘Farming’; ‘Horses, Hounds & Hares’ (Stud); ‘Water and Fire’.

Comparable Places in Shire of Melton:

³⁷ Cameron, *op cit*, p.24

³⁸ *Melton Express*, 20/3/1920

³⁹ Cameron, *op cit*, p.24; also Parish Plan, Djerriwarrh.

⁴⁰ *Melton Express*, 17/7/1920

Architecturally, a comparable Victorian Picturesque style dwelling (although of brick construction) in the Melton Shire is *Nerowie* (263), 285 Nerowie Road, Parwan. The dwelling has a steeply pitched gable roof form that traverses the site, together with a slightly projecting gable at one end. A comparable variant of the Victorian Picturesque stylistic type is the dwelling *Kippenross* (177) at 429 Bulmans Road, Melton West. This polychromatic Late Victorian Picturesque styled house is characterised by hipped roof forms, together with a minor gable that projects towards the front and an encircling verandah. The gable end features elaborate timber work, pendant and turned timber finial. Generally, the Victorian Picturesque design of *Melton Park* is unusual in the Melton Shire.

Historically, *Melton Park* is the oldest remaining thoroughbred racehorse facility in the Shire, and the most imposing. Other comparable places include *Emerites Park* (formerly *Stockwell Stud*, and *Callan Park*), Place No.91; the former *Melton Stud*, Place No.183; *Tara Stud*, Place No.239; and *Kippenross*, Place No.177. *Cornwell Park Stud* (Place No.018) was converted to a horse stud in recent decades.

Condition:

Fair/good

Integrity:

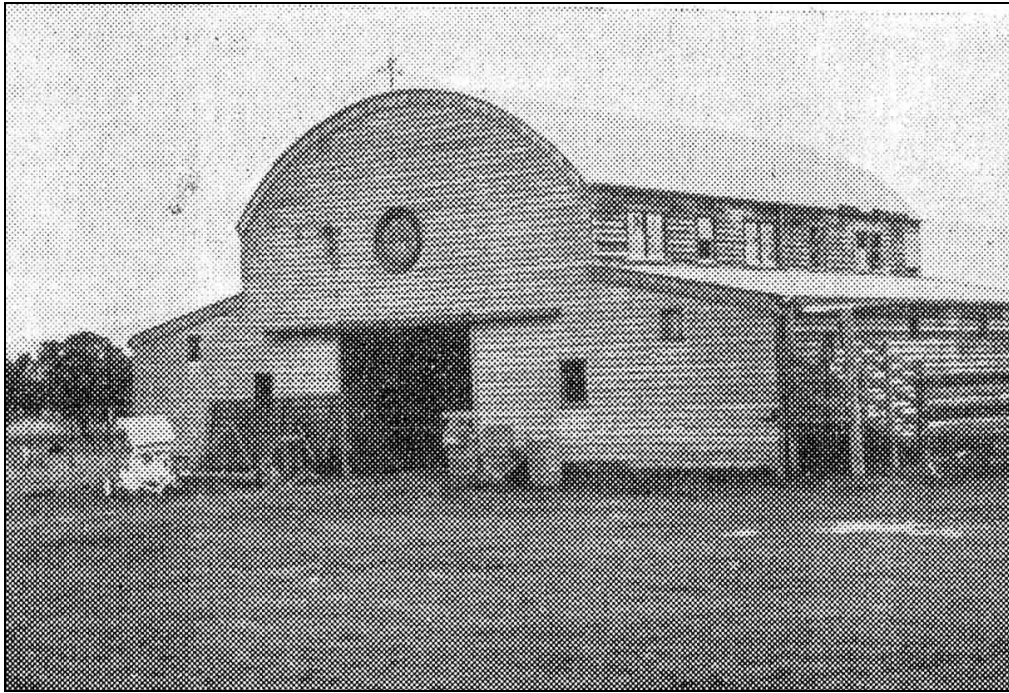
Substantially intact

Recommendations:

Recommended for inclusion in the Melton Planning Scheme Heritage Overlay.

Recommended Heritage Overlay Schedule Controls:

External Paint Controls:	<i>No</i>
Internal Alteration Controls:	<i>No</i>
Tree Controls:	<i>Yes – cypress, peppercorn & other exotics</i>
Outbuildings and/or Fences:	<i>Yes – timber & iron stable</i>



Melton Park Stable: Once thought to have been a Cobb & Co coachhouse/stable during the Ballarat goldrush. (Pollitt, p.24)