



# **Cardinia Local Heritage Study Review**

**Volume 2:**

**Key Findings & Recommendations**

**Revised Report**

**May 2011**

**CONTEXT**

**Prepared for  
Cardinia Shire Council**

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## Report Register

This report register documents the development and issue of the report entitled Volume 2 – *Key Findings & Recommendations* (a compilation of the earlier reports: Volume 1 – *Stage A Key Findings & Recommendations*, Volume 3 – *Stage B1*, and Volume 4 – *Stage B Key Findings & Recommendations*), by Context Pty Ltd in accordance with our internal quality management system.

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- Heritage Victoria for providing Heritage Grants to fund this project, as well as on-going advice.
- The Project Coordinator for the Study, Janene Vurlow, as well as Ian Stevenson, Fiona Simonds and Tom Anderson, Cardinia Shire Council.
- The Steering Committee members.
- The owners, managers and custodians of heritage places in Cardinia Shire for their interest, support and co-operation throughout the preparation of the Study.

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# PREFACE

This is Volume 2 of the Cardinia Local Heritage Study Review, 2006-08 (the Study). The Study was divided into two stages, A and B, the findings of which have been combined into three volumes as follows:

Volume 1: Executive Summary	Volume 1 summarises the key findings of Stages A & B, and the recommendations of these two stages, particularly in light of recommended planning scheme amendments. The appendices contain lists of all individual places and precincts recommended for addition to the Heritage Overlay, corrections to be made to the HO, extensions to existing HO precincts, places that should be nominated to the Victorian Heritage Register and Inventory, places that should get other overlay protection, and places that should be interpreted.
Volume 2: Key Findings & Recommendations	Volume 2 contains the methodology of the two phases of the Study – Stages A & B, the findings of both stages (i.e., places which meet the threshold of local significance, and those that don't), recommendations for statutory protection arising from the assessments, as well as other recommendations arising from the Study. It is a compilation of three previous findings reports (for Stages A, B1 & B), so there is some resultant repetition.
Volume 3: Heritage Place & Precinct Citations	Volume 3 contains place records for all of the precincts and individual places found to be of local (or higher) significance. Place records for most places of individual significance located within precincts are also included, as are precinct maps indicating which properties within the boundaries are individually significant, contributory or non-contributory.

These three volumes of the Study were revised in 2010 and 2011 as part of preparation for an amendment to introduce heritage controls over those places recommended by this Study for protection under the Heritage Overlay. As part of this process, Council reviewed the reports and noted questions and anomalies, which it asked Context Pty Ltd to correct in these revised versions of the three Study reports. Details of these changes are listed in Chapter 10 of this report.



# 1 SHIRE STATEMENT OF SIGNIFICANCE

## 1.1 Introduction

The purpose of this chapter is to present a Statement of Significance for the entire Shire of Cardinia. It is based on a review of the two environmental histories: G Butler & Assoc., *Cardinia Shire Heritage Study 1996, Vol 2* and *Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study 1999, Vol 1* (which incorporates the 1996 history).

The Statement of Significance is intended to be:

*... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement.*  
(Pearson & Sullivan, 1995)

As we have seen from the two Environmental Histories, Cardinia has a rich and diverse cultural heritage that illustrates the historic use, development and occupation of the land by indigenous and non-indigenous peoples during the post-contact period. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees and landscapes, archaeological sites, and places with spiritual or symbolic meaning.

These places give Cardinia a sense of historic continuity as well as a distinctive character and are related to the historic themes described in the environmental histories. They reveal the way local communities in Cardinia in past years thought about their local area as well as indicating prevailing economic, social and political circumstances that may have extended outside the shire to include the whole of Victoria.

The historic development of Cardinia in the environmental histories is described according to themes, not chronologically. In order to more readily understand the significance of the shire, the thematic historical development can be divided into the following key chronological stages:

- Aboriginal cultural landscape at first contact (c1835-c1860)
- Pastoral era and settling of the land (1838-c1870)
- Selection era and establishment of communities (c1860-c1940)
- Postwar residential expansion (c1945-present day)

## 1.2 What is Significant?

### **Aboriginal cultural landscape at first contact**

For thousands of years, the area that became the Shire of Cardinia was used and modified by the Bunurong people. In the northern part of the Shire, in the Dandenong Ranges, they mixed with the Wurrundjeri people. The knowledge of these indigenous communities was used by early explorers and settlers from the 1830s onwards to open up the land and was reflected in some early stock routes and tracks, and even influenced the route of today's main roads such as South Gippsland Highway and Princes Highway. The occupation by indigenous communities is also remembered in the names and meanings of places and landscapes, including the name of the shire itself.

Understanding the evidence of the pre-contact landscape and how it influenced the early settlement of Cardinia is fundamental to an understanding of the later historic development of the study area, the great differentiation in that landscape expressed in the contrast between ‘the swamp’ and ‘the hills’. A number of place names in the Shire came from Aboriginal names, including Cardinia (sunrise), Koo-wee-rup (black fish swimming), Lang Lang (grove of trees), Monomeith (good and beautiful), Yallock (water or creek), and Yannathan (to walk).

### **Pastoral era and settling of the land**

The process of settling the land in the pastoral era began with the arrival of the first squatters in the late 1830s, reached its zenith by the 1860s, and began to wane with the opening up of the land for selection from the 1860s onward. The primary activity associated with this stage was grazing, as well as horse breeding and racing. This stage was important for establishing the potential of the area as a rich agricultural district. The Cardinia area was significant for the unusually large number of pastoral run properties, especially in the central part of the shire. Those in the Wester Port area were mostly held by the powerful Mickle, Bakewell and Lyell partnership, in areas elevated above the swampland. While the mountainous areas were largely ignored by squatters, they were an attraction for gold-seekers from the 1850s, especially the Emerald area.

### **Selection era and establishment of communities**

This stage began with the passing of a series of Land Acts in the 1860s, which by the end of that decade had opened up the whole of Victoria for selection. By the early 20<sup>th</sup> century, most of the land in the study area had been taken up, particularly after the draining of the Koo-Wee-Rup Swamp, opening that land for agriculture. This led to the decline of grazing and the development of a diverse farming community.

Economically, the shire thrived from the late 19<sup>th</sup> century with major industries such as agriculture (including orchards, market gardens and nurseries), timber felling and sawmilling, charcoal burning, Eucalyptus extraction, quarrying, brickmaking and mining, stimulated greatly by the construction of rail lines from the 1870s, which provided an outlet to markets. The coming of the railway created a new industry, of tourism, especially in the mountainous areas to the north. The railways, and later improvements to roads in the 20<sup>th</sup> century, also had a great influence on the pattern of settlement.

This era also saw the development of local government authorities, beginning with the roads boards in the early 1860s, followed by the municipal councils in the late 1860s. With closer settlement, village townships were formed, many located along coach roads or, later, railway lines. While some served the local farming community, others were focussed on a single industry such as timber towns and tourist resorts. The prosperity brought about by this era led to the construction of fine residential, civic and commercial buildings in the larger townships. After the First World War and under the *Discharged Soldier Settlement Act 1917* a number of large estates were subdivided into smaller holdings around the Koo-wee-rup Swamp area, Bunyip, Gembrook, Iona and Tonimbuk, to promote more intensive working of rural land. Even so, Cardinia’s townships remained relatively small into the 20<sup>th</sup> century.

By the early twentieth century, the landscape of the shire, particularly the areas in and around the former Koo Wee Rup Swamp, had been transformed into the open farming landscape that still exists today.

## **Postwar residential expansion**

The postwar era saw some growth of the existing townships, with Pakenham emerging as the major township by the mid-1960s. From the 1970s it began to show aspects of a commuter suburb of Melbourne, though it still served the needs of the local farming community. While much smaller, Cockatoo and Upper Beaconsfield can also be considered dormitory suburbs. Despite suburban expansion, most of Cardinia's settlements remain quite small. In the post war period there were even new village settlements being formed, Maryknoll, a cooperative Christian community formed in 1952, being a notable one. Outside of the townships a rural and semi-rural character survives in much of the shire.

In the rest of the shire, farming has remained a major land use, especially in the former swamplands. While orcharding still survives in the mountainous regions, the tourist industry is even more important to the present day. Other early industries, such as quarrying, sawmilling and brickmaking have greatly declined.

The Beaconsfield to Pakenham area, stretching along Princes Highway has been earmarked for further suburban development as the farthest area in the south-east growth corridor designated in the State Government's Melbourne 2030 plan. This is leading to some of the most dramatic changes to the cultural landscape since the early selection era.

## **1.3 Why is it significant?**

### **Aboriginal cultural landscape at first contact**

The aboriginal cultural landscape is significant as a basis upon which other layers and influences occurred and is a continuous and living cultural presence throughout all periods of the Shire's development. Aboriginal knowledge and understanding of the landscape assisted in the early identification and settlement of Cardinia and continues to inform the use, development and management of the land today. (RNE criteria A.4, B.2, C.2 and D.4)<sup>1</sup>

### **Pastoral era and settling of the land**

This stage is significant for providing an understanding of Cardinia's origins as an area founded by entrepreneurial land speculators in a context of 19<sup>th</sup> century colonial exploration and expansion.

Because so little of the physical fabric of Cardinia's earliest post-contact history remains, any traces of this formative period (including archaeological sites) are considered to be of primary significance to the shire. (RNE criteria A.4, B.2, C.2, D.2 and H.1)

### **Selection era and establishment of communities**

This stage is perhaps most important. It is significant for demonstrating the transformation of Cardinia into an important agricultural district and tourist destination. The changes brought about by this stage profoundly altered the pre-contact landscape. They created the distinctive rural landscape strongly characterised by undulating pasture in the lower-lying areas with the more steeply rolling hills and densely vegetated

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<sup>1</sup> Places and precincts of cultural heritage significance are identified and assessed using criteria adopted by the Australian Heritage Commission, which are referred to as the Register of the National Estate (RNE) criteria. These criteria are found in Volume 3 of the Study.

northern areas of the Shire, defined by hedgerows, windbreaks, tree rows and clusters of farm buildings and mature exotic trees that is an important part of Cardinia's character today. The extent of agricultural occupation was extended greatly by the draining of the Koo-Wee-Rup Swamp at the end of the 19<sup>th</sup> century and intensified through soldier settlement after the First World War. In both of these efforts the construction of railway lines, including the Gippsland Line, the Great Southern Railway and the Strzelecki Line. The farming area created by the swamp drainage scheme, in particular has a unique character defined by the network of drains along with infrastructure such as bridges, culverts and crossings, which is overlaid upon the remnants of the pastoral era landscape such as hedgerows and windrows. In the hilly northern reaches of the Shire, the narrow-gauge Gembrook Line (now Puffing Billy) opened up Melbourne markets to fruit, timber and potato producers and nursery owners, and made it an easily accessible weekend destination for tourists.

The pattern of settlement was established, with small rural service, timber, railway, coach and tourist townships and villages, each with a distinct character and identity. The prosperity brought about by this era led to the construction of fine residential, civic and commercial buildings in the larger townships. (RNE criteria A.4, B.2, C.2, D.2, E.1 and G.1)

### **Postwar residential expansion**

Maryknoll is unique in Cardinia as an isolated rural community settlement developed in the Postwar period, created as a decentralised rural community for families from the city, based on Christian principles. It is significant for demonstrating a continuity of development of small settlements or villages in the Shire, within a landscape that has otherwise largely retained its agricultural patterning and rural landscape character (RNE criteria A.4, B.2, F.1, G.1 and H.1).

## 2 STAGE A - INTRODUCTION

### 2.1 Purpose

Context Pty Ltd was appointed in June 2006 to undertake the *Cardinia Local Heritage Study Review 2007* (the Study). The overall objective of the Study is to complete the identification, assessment and documentation of places of post-contact cultural significance for the whole municipality.

The Study was split into two distinct parts. This section of the report addresses the key findings and recommendations of Stage A of the Study.

### 2.2 Study brief

A detailed explanation of the background to this project is provided by the Project Brief. It explains that while two heritage studies have been completed for the Shire of Cardinia, they concentrated mainly on places of State or regional significance. The current heritage review is designed to redress this imbalance, by completing or updating the assessment of 44 places of local heritage significance included in the previous heritage studies (this forms Stage A in the Brief), and by evaluating another 250 or so of potential significance which were identified by, but not documented in, those studies (Stage B). The previous heritage studies to be reviewed are the following:

- Graeme Butler & Assoc., *Cardinia Shire (Pakenham district) Heritage Study*, Vol 1-3, 1996.
- Graeme Butler & Assoc., *Cardinia Shire (Emerald & Cranbourne districts) Heritage Study*, Vol 1-2, 1999.

On this basis, the Brief for the project specified the following key tasks for Stage A:

- Review the 44 Stage A heritage places that have previously been assessed as being of local heritage significance to confirm this earlier assessment, and complete full citations, conservation recommendations, mapping and HO schedule requirements for places of local significance.
- Review the Thematic Environmental Histories, which were originally prepared in 1996 and 1999 for two parts of the Shire, in order to create a statement of significance for the *entire* Shire of Cardinia.

### 2.3 Study outcomes

The key outcomes of Stage A of the Study include this report, which provides an explanation of its key findings and recommendations. The key findings (chapter 4) include:

- A list of the places and precincts assessed by the Study and found to be of local heritage significance, which are recommended for inclusion in the Heritage Overlay and/or the Victorian Heritage Register and Inventory.
- A list of the places assessed by the Study and found to be of local historic interest only or demolished. For most of these sites there are no specific recommendations.

- A list of places that are already on the Planning Scheme. For most of these places/precincts, no action is recommended, but, for a few, amendments are recommended to the HO maps and/or schedules.

On this basis, this report includes a series of recommended actions and strategies (chapter 5) to implement the Study, which include:

- Changes to the Cardinia Planning Scheme to provide statutory protection to places of local heritage significance.
- Amendments to maps and schedules for places and precincts already on the HO.

Volume 3 of report is the *Heritage Place & Precinct Citations*, which contains detailed citations for places of local heritage significance assessed during Stage A. These citations are generated from the Cardinia Local Heritage Places Database (Cardinia LHPD), which also includes place records for places already on the Heritage Overlay. These citations have since been transferred into Heritage Victoria's HERMES database.

## 3 STAGE A - APPROACH & METHODOLOGY

### 3.1 Introduction

In accordance with Heritage Victoria guidelines, the Study was prepared using *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (1999) and its guidelines.

Places of cultural heritage significance were identified and assessed using criteria adopted by the Australian Heritage Commission, which are referred to as the Register of the National Estate (RNE) criteria. The RNE criteria are listed in Volume 3, with the precinct and place citations. In assessing significance, two thresholds of local significance and State significance have been used in accordance with Heritage Victoria guidelines. Places that were assessed and found not to meet the threshold of local significance are referred to by the Study as being of 'local interest'.<sup>2</sup>

The study methodology was based upon the series of tasks set out in the brief. It included the following key stages for Stage A:

- Preparation of a Project Management Plan.
- Assessment and documentation of 44 places identified as locally significance in the previous heritage studies, but not yet on the HO.
- Final Report (in two volumes – now incorporated into the present three final report volumes).

The Study was prepared by Context Pty Ltd with the assistance of the following person:

- Peter Davies, archaeologist, who undertook preliminary research to determine the locations of a number of sawmill sites, site visits to them and assessment of them.

The project manager for the Study was Janene Vurlow of Cardinia Shire Council. There was a steering committee for this project, which comprises the following people:

- Mr Graeme Legge – Councillor, Shire of Cardinia;
- Mr Ian Stevenson – Manager of Environment and Heritage, Shire of Cardinia;
- Ms Janene Vurlow – Environmental Planner, Shire of Cardinia;
- Graeme Treolar & Audrey Dodson, Berwick Pakenham Historical Society;
- Denise Nest, Bunyip Historical Society;
- Audrey Mills, Koo Wee Rup Historical Society;
- Lynette Wealands & Gordon Sampson, Lang Lang & District Historical Society;
- Anne Wynne & Kerri Van Diemen, Maryknoll Historical Society;
- Jo Jenkins, Nobelius Heritage Park & Museum;
- Pru Menzies, Casey-Cardinia Library Corporation;
- Tony Rushton, Beaconsfield History Committee;

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<sup>2</sup> A detailed explanation of these terms is provided in Section 4.2.

- Ruth Crofts, National Trust of Australia (Victoria), Casey-Cardinia Branch

The Study was carried out with the assistance of funds made available by Heritage Victoria and the Cardinia Shire Council.

### **3.2 Project Management Plan**

As part of the first stage of Stage A, a Project Management Plan was prepared that was approved by the Project Manager. For each stage, the Plan set out key tasks and responsibilities, meetings to be held and key outputs to be achieved. The approach set out in the Plan was intended to ensure that the Study would:

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the on-going management of heritage places in accordance with statutory planning controls and policies in the Cardinia Planning Scheme.
- Include an appropriate level of community consultation via the Steering Committee.

On this basis, the Plan set out the detailed budget and timetable for Stage A.

### **3.3 Assessment & documentation of places of potential significance**

The specific tasks associated with this stage of the Study included:

- Field survey.
- Re-assessment of places still extant.

Finally, the Cardinia Local Heritage Places Database (LHPD) was created, which includes the detailed citations for the Stage A places, as well as brief records for places already on the HO.

#### **3.3.1 Field surveys**

The purpose of the field survey was to confirm that the 44 Stage A places of local heritage significance identified by previous studies were still extant and to note any changes that had occurred since they were originally identified. A GPS location was recorded in the field for the sites visited and digital photos taken of all heritage items, including elements such as fences, outbuildings, gardens, trees, etc.

The information gathered was entered into the LHPD. Where places had been demolished/removed from site or significantly altered, this fact was noted and appropriate changes made to the record.

The outcome of this task was the following lists of places:

- Demolished places – no further assessment
- Places of local interest or not significant – no further assessment
- Places of local significance – further assessment required

#### **3.3.2 Assessment & documentation**

The purpose of this task was to re-assess the cultural heritage significance of the Stage A places, and whether they achieve the threshold for local (or State) significance. The

assessment of significance was carried out in accordance with *The Burra Charter* using the RNE criteria. This task included:

- A re-assessment of places to confirm that they still meet the threshold for local significance (particularly if changes to the fabric and/or condition have occurred) and to ensure that the documentation of values is sufficient.
- Rewriting of the statement of significance for places where it does not sufficiently establish the reasons for and level of heritage significance. This includes applying the themes identified by the thematic environmental histories, in keeping with the Australian Historic Themes. In some cases it required comparative analysis to determine the relative significance of each place using the thresholds of local or State significance. In accordance with the Heritage Victoria standard brief for heritage studies, 'local significance includes those places that are important to a particular community or locality', and not just to the entire municipality.

The assessment of significance is in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) and Australian Heritage Commission (RNE) criteria, and therefore is sufficient to form a sound basis for protection in the planning scheme.

- Mapping where required, especially where the extent of a heritage precinct had not been clearly defined.

Once the assessments were completed, the findings were entered into the Cardinia LHPD. For places of local significance, citations were prepared for inclusion in the Cardinia LHPD, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Cardinia Planning Scheme. Each place assessment included:

- A history, description of significant fabric and, where appropriate, a comparative analysis for the place.
- Colour photographs and, where required, a layout plan showing contributory elements.
- Recording of the location of heritage places with a polygon and precinct boundaries on Planning Scheme base maps provided by the Shire, and a GPS coordinate for each place.
- A Statement of Significance, which describes *What* is Significant about the heritage place or precinct, *How* it is Significant, and *Why* it is Significant. This assessment is made having regard to the relevant RNE criteria.
- Conservation management objectives.
- Recommendations for statutory protection – e.g. Cardinia Planning Scheme, Victorian Heritage Register, Victorian Heritage Inventory, or other actions.

For places considered to be of local interest that were not assessed in detail, a brief record was added to the Cardinia LHPD, which included all the information known about the place and outlined the reasons why it did not meet the threshold for local significance (e.g., building demolished, substantially altered, or in very poor condition).

### 3.3.3 Community consultation

The following consultation was carried out as part of Stage A:

- Owners of properties were individually notified about the study and given an opportunity to seek further information or be present at the site inspection. Community members asked to be present for one site inspection (Maryknoll precinct), while four did not wish their properties to be assessed.

More extensive consultation was considered, but not thought to be necessary in this instance. It is noted that:

- The places of potential significance were mostly identified through community consultation including workshops carried out as part of the previous studies.
- The Steering Committee included key community representatives such as members of local historical societies, who provided information about the social values of places for local communities.

### 3.4 Heritage Overlay corrections

In the course of the Study, particularly field survey, a number of errors in the HO maps and schedules were noted, which are listed in Appendix A.1.5. In some cases these were places or precincts listed in the HO Schedule but not appearing on the HO maps, in others, the wrong property was shown on the HO map.

There were two such precincts that require mapping corrections: Maryknoll Precinct (HO55) – an updated citation and map are found in Volume 3, and Charing Cross Precinct (HO71) – a map for which is found in Appendix A.1.5 of this report.

### 3.5 Final report

This task initially comprised the preparation of Volumes 1 and 2 of the Final Report for Stage A of the Study. The first volume contained the key findings and recommendations including:

- A list of the heritage places or precincts recommended for inclusion on the Victorian Heritage Register, the Victorian Heritage Inventory or the Heritage Overlay of the Cardinia Planning Scheme.
- A list of changes to existing Heritage Overlay Maps and Schedule in relation to a number of HO places and precincts to correct errors and reflect the outcomes of Stage A.

The second volume contained detailed citations for all the Stage A places reassessed.

These two Stage A reports have since been incorporated into the final reports for the entire study.

### 3.6 Study constraints

As is usual for studies of this kind, the majority of places were only investigated externally, and sometimes an inspection of an individual house was limited to the front and side views of the property only. In any case where inspection of part of a property was not possible, this has been noted and, if necessary, a recommendation that further investigation may be necessary. Similarly, inspections of precincts involved viewing

houses from the main street elevation. This required in most cases walking through each precinct to identify key elements.

Four owners did not wish their properties to be assessed, though most of them were still visible from the road, so their condition compared to that in the previous studies could be assessed.

## 4 STAGE A - KEY FINDINGS

### 4.1 Introduction

The key findings of Stage A of the Study are:

- There are 22 individual heritage places and three precincts in Stage A of local significance that should be added to the Heritage Overlay (HO). These places are listed in Appendices A.1.1 and A.1.2. Among them is one place that should be added to the Victorian Heritage Inventory, and one precinct that should be nominated to the Victorian Heritage Register; which are shown in italics. One individual place, the former Gembrook Coffee Palace, should be added to the Planning Scheme as part of the proposed Gembrook Civic & Commercial Precinct, which was assessed in its entirety during Stage B.
- There are three individual places that do not meet the threshold for local significance, and are only of local interest. These places are listed in Appendix A.1.3.
- There are three places that have been demolished, which are listed in Appendix A.1.4.
- There are a number of mapping and HO schedule amendments recommended for one individual heritage place and two precincts that are currently included in the Heritage Overlay. These are listed in Appendix A.1.5.

### 4.2 Heritage places

#### 4.2.1 Introduction

In accordance with Heritage Victoria guidelines, heritage places are no longer assigned a 'grading', but are identified as being of either local or State significance. As the names suggest, a place of local significance is one that is significant to the Shire of Cardinia as a whole, or those that are important to a particular community or locality, while a place of State significance is one that is significant to the State of Victoria. Some of the places of local significance may also be important at a regional level (e.g. the metropolitan region), but this would require further research to establish.

It is important to note that:

- A place may have value to both local and State-wide communities.
- The two categories are not 'hierarchical' with one being more important than the other; rather they simply identify the community to which the place is most important.

For the purposes of this Study, an additional category of 'local interest' has been used for those places that do not meet the threshold for local significance. As discussed

below, these are places that have some heritage values, however, for various reasons they are more limited when compared to places of local significance.

#### **4.2.2 Archaeological significance**

There is one site that has primarily archaeological values, the IYU Pre-emptive Right Homestead Site, at 245 McGregor Road, Pakenham. It should both be included on the Cardinia Heritage Overlay and listed on the Victorian Heritage Inventory.

#### **4.2.3 Local significance**

The Study has identified 22 individual heritage places and four precincts that are considered to meet the threshold for local significance when assessed against the RNE criteria. These places are listed in Appendix A.1.1.

#### **4.2.4 Local interest or not significant**

Appendix A.1.3 provides a list of 3 places have been assessed and found not to meet the threshold for local significance when assessed against the RNE criteria. Typically, they are:

- Very altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Places for which little historic significance or associations could be found.
- Orchards, individual trees or hedgerows in poor condition or with low integrity.

As detailed in the following chapter, these places are not recommended for inclusion in the Heritage Overlay of the Cardinia Planning Scheme.

#### **4.2.5 Demolished and other places**

Appendix A.1.4 provides a list of three demolished places. This includes buildings that have been demolished or completely removed. Depending on the circumstances, some of these places may have archaeological values, which have been identified wherever appropriate.

#### **4.2.6 Already on the Planning Scheme**

Appendix A.1.6 provides a list of three places put forward for assessment during Stage A that were found to already be on the HO, individually or within an existing heritage precinct. For two, precinct maps needed to be added to the Planning Scheme, and for another one, the HO schedule needs to be updated. These are noted in Appendix A.1.5 and the maps are found in Volume 3 with the precinct citations (as well as in Volume 1).

### **4.3 Heritage precincts**

#### **4.3.1 Introduction**

Heritage precincts within the Shire of Cardinia generally possess one or more of the following characteristics:

- They contain heritage places that individually or as a group illustrate important themes that were significant in the development of the municipality or locality.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity.
- They contain a high proportion of substantially intact contributory heritage places.

The Study reviewed several heritage places and sites to see if they should be added to existing HO precincts or listed as individual places, as well as a number of potential new precincts. There were also a few precincts already on the HO which had not been mapped, and in some cases which required revision of their Statement of Significance.

#### **4.3.2 Additions to existing HO precincts**

It was found that one individual place should be added to an existing HO precinct:

- Emerald Lake Park & Landscape, Emerald, to be added to HO106 – Former Nobelius Nursery.

#### **4.3.3 Assessment of potential heritage precincts**

The Study identified the following three precincts that are of local (or higher) significance:

- Wood Street Residential Precinct, Beaconsfield.
- George Street Residential Precinct, Bunyip.
- Emerald Country Club, Estate & Landscape, Emerald. Three individual places assessed during Stage A were found to be contributory places to this precinct: the Camden Woollybutt Row, Oak Lee house and trees, and Sycamore Lodge; as well as two Stage B places: Glen Eagles in Sycamore Ave and the Beech Tree Row on Lakeside Drive. These have been included in the precinct assessment (with mini citations also completed to follow the parent citation). Several other properties on Sycamore Avenue and Lakeside Avenue, neither on the Stage A nor Stage B list but which were identified during fieldwork and subsequent research, have also been included in the precinct assessment as contributory places.

This precinct is potentially of State significance as a very early country club in Victoria which retains many early buildings in an intact landscape setting.

Citations have been prepared for the three precincts recommended for inclusion in the HO, and precinct maps showing elements that are ‘contributory’ or ‘non-contributory’ to the significance of the precinct.

One place assessed during Stage A, the Gembrook Coffee Palace, was found to be contributory to a potential precinct: the Gembrook Civic & Commercial Precinct. As a number of the other contributory places to the precinct are included in the list of Stage B places, the entire precinct was assessed as part of Stage B.

### **4.4 Review of existing HO precinct mapping**

A new precinct map has been created for the existing Maryknoll Residential and Civic Precinct (HO55). The citation for this precinct has been revised to provide additional information, and correct errors and omissions. On this basis, a new statement of significance has been prepared to ensure that it provides sound and justifiable reasons for the significance of the precinct (see Volume 3).

When assessing an individual site in Upper Beaconsfield, the Milk Bar, it was found to be within an existing precinct on the HO, Charing Cross Civic & Commercial Precinct (HO71), but that the precinct does not appear on the current HO map. For this reason, a map for the precinct, prepared by Graeme Butler in his 1996 heritage study, has also been appended (see Appendix A.1.5).

In accordance with Heritage Victoria guidelines, buildings and other elements within precincts are now no longer graded, but either identified as 'contributory' or 'non-contributory' to the significance of the precinct.

## 5 STAGE A – RECOMMENDATIONS

Please note, the recommendations for Stage A, found below, have been combined with those for Stage B in Volume 1 - *Executive Summary*. The recommendations in Volume 1 supersede the recommendations found below.

### 5.1 Introduction

This section provides key recommendations of the Study, which are considered to be fundamental to the achievement of an effective Heritage Strategy for the municipality. They are:

- The adoption of the *Cardinia Local Heritage Study Review* by the Shire of Cardinia.
- A planning scheme amendment to implement key findings of the Study.
- Nomination to the Victorian Heritage Inventory (VHI).

### 5.2 Cardinia Heritage Study Review

On the basis of the key findings in this report, it is recommended that Cardinia Shire Council adopt the *Cardinia Local Heritage Study Review*, including all of its three volumes and the Cardinia Local Heritage Places Database.

### 5.3 Planning Scheme amendment

It is recommended that Cardinia Shire Council prepare and exhibit an amendment to the Cardinia Planning Scheme to implement the findings of the *Cardinia Local Heritage Study Review*. The amendment would include:

#### 5.3.1 Incorporated & Reference Documents

- Adding the *Cardinia Local Heritage Study Review* – Volume 1 – *Executive Summary*, Volume 2 – *Key Findings & Recommendations* as a Reference Documents in the Cardinia Planning Scheme, and adding the heritage place citations report, Volume 3, as an Incorporated Document.

The VPP Practice Note *Incorporated and Reference Documents* notes that:

*Planning schemes should be transparent and complete in terms of policies and provisions that are relied upon to make decisions about planning matters. Studies, strategies, guidelines and policies that inform the planning scheme, guide decision-making or affect the operation of the planning scheme should be part of the planning scheme in some form. This can be achieved by incorporating documents into the planning scheme or using them as reference documents.*

On this basis, Volume 3 is recommended to become an *Incorporated Document* as it contains the heritage place and precinct citations that provide important information that will be used to guide the exercise of discretion by Council and thus satisfies one of the criterion set out on page 2 of the Practice Note. An *Incorporated Document* forms part of the planning scheme must be considered or given the same ‘weight’ as other parts of the scheme. This would require the heritage place citations to be considered by Council, applicants and the Victorian Civil and Administrative Tribunal when deciding on an application that affects a heritage place or precinct.

It should be noted that as an incorporated document forms part of the planning scheme, an amendment to the Cardinia Planning Scheme would be required if Council wished to make changes to the heritage citations.

Volumes 1 and 2, on the other hand, are recommended to become *Reference Documents*, as they contain background information that assists in understanding the context within which the heritage controls and policies have been framed, but have only a limited role in decision-making as they will not form part of the planning scheme. As noted on page 2 of the Practice Note ‘They do not have the status of incorporated documents or carry the same weight’.

### 5.3.2 Heritage Overlay schedule & maps

- Replace the existing Schedule to the Heritage Overlay in the Cardinia Planning Scheme with a new Schedule, which includes:

- The existing heritage places and precincts listed in the Schedule, with the changes set out in Appendix A.1.5.
- All of the new individual heritage places and the three new precincts of local significance assessed during Stage A as listed in Appendices A.1.1 and A.1.2.

A draft HO Schedule showing the new places and precinct recommended for inclusion as well as amendments to existing places on the HO is found in Appendix A.3.

It is also recommended that the Schedule is reviewed to ensure that it is consistent with the VPP Practice Note *Applying the Heritage Overlay*. This may include:

- Listing places in alphabetical order by street address in accordance with Heritage Victoria guidelines.
  - External paint controls only applying where the colour scheme is cited by the Study as a reason for the significance for the heritage place.
  - Tree controls only applying to those places where significant trees have been identified by the Study.
  - Internal alteration controls only applying to public buildings or to places with significant interiors as identified by the Study.
- Amend the relevant Cardinia Planning Scheme Heritage Overlay maps.  
This includes mapping all of the heritage places and three heritage precincts as described above, and correction of maps (where required) for places and precincts, listed in Appendices A.1.1, A.1.2 and A.1.5.

If, for any reason, one or more of the proposed new precincts are not put on the HO, those places within them that have been identified in this Study as individually significant should be given individual HOs.

### 5.3.3 Incorporated documents

- Adding incorporated documents to set out permit exemptions for the heritage precinct areas, including the Great Southern Railway, and rural sites.

At present, the only way to provide permit exemptions for matters under the HO is via Clause 43.01-2 that allows for ‘anything done in accordance with an incorporated plan’. Incorporated plans are recommended for precincts, rural sites and specific

place such as railways as they will provide permit exemptions for specific matters, buildings and works (such as the demolition of a non-contributory buildings, or construction of a fence on a rural site) to avoid the need for unnecessary permits. In this way, an incorporated plan can limit the basis of objections to the application of the HO and also ensure that Council resources are directed predominantly to assessing those types of applications where there may be heritage impacts.

Similar incorporated plans have previously been prepared by Context for other councils and these could readily be adapted for use in the Cardinia Planning Scheme.

#### **5.4 VHR & VHI recommendations**

It is recommended that the Emerald Country Club, Estate and Landscape Precinct be nominated to the Victorian Heritage Register.

It is recommended that the IYU Pre-emptive Right Homestead Site, at 245 McGregor Road, Pakenham be added to the Victorian Heritage Inventory.

## 5.5 Summary of recommendations

The following table summarises the findings and resultant recommendations for further action in relation to the Stage A places.

No	Place name	Street	Locality	Recommendations	Comments
1	Kenilworth Coach House (former) and Trees	44 Kenilworth Avenue	Beaconsfield	Amend HO53 Schedule	Add tree controls
2	Precinct - Beaconsfield, Wood Street Residential	46 to 56 Wood Street	Beaconsfield	Add to PS as HO precinct	Create incorporated plan
3	Bunyip Post Office	21 High Street	Bunyip	No action	Already within HO46
4	Railway Hotel (former)	23 Main Street	Bunyip	No action	Already within HO46
5	Precinct - Bunyip, George Street Residential	3-9 [odds] George Street	Bunyip	Add to PS as HO precinct	Create incorporated plan
6	Cora Lynn Catholic Parish School (former)	370 Convent School Road	Cora Lynn	Add to PS as individual HO	
7	Glen-Keith Farm complex & trees	250 Peers Road	Dalmore	Add to PS as individual HO	
8	Emerald Lake Park & Landscape (part Nobelius Nursery)	Emerald Lake Road	Emerald	Amend HO106	Add to existing HO106 – Former Nobelius Nursery
9	Emerald Railway Station	Kilvington Drive, at Puffing Billy Place	Emerald	Add to PS as individual HO	
10	Cambden Woollybutt Row	Lakeside Drive	Emerald	Part of proposed precinct	Emerald Country Club, Estate and Landscape Precinct

No	Place name	Street	Locality	Recommendations	Comments
11	Emerald Country Club Estate & landscape	Lakeside Drive	Emerald	Part of proposed precinct	Emerald Country Club, Estate and Landscape Precinct
12	Cascades Guesthouse (former) & Emerald Tourist Track	10 Telopea Road	Emerald	Add guesthouse to PS as individual HO; tourist track protected by PCRZ	
13	Oak Lee, house & trees	11 Lakeside Drive	Emerald	Part of proposed precinct	Emerald Country Club, Estate and Landscape Precinct
14	Sycamore Lodge	34 Lakeside Drive	Emerald	Part of proposed precinct	Emerald Country Club, Estate and Landscape Precinct
15	Emerald Country Club, Estate and Landscape Precinct	9-21 & 34-48 Lakeside Drive; 10-24 & 11 Sycamore Avenue	Emerald	Add to PS as HO precinct. Nominate to the VHR	Create incorporated plan
16	Orchard Packing Shed	340 Sanders Road	Garfield North	No action	Demolished
17	Wattle Bank	18 Innes Road	Gembrook	Add to PS as individual HO	
18	Coffee Palace, former	66 Main Street	Gembrook	Part of proposed precinct	Gembrook Civic & Commercial Precinct (Stage B)
19	Tehennepe	495 Little Road	Iona	Add to PS as individual HO	
20	Koo Wee Rup Public Hall	231 Rossiter Road	Koo Wee Rup	No action	Demolished

No	Place name	Street	Locality	Recommendations	Comments
21	Dustings Garage (former)	272 Rossiter Road	Koo Wee Rup	Part of proposed precinct	
22	Wattle Theatre (former)	284 to 286 Rossiter Road	Koo Wee Rup	Add to PS as individual HO	Also a significant element of precinct
23	Koo Wee Rup Police Lockup (former)	325 Rossiter Road	Koo Wee Rup	Add to PS as individual HO	
24	Royal Hotel	96 to 102 Station Street	Koo Wee Rup	Add to PS as individual HO	
25	Lang Lang Butter Factory	1-7 Oxford Street	Lang Lang	No action	
26	Lang Lang Cemetery & trees	McDonalds Track	Lang Lang	Add to PS as individual HO	
27	Missons Butchers Shop & residence	34 to 36 Westernport Road	Lang Lang	Add to PS as individual HO	
28	ANZ Bank	47 Westernport Road	Lang Lang	Add to PS as individual HO	
29	Precinct - Maryknoll, Residential & Civic	Koolbirra Road, Baranbali Rd, Bareena Rd, Barongarook Rd, Baroona Rd, Battunga Rd, Fogarty Rd, Girrahween Rd, Liamena Rd, Manoora Rd, Marrakilla Rd, Mirrabooka Rd, Mortimer Rd, Murrawong Rd, Nagle Cr, Turramurra Rd, Wingadee Rd, Wingelo Ln, Wirragulla Rd	Maryknoll	Amend HO55	New precinct map; remove External Paint Controls; create incorporated plan; add all street names
30	Holy Family Church	6 Koolbirra Road	Maryknoll	Amend HO54	Remove External Paint Controls
31	Maryknoll Lawn Cemetery & Pooley Grave	61 Koolbirra Road	Maryknoll	No action	Already part of precinct HO55
32	Guesthouse, former	155 Mt Burnett Road	Mount Burnett	No action	House in ruins

No	Place name	Street	Locality	Recommendations	Comments
33	Oakway	185 Bessie Creek Road	Nar Nar Goon	Add to PS as individual HO	
34	Nar Nar Goon Growers & Packers Shed	63 Nar Nar Goon Road	Nar Nar Goon	No action	Local interest only
35	Jesmond Dene House, trees	425 Officer South Road (also Patterson Road)	Officer	No action	Already on PS as HO92 (NB gateway removed)
36	Kings Picture Theatre	Main Street	Pakenham	No action	Demolished
37	Pakenham Post Office	113 to 117 Main Street	Pakenham	No action	Demolished
38	I.Y.U Pre-emptive right homestead site	245 McGregor Road	Pakenham	Add to PS as individual HO; List on VHI	
39	Valley View Orchards Manager's House & Coolstore, former	15 & 30 Shelton Road	Pakenham Upper	Add to PS as individual HO	
40	Rythdale Reserve trees	205 Soldiers Road	Rythdale	Add to PS as individual HO	
41	Rutter Farm (former) trees	320 Tooradin Station Road	Tooradin	Add to PS as individual HO	
42	Great Southern Railway		Tooradin to Lang Lang	Add to PS as HO precinct	Create incorporated plan
43	Eves' House (former) & trees	2180 to 2200 Princes Highway	Tynong North	No action	House demolished
44	Staverton Garden	201 Quamby Road	Upper Beaconsfield	Add to PS as individual HO	
45	Beaconsfield Upper Milk Bar	28 Beaconsfield-Emerald Road	Upper Beaconsfield	No action	Already within HO71

No	Place name	Street	Locality	Recommendations	Comments
46	Charing Cross Civic & Commercial Precinct (HO71)	<del>McBride Road</del> 1-5 & 2-8 Salisbury Rd, 24-25 & 28 Beaconsfield-Emerald Rd	Upper Beaconsfield	Amend HO71	Add map to PS maps; Change precinct addresses
47	The Steyne, former	85 A'Beckett Road	Upper Beaconsfield	No action	Too altered

## 5.6 Further work

It is recommended that the following further work be undertaken to complete the *Cardinia Local Heritage Study Review*:

- Create Incorporated Plans for the following places/precincts during preparation of the Planning Scheme Amendment:
  - Wood Street Residential Precinct, Beaconsfield
  - Emerald Country Club, Estate and Landscape Precinct
  - Great Southern Railway
  - Maryknoll Precinct (HO55)

## 6 STAGE B - INTRODUCTION

### 6.1 Purpose

Context Pty Ltd was appointed in June 2006 to undertake the *Cardinia Local Heritage Study Review 2007* (the Study). The purpose of this part of the Study was to complete the identification, assessment and documentation of the high priority places from Stage B, and to make recommendations for their future conservation. Remaining places of lower priority that were not assessed have been confirmed, re-prioritised and noted for future assessment.

This part of the volume provides an explanation of the key findings of Stage B as well as a series of recommended actions to implement these findings.

The terms used throughout this report are consistent with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (1999). A glossary of key terms and their meanings is provided at the end of this report.

A detailed explanation of the background to this project is provided by the Project Brief. It explains that while two heritage studies have been completed for the Shire of Cardinia, they concentrated mainly on places of State or regional significance. The previous heritage studies reviewed are the following:

- Graeme Butler & Assoc., *Cardinia Shire (Pakenham district) Heritage Study*, Vol 1-3, 1996.
- Graeme Butler & Assoc., *Cardinia Shire (Emerald & Cranbourne districts) Heritage Study*, Vol 1-2, 1998.

In summary:

- To date, nearly 150 places identified by previous studies have been incorporated into the Heritage Overlay (HO) of the Cardinia Planning Scheme.

Stage A:

- There were 44 places identified and assessed by previous heritage studies as being of local heritage significance, but which had not been put on the HO ("Stage A places"). Therefore reassessment was necessary. This work constituted Stage A of the Study, the key findings and recommendations of which are summarised in chapters 1 to 5 of this report.

Stage B:

- There were 244 places and precincts identified by previous heritage studies ("Stage B places"), which had not yet been considered for inclusion in the HO. Evaluation and assessment was necessary for each of these places and precincts to determine their heritage value and the need to protect them through inclusion in the HO. Following field survey and community consultation, 124 individual places (two of them in a potential precinct) and 8 precincts (2 of them reviews of existing precincts) were judged to be high priority for further assessment. The key findings and recommendations of the prioritisation work were initially found in the *Cardinia Local Heritage Study Review 2007: Stage B1*, Vol 3, February 2007, prepared by Context Pty Ltd., but have since been incorporated into the present report.

- In addition to the Stage B places identified by previous heritage studies, another 30 individual places were identified during field survey, which were considered high-priority for assessment as funds allowed.

To summarise the assessment of the Stage B individual places:

- The prioritisation stage reduced the number of places to be assessed from the initial 244 to 124 high-priority places.
- The high-priority list of 124 individual Stage B places was reduced to 113: two of the places were assessed as part of the Gembrook Commercial Precinct (see below), and nine other places were assessed separately as part of the Cardinia Significant Trees Study commissioned in 2008. Among these remaining 113 individual places, there were 64 individual private places, 41 public places, and 8 railway sites.
- As a variation to the budget, an additional 6 places from the list of places identified by Context during Stage A were added for assessment, as well as 2 more with citations in the previous heritage studies to be updated and given planning scheme recommendations.
- This gives a total of 121 individual places assessed (or updated) in this part of the Study. On the basis of community and subsequent Steering Committee input, the places have been assessed to determine their heritage value and their need for protection through the Cardinia Shire Planning Scheme. These findings are contained in this part of the report.

To summarise the assessment of the Stage B precincts:

- In all, six new precincts assessed. One of them was an amalgamation of two precincts: Koo Wee Rup Rossiter Road Commercial Precinct and Station Street Precinct. One of them, Lang Lang Railway Houses Precinct, was identified in the course of assessing individual places.
- Two heritage precincts that are already included in the Heritage Overlay (HO) were reviewed to:
  - Determine whether the boundaries of the precincts should be changed to include additional places.
  - Determine whether places of individual significance should be individually listed in the HO schedule.
  - Update the precinct Statement of Significance as required.
- Correct any mapping errors – for example, discrepancies between the address of a place listed in the HO schedule and the place as shown on the HO map.

## 6.2 Study outcomes

The key outcomes of Stage B of the Study are contained in this report, while the detailed citations for places and precincts of local heritage significance assessed during it are found in Volume 3. These citations are also found in the Cardinia Local Heritage Places Database (LHPD), which also includes place records for places already on the Heritage Overlay. The citations have since been transferred to Heritage Victoria's HERMES database.

The key findings of this component of the Study may be summarised as follows:

### ***Individual places***

- There are 68 individual heritage places in Stage B of local significance that are recommended for protection under the Heritage Overlay (HO). (Note: One of them has since been demolished.) These places are listed in Appendix B.1.1. Eight places are recommended for listing on the Victorian Heritage Inventory (two of which are also recommended for an HO, see Appendices B.1.3 and B.4.3).
- There is one mapping and schedule correction recommended for a individual heritage place currently included in the Heritage Overlay, which is listed in Appendix B.4.7.
- One place is recommended for a Significant Landscape Overlay (SLO) – see Appendix B.4.6.
- There are 36 individual places that do not meet the threshold for local significance, and are of local interest, only (see Appendix B.4.5). No further action is recommended for these places. In addition there are two sites of local interest for which interpretation is recommended (see Appendix B.4.4).
- There are 6 individual places found to be part of the precincts assessed during Stage A and Stage B of this Study. Two places were found to already be on the Heritage Overlay. They are all listed in Appendix B.4.5.

### ***Heritage precincts***

#### ***Review of existing HO precincts***

It was found that the existing HO precincts in Bunyip and Garfield should be amended as follows:

- HO46 – Bunyip Commercial & Civic precinct
  - Add to HO – 23 High Street (residence), and 27-30 Main Street (shop/residences);
  - Amend HO – correct mapping and address errors with HO57, HO58, HO59 and HO60.
- HO85 – Garfield Commercial precinct
  - Add to HO – 33 Main Street (Post Office), 37 Main Street (garage), and 105 Main Street (store), as well as non-contributory places at 35 and 103 Main Street;
  - Amend HO – update mapping to reflect these additions.

The citations for both precincts have been revised to provide additional information, and correct errors and omissions (see Volume 3). On this basis, new statements of significance have been prepared to provide sound and justifiable reasons for the significance of the extended precincts and their inclusion in the HO.

#### ***Assessment of potential heritage precincts***

The Study assessed the following six new precincts to be of local significance and recommended them for inclusion in the HO of the Cardinia Planning Scheme:

- Bayles Hall Precinct (660 Koo Wee Rup-Longwarry Road, Bayles)

- Gembrook Commercial Precinct (56-72 & 73-97 Main Street, Gembrook)
- Koo Wee Rup Commercial precinct (272-300 & 275-297 Rossiter Road, 2-16 & 56-96 Station Street, and 6 Moody Street)
- Koo Wee Rup Rossiter Road Residential precinct (360 to 380 Rossiter Road)
- Lang Lang Carnarvon & Rupert streets Residential precinct (10-22 & 19-25 Carnarvon Street and 12 & 14 Rupert Street)
- Lang Lang Railway Houses Precinct (17 & 20-26 Rosebery Street)

There are no precincts of potential State significance.

Citations have been prepared for the six precincts recommended for inclusion in the Heritage Overlay, and precinct maps showing elements that are ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to the significance of the precinct (see Volumes 1 and 3).

On that basis, this report includes a series of recommended actions and strategies (chapter 9) to implement the Study, which include:

- Changes to the Cardinia Planning Scheme to provide statutory protection to places and precincts of local heritage significance.
- Nomination of eight sites to the Victorian Heritage Inventory.
- Interpretation of two places of local heritage interest.
- Corrections to a number of individual HOs and extensions to two HO precincts.

## 7 STAGE B - APPROACH & METHODOLOGY

### 7.1 Introduction

In accordance with Heritage Victoria guidelines, the Study was prepared using *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (1999) and its guidelines.

Places and precincts of cultural heritage significance were identified and assessed using criteria adopted by the Australian Heritage Commission, which are referred to as the Register of the National Estate (RNE) criteria. The RNE criteria are listed in Volume 3, the citations report. Places that were assessed and found not to meet the threshold of local significance are referred to by the Study as being of 'local interest'.<sup>3</sup>

The Study methodology was based upon the series of tasks set out in the brief. It included the following key stages for Stage B:

- Preparation of a Project Management Plan.
- Assessment and documentation of 113 individual places identified in the previous heritage studies, but not documented or assessed, as well as the assessment of six newly identified places, and updating citations for two further places. In addition, assessment of six new precincts and review of two existing HO precincts.
- Final Reports (Volumes 4 & 5).

The Study was prepared by Context Pty Ltd, with funding from made available from the State of Victoria's Heritage Grants and the Cardinia Shire Council.

The project manager for the Study was Janene Vurlow of Cardinia Shire Council. There was a steering committee for this project, which comprises the following people:

- Mr Graeme Legge – Councillor, Shire of Cardinia;
- Mr Bill Pearson – Councillor, Shire of Cardinia;
- Mr Ian Stevenson – Manager of Environment and Heritage, Shire of Cardinia;
- Ms Janene Vurlow – Environmental Planner, Shire of Cardinia;
- Audrey Dodson, Berwick Pakenham Historical Society;
- Audrey Mills, Koo Wee Rup Historical Society;
- Lynette Wealands, Lang Lang & District Historical Society;
- Jo Jenkinson, Nobelius Heritage Park & Museum;
- Heather Arnold, Casey-Cardinia Library Corporation;
- Anne Taylor, Beaconsfield Progress Association;
- Rob Aldersea, National Trust of Australia (Victoria), Casey-Cardinia Branch
- Ruth Crofts, National Trust of Australia (Victoria), Casey-Cardinia Branch.

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<sup>3</sup> A detailed explanation of these terms is provided in Section 3.2.

## 7.2 Project Management Plan

As part of the first part of Stage B a Project Management Plan was prepared that was approved by the Project Manager. For each stage, the Plan set out key tasks and responsibilities, meetings to be held and key outputs to be achieved. The approach set out in the Plan was intended to ensure that the Study would:

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the on-going management of heritage places in accordance with statutory planning controls and policies in the Cardinia Planning Scheme.
- Include an appropriate level of community consultation via the Steering Committee.

On this basis, the Plan set out the detailed budget and timetable for this stage of the Study.

## 7.3 Assessment & documentation of places and precincts of potential significance

Two important steps for assessment of the Stage B individual places and precincts of potential significance were carried out concurrently with Stage A of the Study. They were:

- Field survey,
- Community consultation, and
- Prioritisation of places and precincts for full assessment.

### 7.3.1 Field survey

Site inspections of Stage A and Stage B places and precincts were carried out simultaneously, by geographic area. David Helms and Fae Ingledeu visited places in the southern part of the shire (roughly, south of Princes Highway), while Natica Schmeder and Christina Vos (nee Dyson) visited those in the north part of the shire. Property owners were informed of the inspections in advance by a letter from Council.

The purpose of the Stage B field surveys was to confirm the address of the places of potential heritage significance, that they were still extant and to conduct a physical inspection of them. It was also to further refine the list of places of potential significance. Some had been unsympathetically altered or were in very poor condition, while others did not meet local significance thresholds for other reasons.

A GPS location was recorded in the field for the sites visited and digital photos taken of all heritage items, including elements such as fences, outbuildings, gardens, trees, etc. Notes were taken on description, integrity and condition of each place.

The information gathered was entered into the Cardinia LHPD. Where places had been demolished/removed from site or significantly altered, this fact was noted and appropriate changes made to the record.

During field survey 46 new heritage places were noted along the way, and most of them photographed. While it was outside the scope of the Brief to add any new sites, as some of them are particularly fine and apparently worthy of protection, it was decided to record them in the LHPD. Thirty of them were deemed to be high priority for future assessment.

Given the time that has elapsed since the initial assessment and on the basis of the historic research, additional fieldwork was carried out in 2008 for some precincts to confirm the boundaries and to identify all individually significant, contributory and non-contributory buildings. Properties were inspected from the street. No internal inspections were undertaken, although buildings that may be worthy of internal inspection have been noted.

### 7.3.2 Initial prioritisation

After field survey was completed, the list of Stage B places and precincts was initially broken down into three groups:

- High priority – places that were considered excellent candidates for meeting local significance thresholds, and thus qualifying for inclusion on the Heritage Overlay.
- Medium priority – places that might meet the thresholds if further research found that they were of historical and/or social significance.
- Low priority – places that definitely do not meet the local significance thresholds, including demolished places.

### 7.3.3 Community heritage workshops

While the Steering Committee included key representatives from local community groups, the scope of community feedback was further broadened by inviting members of the general public to heritage workshops to provide input on the refined list of Stage B places.

This ‘short-list’ contained only places of *probable* local significance (ie, those given and initial high or medium priority) was prepared in advance and posted on the Council website and at local libraries to accompany advertisements for the workshops found in local newspapers and Council outlets. Steering Committee members were also invited.

Three workshops, each of two hours, were held in various locations around the shire, to provide good geographic representation. They took place at the Emerald Library on 13 November 2006, at the Pakenham Historical Society on 16 November, and at the Koo Wee Rup Swamp & Historical Society on 20 November.

Location	Number attending
Emerald	6
Pakenham	11
Koo Wee Rup	7
<b>Total</b>	<b>24</b>

**Table 1: Participants at community workshops**

The Pakenham workshop was the liveliest of the three, as attendance was the greatest. The larger community member numbers also meant that participants had a broader range of interests (i.e., members of the general public in addition to historical society and museum members). A list of the attendees for all three workshops is found in Appendix B.3.

Workshop participants were given the list of probable heritage significance places (high and medium priority places, though they were not differentiated as such on the list). This saved the effort of eliciting and collating information on low priority places that clearly fell below the thresholds for local significance. Their input was requested in two main areas:

- to indicate places they felt were high priority for further assessment, and
- provide any information on place in the list, or contact details to other people who could assist.

Participants were instructed that a place might be considered high priority if:

- a. the place, or that type of place, is under threat;
- b. it is a rare type of place;
- c. it was an important type of place in the history of the locality or Cardinia;
- d. it is important to the local community; and/or
- e. there is existing information that can be used to establish the historical significance of the place. They were asked to provide justification for all those places they nominated high priority.

Attention was also drawn to 14 places that could not be located during the fieldwork due to insufficient address information, to see if any attendees could place them on a map.

Workshop participants had the option of taking home more extensive place record sheets to complete. While the publicity material and the workshop presentation made clear that the workshops were intended to provide information only about places on the Stage B list, there were thirteen new place nominations made by community members, particularly with the return of these place record sheets after the workshops. At the workshops, participants were informed that these new places would not be assessed as part of the current heritage study review, but that they would be entered into the LHPD for future reference.

### **7.3.4 Final Prioritisation**

This involved further assessment of the Stage B places and precincts to determine which were most likely to qualify for inclusion in the Heritage Overlay, drawing on the knowledge and reflecting the values of community members, both those on the Steering Committee and those who attended the community workshops.

First, community workshop input was taken into account. Where a previously 'medium priority' place was nominated 'high priority' by a community member, that place was promoted to the final high priority list. In addition, at the 23 November 2006 Steering Committee meeting, members were also asked to review the Stage B list to see if there was anything they felt should be added to the high priority list. In all, 18 such places moved up from the medium priority to the final high priority list.

The final list of high priority individual places to be assessed numbered 124 places, 2 existing heritage precincts to be reviewed and five new precincts (note: a sixth new precinct was identified from among the individual places assessed).

### 7.3.5 Assessment & documentation

Partial funding for assessment became available in September 2007, so the decision was made to assess and review the Stage B precincts first (completed in February 2008). There were two existing HO precincts to review and five new precincts – one being an amalgamation of two previous proposed precinct in the commercial district of Koo Wee Rup (a sixth, Lang Lang Railway House, was identified during the subsequent assessment of individual places).

Additional funding then became available for the assessment of the high priority individual places, as well, in early 2008. The initial high-priority list of 124 individual Stage B places was reduced to 113: two of the places were assessed as part of the Gembrook Commercial Precinct, and nine other places were assessed separately as part of the Cardinia Significant Trees Study commissioned in 2008. Among the remaining 113 individual places, there were 64 individual private places, 41 public places, and eight railway sites. As a variation to the budget, an additional six places from the list of newly identified places were added for assessment, as well as two more with citations in the previous heritage studies to be updated and given planning scheme recommendations (see list below).

This gave a total of 121 individual places assessed (or updated) in this part of the Study.

**Table of new place assessed and reviewed in Stage B**

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>Comments</b>
1	Railway house	74 Railway Avenue	Garfield	New place assessed
2	Garfield Primary School No. 2724	84 Railway Avenue	Garfield	Update citation
3	Garfield North State School No. 3849	375 Garfield North Road	Garfield North	New place assessed
4	Heath Hill Railway Station residence and site	1405 Westernport Road	Heath Hill	New place assessed
5	Brick trough	190 Westernport Road	Lang Lang	New place assessed
6	St John The Evangelist Anglican Church complex	6 to 10 Whitstable Street	Lang Lang	New place assessed
7	Killary Estate	130 Nine Mile Road	Tynong South	HO correction
8	Yannathan Union Church	225 to 227 Heads Road	Yannathan	New place assessed

The key tasks involved in the assessment of the places and precincts were:

#### **History**

Each place/precinct has a brief contextual history based on the Cardinia thematic history and other secondary sources. This draws down the key historic themes of the place/precinct in the context of the development of Cardinia Shire. This provided a context for the detailed historic research for each place/precinct that included a review

of primary sources such as title and subdivision records, rate records, as well as further review of secondary sources.

This research for precincts determined when it was first subdivided, when the first buildings appeared, the key stages of development, and when the precinct was largely complete. It examines how the precinct illustrates the key historic themes for the municipality.

The research for individual places determined when the place was built/created, by whom (owner, builder, architect, if any) and for what purpose. It examines how the place illustrates the key historic themes for the municipality.

### **Assessment of significance**

An assessment of significance in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) and the Australian Heritage Commission (RNE) criteria (found in Volume 3, the citations report), and therefore sufficient to form a sound basis for protection in the planning scheme. The analysis used the threshold of local significance (see below). Comparative analysis considered places already identified by previous studies as well as current studies that are being undertaken. As part of the fieldwork stage, inspection was made of key comparative precincts.

The statement of significance used the Heritage Victoria format of *What is significant?*, *How is it significant?* and *Why is it significant?* The Statement clearly and accurately describes:

- *What* is important about the place – what elements contribute to its significance: buildings, trees, objects, views, etc.;
- *How* it is important – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
- *Why* it is important – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?

### **Thresholds for local significance**

Establishing appropriate thresholds for local significance has been a critical part of the study process. As previously noted, places have been assessed using the RNE criteria adopting a threshold of local significance. In accordance with the Heritage Victoria standard brief for heritage studies, 'local significance includes those places that are important to a particular community or locality', and not just to the entire municipality. Reference is made to the RNE *Criteria for the Register of the National Estate: Application Guidelines* and for the purposes of this study, the following specific 'tests' have been applied to determine whether a place met the threshold of local significance<sup>4</sup>:

- The place is associated with a key theme identified in the Cardinia thematic history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The place may be rare within the municipality or locality. It may be a very early place, or one that is under-represented within Cardinia (Criterion B.2).

<sup>4</sup> Note: This model was adapted on the basis of the detailed research carried out for this project.

- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D.2).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.1).
- The place has strong social or historic associations (Criterion G.1 or H.1) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories, etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality.

The social or historical associations are not well established or demonstrated.

### **Conservation management guidelines & statutory recommendations**

Conservation management guidelines are provided for each place or precinct. These include standard guidelines that apply to all places/precincts, and may include, as appropriate, specific guidelines that apply to particular places/precincts, parts of precincts or buildings.

The guidelines provide broad policy guidance in relation to matters such as demolition, new development and subdivision. If there are aspects that are not fully covered by those guidelines, this is identified as potential future work.

The statutory recommendations are based on the statement of significance and the conservation management guidelines and include:

- Recommendations for the HO and other statutory registers such as the Victorian Heritage Inventory.
- Recommendations for the use of incorporated plans, as appropriate, to provide permit exemptions.

The statutory recommendations have regard to the findings of recent panel reports as well as the recent Advisory Committee Report *Review of Heritage Provisions in Planning*

*Schemes* (August 2007). The recommendations are framed in a way that may be easily translated into one of the new models recommended by the Review. For example, one model that has been suggested is the concept of ‘multiple schedules’, which may require individually listed places and precincts to be shown on separate maps. Where individual places are located within and contribute to precincts they could be listed and mapped using a supplementary number (e.g. HO-47-1) to clarify the relationship.

### **Future assessment**

The precinct citations, as appropriate, identify the need for any future work that may be outside the scope of the Study. This may include the interior inspection of buildings, the preparation of individual citations for some of the places of individual significance, or the preparation of detailed development guidelines.

### **Heritage database and place records**

A datasheet has been prepared for each heritage place or precinct found to meet the threshold of local significance. Each datasheet includes:

- History
- Description (this includes a map of precincts showing significant and contributory properties)
- Statement of Significance
- Conservation management policy
- Statutory recommendations

The information in the datasheets has been used to create a record in the Local Heritage Places Database for each place and precinct. A record was also created for each place identified as being of individual significance within a precinct, however, individual records were not created for places of contributory significance.

Datasheets were not created for precincts or places that do not meet the threshold of local significance; however, a brief record is found in the LHPD that records the place.

### **7.3.6 Precinct mapping**

In accordance with Heritage Victoria guidelines, buildings and other elements within precincts are now no longer graded, but either identified as ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to the significance of the precinct according to the following definitions<sup>5</sup>:

- *Significant*: An element (e.g., a building, structure, tree etc.) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. It is also possible that a Significant Element may be considered as a Non-contributory Element in an area or precinct (e.g., a Modernist apartment block in a Victorian period streetscape). If a the precinct as a whole is not put on the Heritage Overlay, then the places designated as Significant within it should get individual HOs.
- *Contributory*: Contributory Elements (e.g., buildings, structures, trees etc.) are those that contribute to the significance of the Heritage Place.

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<sup>5</sup> These definitions are essentially based on the Glossary of Terms in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007) by the Heritage Council and Heritage Victoria.

- *Non-contributory*: Elements (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of the Heritage Place.

#### ***Individual place mapping***

For those individual places recommended for inclusion in the Cardinia Heritage Overlay, the extent of the overlay is noted: either the entire property as defined by the title boundaries, or a curtilage around the significant elements, as illustrated on a scaled aerial photo (found in Appendix B.5).

## **7.4 Final report**

Volume 2 (this report) contains the key findings and recommendations from the assessment of the high-priority Stage B places and precincts, including a list of the heritage places and precincts recommended for inclusion on the Victorian Heritage Inventory or the Heritage Overlay of the Cardinia Planning Scheme, as well as corrections to be made to existing HO places and precincts. Citations for the locally significant places and precincts are found in Volume 3 of this Study.

## **7.5 Study constraints**

As is usual for studies of this kind, the majority of places were only investigated externally, and sometimes an inspection of an individual house was limited to the front and side view of the property only.

Moreover, the site visits to most of the individual places were carried out nearly two years ago, in 2006, so some places could have been altered (or even demolished) in the interim.

## 8 STAGE B - KEY FINDINGS

### 8.1 Introduction

The key findings of this component of the Study may be summarised as follows:

#### Individual places

- There are 68 individual heritage places in Stage B of local significance that are recommended for protection under the Heritage Overlay (HO). (Note: One of these places has since been demolished and is noted as such.) These places are listed in Appendix B.4.1. Eight places are recommended for listing on the Victorian Heritage Inventory (two of which are also recommended for an HO, see Appendices B.1.3 and B.4.3). Five of the places (timber sites) were identified during the initial prioritisation of the Stage B places.
- There is one mapping and schedule correction recommended for an individual heritage place currently included in the Heritage Overlay, which is listed in Appendix B.4.7.
- One place is recommended for a Significant Landscape Overlay (SLO) – see Appendix B.4.6.
- There are 36 individual places that do not meet the threshold for local significance, and are of local interest, only (see Appendix B.4.5). No further action is recommended for these places. In addition there are two sites of local interest for which interpretation is recommended (see Appendix B.4.4).
- There are 6 individual places found to be part of the precincts assessed during Stage A and Stage B of this Study. Two places were found to already be on the Heritage Overlay. They are all listed in Appendix B.4.5.

#### 8.1.1 Heritage precincts

Heritage precincts within the Shire of Cardinia generally possess one or more of the following characteristics:

- They contain heritage places that individually or as a group illustrate important themes that were significant in the development of the municipality or locality.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity.
- They contain a high proportion of substantially intact contributory heritage places.

#### **Review of existing HO precincts**

It was found that the existing HO precincts in Bunyip and Garfield should be amended as follows:

- HO46 – Bunyip Commercial & Civic precinct
  - Add to HO – 23 High Street (residence), and 27-30 Main Street (shop/residences)

- Amend HO – correct mapping and address errors with HO57, HO58, HO59 and HO60.
- HO85 – Garfield Commercial precinct
  - Add to HO – 33 Main Street (Post Office), 37 Main Street (garage), and 105 Main Street (store), as well as nos. 35 and 103 as non-contributory places.
  - Amend HO – correct mapping to reflect these additions

The citations for both precincts have been revised to provide additional information, and correct errors and omissions. On this basis, new statements of significance have been prepared to provide sound and justifiable reasons for the significance of the precinct and its inclusion in the HO (see Volume 3).

### ***Assessment of potential heritage precincts***

The Study assessed the following six precincts to be of local significance and recommended them for inclusion in the HO of the Cardinia Planning Scheme:

- Bayles Hall Precinct (660 Koo Wee Rup-Longwarry Road, Bayles)
- Gembrook Commercial Precinct (56-72 & 73-97 Main Street, Gembrook)
- Koo Wee Rup Commercial precinct (272-300 & 275-297 Rossiter Road, 2-16 & 56-96 Station Street, and 6 Moody Street). Note: this is an amalgamation of the two initial precincts Koo Wee Rup Rossiter Road Commercial Precinct and Koo Wee Rup Station Street Precinct.
- Koo Wee Rup Rossiter Road Residential precinct (360 to 380 Rossiter Road)
- Lang Lang Carnarvon & Rupert streets Residential precinct (10-22 & 19-25 Carnarvon Street and 12 & 14 Rupert Street)
- Lang Lang Railway Houses Precinct (17 & 20-26 Rosebery Street). Note: this precinct was identified in the course of assessing individual places that were found to form a precinct.

There are no precincts of potential State significance.

Citations have been prepared for the six precincts recommended for inclusion in the Heritage Overlay, and precinct maps showing elements that are ‘Significant’, ‘Contributory’ or ‘Non-contributory’ to the significance of the precinct are found with the citations (see Volume 3).

## **8.2 Heritage places**

### **8.2.1 Introduction**

In accordance with Heritage Victoria guidelines, heritage places are no longer assigned a ‘grading’, but are identified as being of either local or State significance. As the names suggest, a place of local significance is one that is significant to the Shire of Cardinia as a whole, or those that are important to a particular community or locality, while a place of State significance is one that is significant to the State of Victoria. Some of the places of local significance may also be important at a regional level (e.g. the metropolitan region), but this would require further research to establish.

It is important to note that:

- A place may have value to both local and State-wide communities.
- The two categories are not 'hierarchical' with one being more important than the other; rather they simply identify the community to which the place is most important.

For the purposes of this Study, an additional category of 'local interest' has been used for those places that do not meet the threshold for local significance. As discussed below, these are places that have some heritage values, however, for various reasons they are more limited when compared to places of local significance.

### 8.2.2 Archaeological significance

There are eight sites that have archaeological values. The first is the World War Two Air Strip site in Monomeith. The second, Greenslopes, at 15 Bayview Road, Officer, should be listed in its entirety on the Victorian Heritage Inventory, while the house and garden should be included on the Cardinia Heritage Overlay (boundaries shown on the respective extent of registration plan, see Appendix B.5). The third is the Bayles Hall Precinct, Bayles, which is also recommended as an HO precinct. The final five are timber sites, listed in Appendix B.1.3, which were identified during the initial prioritisation of the Stage B places.

### 8.2.3 Local significance

The Study has identified 68 individual heritage places that are considered to meet the threshold for local significance when assessed against the RNE criteria. These places are recommended for inclusion on the Heritage Overlay. They are listed in Appendix B.4.1. (Note that one has since been demolished, and is noted as such in the appendix.)

### 8.2.4 Local interest

Appendix B.4.5 provides a list of 36 places that have been assessed and found not to meet the threshold for local significance when assessed against the RNE criteria. No further action is recommended for these places. Typically, they are:

- Very altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Places for which little historic significance or associations could be found.

As detailed in the following chapter, these places are not recommended for inclusion in the Heritage Overlay of the Cardinia Planning Scheme, however, two other places of local interest have historical values such that interpretation of the sites are recommended (see Appendix B.4.4).

### 8.2.5 Already on the Planning Scheme or a Precinct

Appendix B.4.5 notes two places put forward for assessment during Stage B that were later found to already be on the HO. Another 6 places (also in Appendix B.4.5) were found to have been included in the Koo Wee Rup Commercial Precinct and the Lang Lang Carnarvon and Rupert Streets Precinct, which were also assessed and

recommended for planning scheme protection during Stage B (see section 8.2), and the Great Southern Railway Precinct, from Stage A.

### **8.2.6 Planning Scheme correction**

The HO schedule for 'Killary' (HO89) incorrectly lists the address at 813 Nine Mile Road, Tynong, and this is shown on Map 20HO. The house is actually located at 130 Nine Mile Road, and described as Lot 1, TP120736. The HO schedule and respective HO map should be corrected to reflect the actual location.

### **8.2.7 Other Planning Scheme overlays**

A Significant Landscape Overlay is recommended to protect the garden and trees of the Stokes Croft Planting in Emerald.

## 8.3 Heritage precinct reviews

### 8.3.1 Bunyip Commercial & Civic Precinct

This is the review of an existing precinct, which is currently included in the Heritage Overlay as HO46. As described below a number of buildings within the precinct are also already listed individually in the HO schedule.

The Bunyip commercial and civic buildings at 11-34 Main Street and 1-21 & 2, 2A & 2 High Street, Bunyip, provide the early core of what has become today's Bunyip commercial and civic precinct. Developed in association with the opening of the railway from the late 1870s, and the boom which occurred after the closer settlement and soldier settlement in the post World War One years, the core buildings remain relatively unchanged. Contributory places date from the c.1910s to the c1940s, with an early concentration of development in the 1920s and 1930s.

#### **Objectives**

The review of the Bunyip commercial and civic precinct had the following objectives:

- to confirm that what is currently listed on the Heritage Overlay in the Cardinia Planning Scheme reflects the significance of the precinct defined in the existing 1996 citation
- to confirm that what is listed on the schedule to the Heritage Overlay is reflected in the Cardinia Planning Scheme Map No. 24HO
- to review the Bunyip commercial and civic precinct (HO46) and identify whether additional places which, after fieldwork, research and assessment in this study, should be included in HO46 as individually significant or as contributory places.

#### **Findings**

When assessing the Bunyip Commercial & Civic Precinct, it was found that HO57, HO58, HO59 and HO60 were mapped incorrectly on the Map No 24HO, at the incorrect street addresses. For this reason, a map showing the recommended amendments is included with the revised citation in Volume 3.

#### **HO57 Railway Hotel**

The Railway Hotel is currently listed at 13 Main Street, Bunyip in the Schedule to the Heritage Overlay of the Cardinia Planning Scheme. Data from Land Vic shows the property address as 14 Main Street, Bunyip.

#### **HO58 Bunyip Newsagency**

The Bunyip Newsagency located at 18 Main Street, Bunyip has been replaced by the Bendigo Bank. As well, the Cardinia Planning Scheme Map No. 24HO incorrectly locates the polygon for HO58 at 23 Main Street.

#### **HO59 Bakehouse**

The Bakehouse is located at 19 Main Street, Bunyip. The Cardinia Planning Scheme Map No. 24HO incorrectly locates the polygon for HO59 at 24 Main Street.

#### **HO60 Nathan's Shop Row**

Nathan's Shop Row is located at 20-22 Main Street, Bunyip. The Cardinia Planning Scheme Map No. 24HO incorrectly locates the polygon for HO60 at 26 Main Street.

**HO46 Bunyip Commercial & Civic Precinct**

In view of the errors noted above, the polygon for HO46 Bunyip commercial and civic precinct was subsequently reviewed, to ensure the polygon reflected what was identified in the schedule to the Heritage Overlay, the 1996 Heritage Study and confirmed in the 2007 Cardinia Heritage Study Review. Additional historic research was also carried out. This identified the following additional places that contribute to the precinct as contributory places:

- Former police house at 23 High Street.
- Shops and residences at 27-30 Main Street

It was considered that while the commercial premises at 2 High Street and 11 Main Street and the vacant lot at 15 Main Street are sympathetic to the precinct's historic significance, they do not meet the threshold for contributory places.

**Recommendations**

A revised precinct map has been created for the existing Bunyip Commercial & Civic Precinct (HO46). The citation for this precinct has been revised to provide additional information, and correct errors and omissions. On this basis, a new statement of significance has been prepared to ensure that it provides sound and justifiable reasons for the significance of the precinct. A map showing the revised polygon for HO46 found with the citation in Volume 3.

On this basis, it is recommended that:

- **HO57 Railway Hotel**—correct the address in the Schedule to the Heritage Overlay of the Cardinia Planning Scheme, from 13 Main Street, Bunyip to **14 Main Street, Bunyip**.
- **HO58 Bunyip Newsagency**—amend Map No. 24HO, and amend the Schedule to the Heritage Overlay of the Cardinia Planning Scheme to reflect the place's current name – 'Bendigo Bank'.
- **HO59 Bakehouse**—amend Map No. 24HO as shown on the revised precinct map.
- **HO60 Nathan's Shop Row**—amend Map No. 24HO as shown on the revised precinct map.
- **HO46 Bunyip Commercial & Civic Precinct—High Street & Main Street, Bunyip** amend polygon on Map No. 24HO on the revised precinct map to include 23 High Street and 27 and 29-30 Main Street.
- 23 High Street and 27-30 Main Street be added as a contributory places to the precinct.
- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.1.

**8.3.2 Garfield Commercial Precinct**

This is the review of an existing precinct, which is currently included in the Heritage Overlay as HO85.

HO85 currently covers 41-101 Nar Nar Goon-Longwarry Road, Garfield along the north side of the road and is associated with Garfield's 1920s boom era. Following completion of the Swamp drainage scheme in the first decade of the twentieth century,

Garfield became a prosperous farming and orcharding district, coupled with the growth of an associated shopping and business centre related to improved transport (rail and road), communications, power and water supplies. This development reached its peak during the 1920s.

In the 1996 Heritage Study, Garfield Automotive at 37 Main Street (37 Nar Nar Goon-Longwarry Road), built c.1929, is included in the description of places that contribute to the significance of the Garfield Commercial Precinct (Butler 1996: 289-91). However, it is omitted in Map No 22HO of the Cardinia Planning Scheme (HO85).

As well, the review considered the contribution of the Post Office at 33 Main Street (33 Nar Nar Goon Longwarry Road), built in the 1930s, and the shop at 105 Main Street to the significance of the Garfield Commercial Precinct.

### **Objectives**

The review of the Garfield commercial precinct had the following objectives:

- to confirm that what is currently listed on the Heritage Overlay in the Cardinia Planning Scheme reflects the significance of the place defined in the existing 1996 citation
- to confirm that what is listed on the schedule to the Heritage Overlay is reflected in the Cardinia Planning Scheme Map No. 22HO
- to review the Garfield commercial precinct (HO85) and identify whether additional places which, after fieldwork, research and assessment have been identified as significant in this study, should be included in HO85 or individually listed.

### **Findings**

The Garfield Automotive building at 37 Main Street (37 Nar Nar Goon-Longwarry Road), built c.1929, is considered to contribute to the significance of the Garfield Commercial Precinct.

The Post Office at 33 Main Street built c.1930s is also considered contributory. It is separated from the edge of the precinct by a non-contributory residential building, which should also be added to the precinct.

The Store at 105 Main Street is considered to contribute to the significance of the Garfield Commercial Precinct.

### **Recommendations**

Extend HO85 to include 33, 37 and 105 Nar Nar Goon-Longwarry Road as contributory places (as well as nos. 35 and 103 as non-contributory places). A revised precinct map has been created for the existing Garfield Commercial Precinct (HO85). The citation for this precinct has been revised to provide additional information, and correct errors and omissions. On this basis, a new statement of significance has been prepared to ensure that it provides sound and justifiable reasons for the significance of the precinct. A map showing the revised polygon for HO85 is included with the citation in Volume 3.

On this basis, it is recommended that:

- **HO85 Garfield Commercial Precinct** on Map No. 22HO be amended to include the Garfield Automotive building at 37 Main Street, Post Office at 33 Main Street, Shop at 105 Main Street as contributory places (as well as nos. 35 and 103 as non-contributory places).

- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.1.

## 8.4 New heritage precincts

### 8.4.1 Bayles Hall Precinct

This is a new precinct and comprises the Bayles Hall at 660 Koo-Wee-Rup Longwarry Road, Bayles, a late 19th century building which opened on the site in 1932, the c.1950s rural fire brigade depot and landscaped surrounds which include structures and other remnants of the former Bayles railway station site (1922-59). The Bayles township grew from the camp site of the workers building the Koo-Wee-Rup-Strzelecki branch railway between 1915 and 1922, and in the 1930s, after the railway arrived in Bayles, the township replaced Yallock as the commercial and community centre of the district.

#### **Findings**

The Bayles Hall Precinct is considered to meet the threshold for local significance. It has local historic and social significance and archaeological potential.

As a remnant of a former commercial centre in the district, the Bayles Hall precinct has historic significance to the Cardinia Shire for the evidence it provides of the dynamic fortunes of the district's townships, which were settled in association with the Koo-wee-rup swamp drainage scheme in the 1890s (RNE criterion A.4). While the fabric of the Bayles Hall has been altered, the precinct's and the hall's continued use as a community focal point and meeting place has historic and social significance. (RNE criterion A.4 & G.1). The collection of elements associated with the former Bayles railway station have historic significance for the evidence they provide of this former use of part of the site, and for their association with the Koo-Wee-Rup - Strzelecki Branch rail line. The Bayles Hall precinct has potential to contain archaeological evidence of the former station site, which would help future understandings of this aspect of the place's history (RNE criteria C.2 & A.4).

The two plaques have historic social significance as examples of history-making on the site and civic pride. (RNE criteria H.1 and G.1)

#### **Recommendations**

It is recommended that:

- The Bayles Hall precinct be added to the Heritage Overlay of the Cardinia Planning Scheme.
- The Bayles Hall precinct be added to the Victorian Heritage Inventory.
- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.2.

### 8.4.2 Gembrook Commercial Precinct

This is a new precinct. Three individual places assessed or identified during Stages A and B were found to be places that contribute to the significance of this precinct: the former Coffee Palace at 66 Main Street, the Oaks, Blackwoods and Flowering Gums that line Main Street and Beenak East Road, and the former General Store at 97 Main Street. These places are now included in the precinct assessment. Several other properties on Main Street, neither on the Stage A nor Stage B list but which were

identified during fieldwork and subsequent research, have also been included in the precinct assessment as contributory places.

### **Findings**

The Gembrook Commercial precinct is considered to meet the threshold for local historical significance to the Cardinia Shire.

Historically, the Gembrook Commercial precinct is significant for the tangible evidence it provides of important phases of the township's establishment from 1874 to service the local timber and farming industries, and its growth in the interwar period when it grew following the coming of the railway, the picturesque rail journey attracting day-trippers and vacationers and later motorists. (RNE criterion A.4) Historically, it is also significant for its associations with the Rev. John Edward Bromby, who laid out an area for the town in 1874. (RNE criterion H.1)

Historically, the Ranges Hotel, Gembrook station site, and the J.A.C. Russell Reserve, and the Sacred Heart Church are significant for the evidence they provide of the early township and its tourism surge after World War One which was greatly enhanced by the new railway and Gembrook's role as its terminus (RNE criterion A.4). The avenue plantings, 66 Main Street (Coffee Palace), 72 Main Street (Post Office), 75 Main Street (Curiosity Shop), 77 and 79 Main Street (the motor garages), 81 Main Street (house), and 97 Main Street (the former Gembrook store) form the core of old Gembrook and as such contribute to the significance of the precinct. All these places provide physical evidence of Gembrook's history as a tourism destination, and contribute to the historic character of this largely unified civic and commercial precinct.

Aesthetically, the oak, blackwood and flowering gum street plantings have significance as an element unifying the township and streetscape (RNE criterion E.1).

The former Coffee Palace (now a take-away food store & residence) also contributes to the historic significance of the locality of Gembrook as a surviving example of the coffee palaces opened in many Victorian resort towns in the 1920s and one of the early buildings in the town (RNE criterion A.4). This building, presumably founded on temperance principles like other coffee palaces, has significance also for its associations with locally prominent persons such as Patrick McNulty and his wife, the first owners, and in the 1930s with the Hickeys (RNE criterion H.1).

### **Recommendations**

It is recommended that:

- The Gembrook Commercial precinct be added to the Heritage Overlay of the Cardinia Planning Scheme.
- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the examples included as Appendices C.1 and C.2.

### **8.4.3 Koo Wee Rup Commercial Precinct**

This is a new precinct. Originally, two separate potential precinct areas, one in Rossiter Road and one in Station Street, were identified. However, on the basis of historic research they have been combined into one as the development of both areas is linked. The Koo Wee Rup Commercial precinct comprises much of the main commercial centre of Koo Wee Rup, which contains a number of early to mid-twentieth century commercial buildings at 272, 284 and 279-285 Rossiter Road and 10-16 and 56-96 Station Street, Koo Wee Rup. The majority of the precinct is within the original

township area, while the properties on the south-east side of Rossiter Road were created as the result of a 1920 subdivision. The contributory buildings in the precinct were constructed between 1919 and 1940, a time when Koo Wee Rup was undergoing a period of significant growth. The majority are single storey rendered brick shops, some with decorative parapets. There are three inter-war garages, including one in the Spanish Mission style and one in the streamlined Moderne style. The Wattle Theatre and the Royal Hotel are local landmarks.

The precinct includes four buildings that are individually significant (some were assessed in Stage A and recommended for listing in the HO at that time). They are:

- The former Dustings Garage at 272 Rossiter Road.
- The former Wattle Theatre at 284-6 Rossiter Road. While part of the precinct, Interior Controls are recommended for the theatre, so it should also have an individual HO.
- The Royal Hotel at 96 Station Street.

### **Objectives**

The objective of this assessment was to:

- to determine whether the precinct meets the threshold for local significance.
- to determine the boundaries of the precinct and identify Significant, Contributory and Non-contributory places.

### **Findings**

The Koo Wee Rup Commercial precinct is considered to meet the threshold for local significance.

The Koo Wee Rup Commercial precinct is historically significant as evidence of an important phase in the growth of Koo Wee Rup in the inter-war period when it grew to become the most important commercial centre in Cranbourne Shire. It is also significant as a representative example of an inter-war commercial precinct, which is typical of the self-contained centres formed around railway stations in country towns during that era. (RNE criteria A.4, D.2 and H.1)

### **Recommendations**

It is recommended that:

- The Koo Wee Rup commercial precinct be added to the Heritage Overlay of the Cardinia Planning Scheme.
- The Wattle Theatre, at 284-6 Rossiter Road should also have an individual HO with Interior Controls.
- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.1

## **8.4.4 Koo Wee Rup, Rossiter Road Residential Precinct**

This is a new precinct. The Rossiter Road precinct is an inter-war residential precinct, which comprises the houses at 360, 362 and 370-80 Rossiter Road, Koo Wee Rup (as well as the non-contributory houses at 366, 368 and 374 Rossiter Road). These properties were created as the result of a 1920 subdivision and the houses in the precinct, bar one (no. 374) were constructed between 1924 and 1937, a time when Koo

Wee Rup was undergoing a period of significant growth. The contributory houses are single storey detached dwellings on garden allotments in a variety of inter-war styles and all have a high degree of external integrity. Some of the houses were financed by mortgages to the State Savings Bank of Victoria (SSBV), and appear to be SSBV designs, including no.360 which is a rare example in brick. The house at no.362 is notable as the former residence of Dr Alan Hewitt and his son, Dr Ian Hewitt. Dr Alan Hewitt made a substantial contribution to community life in Koo Wee Rup.

### **Objectives**

The objective of this assessment was to:

- to determine whether the precinct meets the threshold for local significance.
- to determine the boundaries of the precinct and identify Significant, Contributory and Non-contributory places.

### **Findings**

The Rossiter Road Residential precinct is considered to meet the threshold for local significance.

The Rossiter Road residential precinct is historically significant as evidence of an important phase in the growth of Koo Wee Rup in the inter-war period when it grew to become the most important commercial centre in Cranbourne Shire. It is also significant as a representative example of an inter-war residential precinct, which contains examples of houses that illustrate how the SSBV assisted home buyers in country as well as city areas during that era. The house at no. 360 is particularly notable as a rare example of a SSBV house design constructed in brick. The house at No. 362 is notable for its strong associations with locally notable Hewitt family. (RNE criteria A.4, B.2, D.2 and H.1)

The houses within the precinct are architecturally significant as good representative examples of inter-war dwellings. The houses at nos. 360 and 362 are especially notable as fine examples of inter-war styles. (RNE criteria D.2 and E.1)

### **Recommendations**

It is recommended that:

- The Koo Wee Rup Rossiter Road residential precinct be added to the Heritage Overlay of the Cardinia Planning Scheme.
- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.2.

#### **8.4.5 Lang Lang, Carnarvon and Rupert Streets Precinct**

This is a new precinct. The Carnarvon and Rupert streets Residential precinct is a late nineteenth/early twentieth century residential precinct, which comprises the properties at 10-22 and 19-25 Carnarvon Street and 12 and 14 Rupert Street, Lang Lang. These properties were created as the result of an 1888 subdivision and the houses in the precinct were constructed between c.1895 and 1930, the formative era in the development of Lang Lang. The contributory houses are single storey detached Victorian or inter-war weatherboard dwellings on garden allotments. Most are in good condition and all have a high degree of external integrity. About half the houses in the precinct have associations with railway employees. The only non-residential building is

St Mary's Catholic Church, a simple Carpenter Gothic Church constructed in 1908. It is of individual significance.

### **Objectives**

The objective of this assessment was to:

- to determine whether the precinct meets the threshold for local significance.
- to determine the boundaries of the precinct and identify Significant, Contributory and Non-contributory places.

### **Findings**

The Carnarvon and Rupert streets Residential precinct is considered to meet the threshold for local significance.

The Carnarvon and Rupert streets Residential precinct is historically significant as evidence of the formative phase in the development of Lang Lang in the late nineteenth and early twentieth century. The associations of many houses within the precinct with railway employees demonstrates the importance of the railway to the historic development of Lang Lang and its traditional role as an important maintenance centre along the Great Southern Railway. (RNE criteria A.4, D.2)

### **Recommendations**

It is recommended that:

- The Carnarvon and Rupert streets Residential precinct be added to the Heritage Overlay of the Cardinia Planning Scheme.

An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.2.

## **8.4.6 Lang Lang Railway Houses Precinct**

This is a new precinct. It was identified during the assessment of individual places in Rosebery Street, Lang Lang.

The Lang Lang Railway Houses Precinct comprises a group of railway houses in three different standard Victorian Railway designs on the east side of Rosebery Street that date from the early 1900s to the 1950s, as well as a house at 17 Rosebery Street that was acquired by the Victorian Railways in 1922.

Lang Lang was a town that came about as a result of the construction of the Great Southern (South Eastern) railway in the late 1880s and was the home of many railway employees, employed in the construction and later maintenance of the line. From its inception in the nineteenth century Victorian Railways had provided staff housing for stationmasters at certain stations and at crossings for gatekeepers, let to the occupants at reasonable rents.

### **Objectives**

The objective of this assessment was to:

- to determine whether the precinct meets the threshold for local significance.
- to determine the boundaries of the precinct and identify Significant, Contributory and Non-contributory places.

**Findings**

The Lang Lang Railway Houses Precinct is considered to meet the threshold for local significance.

The Lang Lang Railway Houses Precinct is historically significant as one of the largest and most intact surviving groups of Victorian railways employee housing on the Great Southern Railway. It provides tangible evidence of the importance of Lang Lang in the construction and maintenance of the railway and the practice of the provision of employee housing by the Victorian Railways from its inception until it ceased to provide housing toward the end of the twentieth century. (RNE criteria A.4, B.2, D.2 and H.1)

**Recommendations**

It is recommended that:

- The Lang Lang Railway Houses Precinct be added to the Heritage Overlay of the Cardinia Planning Scheme.
- An incorporated plan setting out permit exemptions be added to the Planning Scheme. This should be based on the example included as Appendix C.2.

## 9 STAGE B - RECOMMENDATIONS

Please note, the recommendations for Stage B, found below, have been combined with those for Stage A in Volume 1, *Executive Summary*. The recommendations in Volume 1 supersede the recommendations found below.

### 9.1 Introduction

This section provides key recommendations of this part of the Study, which are considered to be fundamental to the achievement of an effective Heritage Strategy for the municipality. They are:

- The adoption of the *Cardinia Local Heritage Study Review* by the Shire of Cardinia.
- A planning scheme amendment to implement key findings of the Study.
- Nominations to the Victorian Heritage Inventory (VHI).

### 9.2 Cardinia Heritage Study Review 2008

On the basis of the key findings in this report, it is recommended that Cardinia Shire Council adopt the *Cardinia Local Heritage Study Review*, including all of its three volumes and the Cardinia Local Heritage Places Database.

### 9.3 Planning Scheme amendment

It is recommended that Cardinia Shire Council prepare and exhibit an amendment to the Cardinia Planning Scheme to implement the findings of the *Cardinia Local Heritage Study Review*. The amendment would include:

#### 9.3.1 Incorporated & Reference Documents

- Adding the *Cardinia Local Heritage Study Review* – Volume 1 – *Executive Summary*, Volume 2 – *Key Findings & Recommendations* as a Reference Documents in the Cardinia Planning Scheme, and adding the heritage place citations report, Volume 3, as an Incorporated Document.

The VPP Practice Note *Incorporated and Reference Documents* notes that:

*Planning schemes should be transparent and complete in terms of policies and provisions that are relied upon to make decisions about planning matters. Studies, strategies, guidelines and policies that inform the planning scheme, guide decision-making or affect the operation of the planning scheme should be part of the planning scheme in some form. This can be achieved by incorporating documents into the planning scheme or using them as reference documents.*

On this basis, Volume 3 is recommended to become an *Incorporated Document* as it contains the heritage place and precinct citations that provide important information that will be used to guide the exercise of discretion by Council and thus satisfies one of the criterion set out on page 2 of the Practice Note. An *Incorporated Document* forms part of the planning scheme must be considered or given the same ‘weight’ as other parts of the scheme. This would require the heritage place citations to be considered by Council, applicants and the Victorian Civil and Administrative Tribunal when deciding on an application that affects a heritage place or precinct.

It should be noted that as an incorporated document forms part of the planning scheme, an amendment to the Cardinia Planning Scheme would be required if Council wished to make changes to the heritage citations.

Volumes 1 and 2, on the other hand, are recommended to become *Reference Documents*, as they contain background information that assists in understanding the context within which the heritage controls and policies have been framed, but have only a limited role in decision-making as they will not form part of the planning scheme. As noted on page 2 of the Practice Note ‘They do not have the status of incorporated documents or carry the same weight’.

### 9.3.2 Heritage Overlay schedule & maps

- Replace the existing Schedule to the Heritage Overlay in the Cardinia Planning Scheme with a new Schedule, which includes:
  - The existing heritage places and precincts listed in the Schedule (with the corrections noted below).
  - Corrections to addresses and mapping errors for existing places on the HO: HO89, HO57, HO58, HO59 and HO60 (corrections detailed in Appendix B.4.7.).
  - Extensions to two existing precincts, and the subsequent mapping amendments (see Appendix B.4.7).
  - All of the new individual heritage places and precincts of local significance assessed during Stage B as listed in Appendices B.4.1 and B.4.2.

A draft HO Schedule showing the new places and precincts recommended for inclusion is found in Appendix B.6.

It is also recommended that the Schedule is reviewed to ensure that it is consistent with the VPP Practice Note *Applying the Heritage Overlay*. This may include:

- Listing places in alphabetical order by street address in accordance with Heritage Victoria guidelines.
  - External paint controls only applying where the colour scheme is cited by the Study as a reason for the significance for the heritage place.
  - Tree controls only applying to those places where significant trees have been identified by the Study.
  - Internal alteration controls only applying to public buildings or to places with significant interiors as identified by the Study.
- Amend the relevant Cardinia Planning Scheme Heritage Overlay maps.
 

This includes mapping all of the new heritage places and precincts as described above, and correction of maps (where required) for places and precincts, listed in Appendix B.4.7.

If, for any reason, one or more of the proposed new precincts are not put on the HO, those places within them that have been identified in this Study as individually significant should be given individual HOs.

### 9.3.3 Incorporated plans

- Adding incorporated plans to set out permit exemptions for the heritage precinct areas, and rural sites if desired.

At present, the only way to provide permit exemptions for matters under the HO is via Clause 43.01-2 that allows for ‘anything done in accordance with an incorporated plan’. Incorporated plans are recommended for precincts, rural sites and specific place such as railways as they will provide permit exemptions for specific matters, buildings and works (such as the demolition of a non-contributory buildings, or construction of a fence on a rural site) to avoid the need for unnecessary permits. In this way, an incorporated plan can limit the basis of objections to the application of the HO and also ensure that Council resources are directed predominantly to assessing those types of applications where there may be heritage impacts.

Similar incorporated plans have previously been prepared by Context for other councils and these could readily be adapted for use in the Cardinia Planning Scheme. Sample incorporated schemes for residential and commercial precincts are found in Appendix C.

## 9.4 VHR and VHI recommendations

It is recommended that the entire property at 15 Bayview Road, Officer (Greenslopes) be added to the Victorian Heritage Inventory (as well as the house and garden site being put on the Heritage Overlay). In addition, the former World War Two Landing Strip site at Monomeith and Spencers roads, Monomeith, and the Bayles Hall Precinct are recommended for the VHI. Finally, there are five timber sites recommended for the VHI, which were identified during the initial prioritisation of the Stage B places (see Appendix B.1.3).

There are no Stage B places that are recommended for nomination to the Victorian Heritage Register.

## 10 PRE-AMENDMENT PHASE CORRECTIONS

### 10.1 Background

In February 2010, the Cardinia Strategic Planning Department began preparations to seek heritage controls for the places recommended for protection under the Heritage Overlay by the *Cardinia Local Heritage Study Review*. As part of this process, Council reviewed the reports and noted questions and anomalies. These questions were then passed on to Context Pty Ltd to be answered and for any appropriate corrections and additions to be made to the place and precinct citations and the two covering reports (Vols 1 & 2). The decision was made to create revised versions of all three volumes of the Study reports for purposes of clarity.

After a pause in the preparations for a planning scheme amendment, Council resumed the process in February 2011, and the three revised Study reports were finalised in March 2011.

### 10.2 Corrections to citations and reports

The table below records the substantive changes made in the process. They range from corrections of addresses, the insertion of Tree Controls to the draft HO schedule, and the revision of precinct maps for the sake of consistency between Stages A & B, to additions to place histories, and reviews of two precincts.

<b>Beaconsfield Upper</b>		<b>Changes to final citations &amp; reports</b>
Staverton Gardens	201 Quamby Road, Beaconsfield Upper	Aerial marked up to show proposed extent of HO. Clarification made that while the house is found within this area, it is not contributory.
<b>Bunyip</b>		
House	5 -7 Princess Street, Bunyip	Address correction in Description from '9 Princess Street' to '5-7 Princess Street'
<b>Cardinia</b>		
House and stables	2005 Pound Road, Cardinia	Ratebook records for the place consulted and added to the History
Corofin (house) & Hawthorn hedges	2245 Ballarto Road, Cardinia	Tree Controls added to draft HO schedule in Vols 1 & 2 report, in line with recommendation in the citation
<b>Catani</b>		
Hawthorn hedges	Walshes Road & Heads Road, Catani	Tree Controls added to draft HO schedule in Vols 1 & 2 report, in line with recommendation in the citation
Catani Soldiers' Memorial Hall	75 Taplins Road, Catani	Mature trees added to Statement of Significance; Tree Controls added to draft HO schedule in Vols 1 & 2 reports

<b>Dalmore</b>		
Dalmore Post Office & Store (former)	280 Dalmore Road, Dalmore	Extent of site defined as Lot 1 TP838928 (half the parcel 280 Dalmore Rd), which contains the two contributory buildings
<b>Emerald</b>		
Stephens Butcher shop and residence	381 Main Street, Emerald	Address correction in Statement of Significance from '81 Main Street' to '381 Main Street'
Dunbar	63 Ferres Road, Emerald	As the significant building has been demolished, the property is no longer recommended for the HO in Vols 1 & 2 reports. Citation retained in Vol 3, with note of the demolition
Cascades Guesthouse (former)	10 Telopea Road, Emerald	Aerial marked up to indicate the location of the contributory buildings and the proposed extent of the HO
Tyrell, House	8 Carramar Court, Emerald	Additional information about the Nobelius family inserted into the History and Statement of Significance
<b>Garfield</b>		
Garfield Primary School No.2724	84 Railway Avenue, Garfield	The number of the primary school was corrected in the Statement of Significance from '2274' to '2724'. Advice provided that the extent is limited to Lot 1 TP596398 (and not the bush block at the rear - Lot 1 TP550115)
Garfield North State School No. 3849	375 Garfield North Road	The mature exotic trees were added to Statement of Significance; Tree Controls added to draft HO schedule in Vols 1 & 2 reports
<b>Koo Wee Rup</b>		
Moody Farm (Shepton Mallet)	165 Rossiter Road, Koo Wee Rup	Address correction in Statement of Significance from '145 Rossiter Road' to '165 Rossiter Road'
<b>Lang Lang</b>		
House	13 Westernport Road, Lang Lang	Correction of name from 'William Constable' to 'William Cole' in the History
Stafford House and hedge	Lot 1, TP109006 Westernport Road, Lang Lang	This property does not have a street number, so the address was corrected in the citation and reports from '130 Westernport Road' to 'Lot 1, TP109006 Westernport Road'
Lang Lang Infant Welfare Centre (former)	5 to 9 Westernport Road, Lang Lang	Address corrected in citation and reports from '1 Whitstable Street' to '5-9 Westernport Road'
Lang Lang War Memorial	5 to 9 Westernport Road, Lang Lang	Address corrected in citation and reports from '1 Whitstable Street' to '5-9 Westernport Road'

Brick trough	190 Westernport Road, Lang Lang	As the individual citation for the brick trough is mentioned in the parent Great Southern Railway citation, it has been inserted into Vol 3
<b>Pakenham Upper</b>		
Valley View Orchards Manager's House & Coolstore, Former	15 & 30 Shelton Road, Pakenham Upper	Aerials marked up to indicate the proposed extent of the HO
<b>Precincts</b>		
Precinct - Bunyip Commercial and Civic (extension)	11-34 Main Street and 1-23, 2 (Lot 1 PS617792), 2A & 2 (Lot 1 TP858188) High Street, Bunyip	The properties that were formerly '6-8 High Street' have undergone an address change to '2 (Lot 1 PS617792), 2A & 2 (Lot 1 TP858188) High Street'. These addresses were corrected in the citation and Vols 1 & 2. They were also made to the precinct map, as well as additional corrections to shading showing 'contributory' and 'individually significant' status of individual properties. Among others, the Post Office at 21 High Street was raised from contributory to significant status on the map and in the precinct citation
Precinct - Garfield Commercial (extension)	31 to 37 and 105 Main Street, Garfield	Precinct map amended to include War Memorial, across from 79 Main Street
Precinct - Gembrook Commercial and Civic	Main Street, Gembrook	Precinct citation reviewed & additional site visit made. 89 Main Street found to be non-contributory. House at rear of 75 Main Street found to be non-contributory. Precise extent of tree avenue provided. Precinct map revised to reflect these changes
Precinct - Emerald Country Club, Estate & Landscape	revised extent: 9-21 & 34-48 Lakeside Drive, 10-24 & 11 Sycamore Avenue	Precinct citation revised to take into account corrections and additions by local residents, and an additional site visit. Additional information added to history of 17 Lakeside Drive, among others. Two new contributory properties identified at 10 & 12 Sycamore Avenue. All properties designated 'contributory' as there are not individual citations for all the places that could qualify as 'individually significant'. Extent of precinct reduced to include only the area of contributory properties.
Precinct - Great Southern Railway	Tooradin to Lang Lang	Maps showing the proposed extent of this HO reformatted to match those produced during Stage B of the study
Precinct - Wood Street, Beaconsfield, Residential	46-56 Wood Street, Beaconsfield	Map showing the proposed extent of this precinct reformatted to match those produced during Stage B of the study

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Precinct - George St, Bunyip, Residential	3-9 George Street, Bunyip	Map showing the proposed extent of this precinct reformatted to match those produced during Stage B of the study
Precinct - Maryknoll, Residential and Civic		Map showing the extent of this precinct reformatted to match those produced during Stage B of the study, including indication of contributory and non-contributory properties

## REFERENCES

- Graeme Butler & Assoc., *Cardinia Shire (Pakenham district) Heritage Study, Vol 1-3*, 1996.
- Graeme Butler & Assoc., *Cardinia Shire (Emerald & Cranbourne districts) Heritage Study, Vol 1-2*, 1999.
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Applying the Heritage Overlay*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Format of Municipal Strategic Statements*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Incorporated and Reference Documents*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Writing a Local Planning Policy*
- Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) (1999)

## GLOSSARY

Cultural significance	<p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i>, <i>setting</i>, <i>use associations</i>, <i>meanings</i>, <i>records</i>, <i>related places</i> and <i>related objects</i>.</p>
Conservation	<p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p>
Burra Charter	<p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p>
ICOMOS	<p>ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p>
LHPD	<p><i>Local Heritage Places Database</i> is an electronic database developed by Heritage Victoria that contains citation records for places of cultural heritage significance.</p>
Place	<p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p>
Post contact	<p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p>
RNE criteria	<p>The <i>Register of the National Estate (RNE) criteria</i> are used to assess whether a place has significant cultural heritage values. A list is provided in Volume 5, the citations report.</p>

## APPENDIX A – STAGE A

### A.1 Places assessed in Stage A

#### A.1.1 Local significance – Individual places

No.	Place	Street	Locality	ID
1	Cora Lynn Catholic Parish School (former)	370 Convent School Road	Cora Lynn	155
2	Glen-Keith Farm complex & trees	250 Peers Road	Dalmore	306
3	Emerald Railway Station	Kilvington Drive, at Puffing Billy Place	Emerald	299
4	Cascades Guesthouse (former) & Emerald Tourist Track	10 Telopea Road	Emerald	312
5	* Emerald Lake Park & Landscape (part Nobelius Nursery)	Emerald Lake Road	Emerald	298
6	Wattle Bank	18 Innes Road	Gembrook	148
7	** Coffee Palace, former	66 Main Street	Gembrook	149
8	Tehennepe	495 Little Road	Iona	146
9	***Dustings Garage (former)	272 Rossiter Road	Koo Wee Rup	307
10	Wattle Theatre (former)	284 to 286 Rossiter Road	Koo Wee Rup	310
11	Koo Wee Rup Police Lockup (former)	325 Rossiter Road	Koo Wee Rup	309
12	Royal Hotel	96 to 102 Station Street	Koo Wee Rup	311
13	Lang Lang Cemetery & trees	McDonalds Track	Lang Lang	305
14	Missons Butchers Shop & residence	34 to 36 Westernport Rd	Lang Lang	315
15	ANZ Bank	47 Westernport Road	Lang Lang	316
16	Oakway	185 Bessie Creek Road	Nar Nar Goon	153
17	<i>I.Y.U Pre-emptive right homestead site</i>	<i>245 McGregor Road</i>	<i>Pakenham</i>	<i>159</i> <i>VHI</i>
18	Valley View Orchards Manager's House & Coolstore, former	15 & 30 Shelton Road	Pakenham Upper	490
19	Rythdale Reserve trees	205 Soldiers Road	Rythdale	161
20	Rutter Farm (former) trees	320 Tooradin Station Rd	Tooradin	313
21	Staverton Garden	201 Quamby Road	Upper Beaconsfield	165

\*The Emerald Lake Park & Landscape should be added to existing HO106 – Former Nobelius Nursery.

\*\*The former Gembrook Coffee Palace should be added to the Planning Scheme as part of the proposed Gembrook Civic & Commercial Precinct, to be assessed during Stage B.

\*\*\*Dustings Garage is a contributory element in the Koo Wee Rup Commercial Precinct.

### A.1.2 Local (or higher) significance - Precincts

Place	Street	Locality	ID
Precinct - Beaconsfield, Wood Street Residential	46 to 56 Wood Street	Beaconsfield	142
Precinct - Bunyip, George Street Residential	3-9 [odds] George Street	Bunyip	143
<i>Emerald Country Club, Estate and Landscape Precinct</i> (NB: This precinct is also potentially of State significance and should be nominated to the VHR)	9-21 & 34-48 Lakeside Drive; 10-24 & 11 Sycamore Avenue	Emerald	469
Great Southern Railway		Tooradin to Lang Lang	314

#### **Contributory places in new precinct**

Note: all of these five places comprise contributory places to the proposed Emerald Country Club, Estate and Landscape Precinct, and do not have to be added to the HO individually.

Place	Street	Locality	ID
Cambden Woollybutt Row	Lakeside Drive	Emerald	304
Emerald Country Club Estate & landscape	Lakeside Drive	Emerald	300
Beech Tree row	11 (near) to 44 (near) Lakeside Drive	Emerald	341
Oak Lee, house & trees	11 Lakeside Drive	Emerald	302
Glen Eagles	22 Sycamore Avenue	Emerald	395
Sycamore Lodge	34 Sycamore Avenue	Emerald	303

**A.1.3 Local interest**

<b>Place</b>	<b>Street</b>	<b>Locality</b>	<b>ID</b>
House (Guest)	155 Mt Burnett Road	Gembrook	150
Nar Nar Goon Growers & Packers Shed	63 Nar Nar Goon Road	Nar Nar Goon	154
The Steyne, former	85 A'Beckett Road	Upper Beaconsfield	163

**A.1.4 Demolished**

<b>Place</b>	<b>Street</b>	<b>Locality</b>	<b>ID</b>
Orchard Packing Shed	340 Sanders Road	Garfield North	147
Koo Wee Rup Public Hall	231 Rossiter Road	Koo Wee Rup	308
Eves' House & trees	2180 to 2200 Princes Highway	Tynong North	162
The Chalet, former*	63 Ferres Road	Emerald	332

\*The Chalet was originally recommended for the Heritage Overlay, but has since been demolished.

### A.1.5 Amend existing HO place/precinct

Place	Street	Locality	ID	Comments
Kenilworth Coach House (former) and Trees	44 Kenilworth Avenue	Beaconsfield	6	Add tree controls to HO53 schedule. Reassess once redevelopment is complete.
Maryknoll Precinct	Koolbirra Road, Baranbali Rd, Bareena Rd, Barongarook Rd, Baroona Rd, Battunga Rd, Fogarty Rd, Girrahween Rd, Liamena Rd, Manoora Rd, Marrakilla Rd, Mirrabooka Rd, Mortimer Rd, Murrawong Rd, Nagle Cr, Turramurra Rd, Wingadee Rd, Wingelo Ln, Wirragulla Rd	Maryknoll	152	Put boundaries of HO55 on PS map. Amend HO Schedule (no Paint Controls)
Beaconsfield Upper Milk Bar	28 Beaconsfield-Emerald Road	Upper Beaconsfield	164	Already in Charing Cross Precinct (HO71), but precinct boundaries need to be added to PS map. See precinct map, below.

**Charing Cross Precinct map**



**A.1.6 No action: already on HO**

Place	Street	Locality	ID	HO
Bunyip Post Office	21 High Street	Bunyip	144	HO46
Railway Hotel (former)	23 Main Street	Bunyip	145	HO46
Jesmond Dene	425 Officer South Road	Officer	156	HO92

**A.2 Stage A - Extent of registration plans**

The following maps show the areas to be covered by a Heritage Overlay in cases where it is less than to the extent of the title boundaries.

Place	Address	Locality
Staverton Garden	201 Quamby Road	Beaconsfield Upper
Cora Lynn Catholic Parish School (former)	370 Convent School Road	Cora Lynn
Glen-Keith Farm complex & trees	250 Peers Road	Dalmore
Cascades Guesthouse (former)	10 Telopea Road	Emerald
Wattle Bank	18 Innes Road	Gembrook
Tehennepe	495 Little Road	Iona
Lang Lang Cemetery & trees	McDonalds Track	Lang Lang
Oakway	185 Bessie Creek Road	Nar Nar Goon
I.Y.U. Pre-emptive right homestead site	245 McGregor Road	Pakenham
Valley View Orchards Manager's House & Coolstore, former	15 & 30 Shelton Road	Pakenham Upper
Rutter Farm (former) trees	320 Tooradin Station Road	Tooradin

Staverton Garden

201 Quamby Road

Beaconsfield Upper



Cora Lynn Catholic Parish  
School (former)

370 Convent School Road

Cora Lynn



Glen-Keith Farm complex & trees  
250 Peers Road

Dalmore



Cascades Guesthouse (former)  
10 Teloepa Road

Emerald





Lang Lang Cemetery & trees

McDonalds Track

Lang Lang



Oakway

185 Bessie Creek Road

Nar Nar Goon



I.Y.U. Pre-emptive right  
homestead site

245 McGregor Road

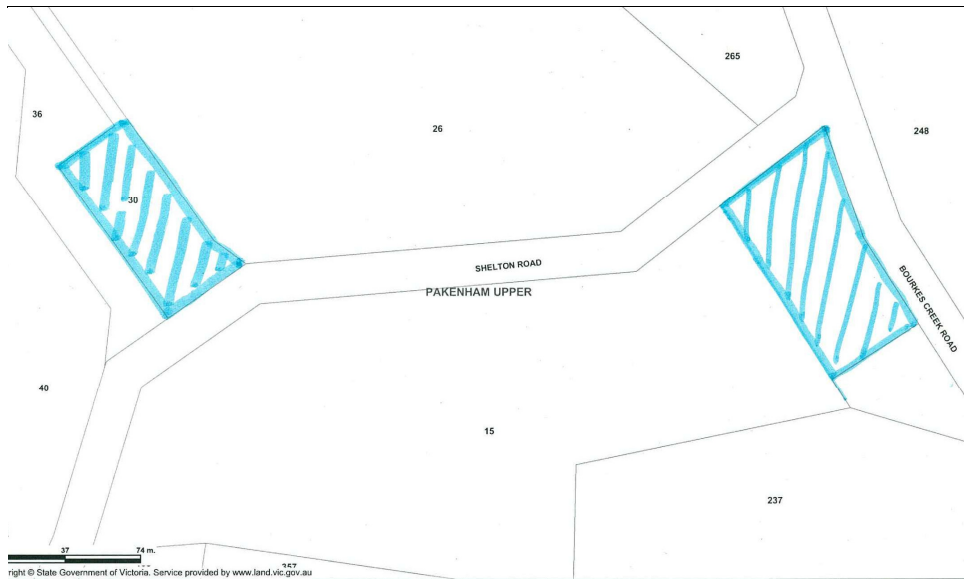
Pakenham



Valley View Orchards  
Manager's House &  
Coolstore, former

15 & 30 Shelton Road

Pakenham Upper



Rutter Farm (former) trees 320 Tooradin Station Road Tooradin



### A.3 Stage A – Draft HO Schedules

New heritage places and precincts to be added to the Heritage Overlay

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Beaconsfield, Wood Street Residential Precinct 46 to 56 Wood Street, Beaconsfield	No	No	No	No	No	No	Wood Street Residential Incorporated Plan	No
	Bunyip, George Street Residential Precinct 3-9 George Street, Bunyip	No	No	No	No	No	No	George Street Residential Incorporated Plan	No
	Emerald Country Club, Estate and Landscape Precinct 9-21 & 34-48 Lakeside Drive, 10-24 & 11 Sycamore Avenue, Emerald	No	No	Yes	Yes	No	No	Emerald Country Club, Estate & Landscape Incorporated Plan	No
	Cora Lynn Catholic Parish School (former) 370 Convent School Road, Cora Lyn	No	No	No	No	No	No	No	No
	Glen-Keith Farm complex & trees 250 Peers Road, Dalmore	No	No	Yes	No	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Emerald Railway Station Kilvington Drive, Emerald	No	No	Yes	Yes, Three goods sheds, water tower, picket fencing	No	No	No	No
	Cascades Guesthouse (former) 10 Telopea Road, Emerald	No	No	No	Yes, Stone dairy	No	No	No	No
	Wattle Bank 18 Innes Road, Gembrook	No	No	Yes	No	No	No	No	No
	Tehennepe 495 Little Road, Iona	No	No	No	No	No	No	No	No
	Dustings Garage (former) 272 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No	No
	Wattle Theatre (former) 284 to 286 Rossiter Road, Koo Wee Rup	No	Yes	No	No	No	No	No	No
	Mallow House and Koo Wee Rup Police Lockup (former) 325 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Lang Lang Cemetery & trees, McDonalds Track, Lang Lang	No	No	Yes	No	No	No	No	No
	Missons Butchers Shop & residence 34 to 36 Westernport Road, Lang Lang	No	No	No	Yes, Front fence	No	No	No	No
	ANZ Bank 47 Westernport Road, Lang Lang	No	No	No	No	No	No	No	No
	Oakway 185 Bessie Creek Road, Nar Nar Goon	No	No	Yes	No	No	No	No	No
	I.Y.U. Pre-emptive right homestead site 245 McGregor Road, Pakenham	No	No	Yes	No	No	No	No	No
	Valley View Orchards Manager's House & Coolstore, former 15 & 30 Shelton Road, Pakenham Upper	No	No	No	No	No	No	No	No
	Rythdale Reserve trees 205 Soldiers Road, Rythdale	No	No	Yes	No	No	No	No	No

<b>PS Map Ref</b>	<b>Heritage Place</b>	<b>External Paint Controls Apply?</b>	<b>Internal Alteration Controls Apply?</b>	<b>Tree Controls Apply?</b>	<b>Outbuildings or fences which are not exempt under Clause 43.01-4</b>	<b>Included on the VHR under the Heritage Act 1995?</b>	<b>Prohibited uses may be permitted?</b>	<b>Name of Incorporated Plan under Clause 43.01-2</b>	<b>Aboriginal heritage place?</b>
	Rutter Farm (former) trees 320 Tooradin Station Road, Tooradin	No	No	Yes	No	No	No	No	No
	Staverton Garden 201 Quamby Road, Upper Beaconsfield	No	No	Yes	No	No	No	No	No
	Great Southern Railway Tooradin to Lang Lang	No	No	Yes	No	No	No	Great Southern Railway Incorporated Plan	No

## Amendments and changes to be made to places already on the Heritage Overlay Schedule

Changes to the existing schedule are shown in **BOLD** (including some comments shown in brackets).

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO106	Former Nobelius Nursery Princess Avenue & <b>Emerald Lake Road</b> , Emerald <b>[add Emerald Lake Park &amp; Landscape (part Nobelius Nursery) to HO106]</b>	Yes	No	Yes	Yes	No	No	N/A	No
HO53	Kenilworth Coach House 44 Kenilworth Avenue, Beaconsfield	No	No	<b>Yes</b>	No	No	No	N/A	No
HO54	Holy Family Church 6 Koolbirra Road, Maryknoll	<b>No</b>	Yes	Yes	No	No	No	N/A	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO55	Maryknoll Precinct Koolbirra Road, <b>Baranbali Rd, Bareena Rd, Barongarook Rd, Barooka Rd, Battunga Rd, Fogarty Rd, Girrahween Rd, Liamena Rd, Manoora Rd, Marrakilla Rd, Mirrabooka Rd, Mortimer Rd, Murrawong Rd, Nagle Cr, Turramurra Rd, Wingadee Rd, Wingelo Ln, Wirragulla Rd</b> , Maryknoll  [add precinct boundaries to PS map]	No	No	Yes	Yes	No	No	Maryknoll Incorporated Plan	No
HO71	Charing Cross Civic & Commercial Precinct  <b>1-5 &amp; 2-8 Salisbury Rd, 24-25 &amp; 28 Beaconsfield-Emerald Rd</b> <del>McBride Road</del> , Beaconsfield Upper  [add precinct boundaries to PS map]	Yes	No	Yes	No	No	No	N/A	No

## APPENDIX B – STAGE B

### B.1 Prioritisation of Stage B Places

#### B.1.1 High Priority individual places

NB: Shaded places are those raised from medium to high priority due to community input.

	Place name	Street	Locality	id
1	Factory workers house	683 Koo Wee Rup-Longwarry Road	Bayles	337
2	Former school	11 Railway Avenue	Beaconsfield	168
3	House	04 Hope Street	Bunyip	179
4	Evans Auto Repair Services (former)	1310 Nar Nar Goon-Longwarry Road	Bunyip	181
5	House	5-7 Princess Street	Bunyip	182
6	House	9 Princess Street	Bunyip	454
7	Farm complex & trees	15 Southbank Road	Bunyip South	188
8	Stone & Monterey Pine & Hawthorn hedges	105 Duncan Road	Cardinia	244
9	House & stables	2005 Pound Road	Cardinia	421
10	Corofin (House) & Hawthorn Hedges	2245 Ballarto Road	Cardinia	346
11	Cardinia Presbyterian Church	2400 Ballarto Road	Cardinia	343
12	Cardinia Public Hall	2401 Ballarto Road	Cardinia	345
13	House & Canary Island Palms	2416 Ballarto Road	Cardinia	344
14	E Gunton Oval	2440 Ballarto Road	Cardinia	347
15	Berwick AB farm complex	60 Duncan Road	Cardinia	233
16	Hawthorn Hedges	Walshes Road & Heads Road	Catani	401
17	Catani State School site & trees	145 Taplins Road	Catani	326
18	Catani Uniting Church	41 Taplins Road	Catani	396
19	Catani Recreation reserve Oak tree	55 Taplins Road	Catani	397
20	Lineham Farm complex	65 Linehams Road	Catani	353
21	Catani General Store (former)	72 Taplins Road	Catani	399
22	Catani Soldiers' Memorial Hall	75 Taplins Road	Catani	398
23	Clematis Hall	2072 Wellington Road	Clematis	402
24	Trees	264 Belgrave-Gembrook Road	Clematis	351
25	Clematis General Store	288 Belgrave-Gembrook Road	Clematis	350
26	Stokes Croft planting	4 Edenmont Road	Clematis	327

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
27	Avenue of Honour	McBride Street	Cockatoo	196
28	Cockatoo War memorial	18 Belgrave-Gembrook Road	Cockatoo	194
29	Dalmore Post Office & Store (former)	280 Dalmore Road	Dalmore	325
30	Avenue of Honour	Memorial Ave	Emerald	361
31	Old gold route	Westlands Road	Emerald	414
32	House, Barnes weekender	11 Ogilvy Road	Emerald	367
33	Emerald Police Station & Lockup, former	15 Kilvington Drive	Emerald	336
34	Paradise Hotel & trees	249 Belgrave-Gembrook Road	Emerald	349
35	Uniting Church	3 to 5 Emerald-Monbulk Road	Emerald	330
36	St Marks Church of England and Residence	352 Main Street & 1 Murphys Way	Emerald	417
37	Shops - Green Room & Mad Cow	369 to 371 Main Street	Emerald	354
38	Stephens butcher shop & residence	381 Main Street	Emerald	356
39	Koombahla	395 Belgrave-Gembrook Road	Emerald	317
40	Emerald Post Office	398 Main Street	Emerald	357
41	Emerald Reserve Planting	402A Main Street	Emerald	358
42	Memorial Pin Oak row	6 to Davey Avenue intersection Emerald-Monbulk Road (east side)	Emerald	328
43	Dunbar (The Chalet)	63 Ferres Road	Emerald	332
44	Tyrrell, House	8 Carramar Court	Emerald	324
45	Parish Fruit Depot	80 Railway Avenue	Garfield	209
46	Teacher's residence & garden	86 Railway Avenue	Garfield	205
47	House	88 Railway Avenue	Garfield	206
48	St Mary's Church of England	90 Railway Avenue	Garfield	207
49	General store (former)	Main Street	Gembrook	218
50	Oaks, blackwoods, flowering gums	Main Street & Beenak East Road	Gembrook	219
51	Avenue of Honour	Redwood Road	Gembrook	220
52	Church (former)	580 Little Road	Iona	211
53	House & Oaks	935 Murray Road	Iona	187
54	Railway bridges	Railway Road	Koo Wee Rup	371
55	Eason Memorial gates and trees	Rossiter Road	Koo Wee Rup	376
56	WWII Air strip site	Spencers Road	Koo Wee Rup	340

STAGE B KEY FINDINGS & RECOMMENDATIONS

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
57	Swamp project paymaster's office	1 Boundary Drain Road, cnr Station Street	Koo wee rup	385
58	CFA Station	10 Moody Street	Koo Wee Rup	363
59	ANZ Bank	10 to 16 Station Street	Koo Wee Rup	389
60	Moody Farm (Shepton Mallet)	165 Rossiter Road	Koo Wee Rup	377
61	House	146 Station Street	Koo Wee Rup	387
62	Dunlop's cheese factory, cottage & tree	150 Koo Wee Rup-Longwarry Road	Koo Wee Rup	338
63	Koo Wee Rup Railway Station site	23? Station Street	Koo Wee Rup	388
64	Railway house	255 Rossiter Road	Koo Wee Rup	339
65	St Georges Church of England	270 Rossiter Road	Koo Wee Rup	379
66	Commonwealth Bank (former)	288 Rossiter Road	Koo Wee Rup	380
67	Air Raid Shelter	30 (rear) Station Street	Koo Wee Rup	391
68	Koo-wee-rup Electric Light and Power Co. plant room (former)	30 (rear) Station Street	Koo Wee Rup	390
69	St Andrews Presbyterian Church	319 Rossiter Road	Koo Wee Rup	378
70	Mallow House	325 Rossiter Road	Koo Wee Rup	381
71	Koo Wee Rup RSL	335 Rossiter Road	Koo Wee Rup	382
72	Lubecker dredge remnants	3585 South Gippsland Highway	Koo Wee Rup	384
73	G & L Light Mechanical repairs	70 Station Street	Koo Wee Rup	393
74	Koo Wee Rup Post Office (former)	72-4 Station Street	Koo wee rup	386
75	Lang Lang Railway Station site	Westernport Road	Lang Lang	449
76	Palace Hotel	Westernport Road	Lang Lang	404
77	House & former dairy	1 Westernport Road	Lang Lang	406
78	House	13 Westernport Road	Lang Lang	410
79	Stafford House & hedge	Lot 1, TP109006 Westernport Road	Lang Lang	407

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
80	Lang Lang Butter Factory (former)	1-7 Oxford Street (cnr. Station Street)	Lang Lang	392
81	Station Master's House	17 Roseberry Street	Lang Lang	372
82	St Mary's Catholic Church	22 Carnarvon Street	Lang Lang	322
83	Railway Ganger's House	22 Roseberry Street	Lang Lang	373
84	Railway Ganger's House	26 Roseberry Street	Lang Lang	374
85	House	27 Roseberry Street	Lang Lang	375
86	Lang Lang Bakery	35 to 37 Westernport Road	Lang Lang	411
87	Finlay McQueen Uniting Church complex	46 Westernport Road	Lang Lang	412
88	Priestley's store site & Oak	49 (rear) Westernport Road	Lang Lang	366
89	Lang Lang Infant Welfare Centre (former)	5 to 9 Westernport Road	Lang Lang	405
90	Lang Lang war memorial	5 to 9 Westernport Road	Lang Lang	408
91	Baildon Farm	180 Nar Nar Goon-Longwarry Road	Nar Nar Goon	224
92	House	25 Seven Mile Road	Nar Nar Goon	227
93	Farm complex	315 Daly Road	Nar Nar Goon	289
94	Nar Nar Goon North Hall	642 Dore Road	Nar Nar Goon	222
95	Officer Union Church & Hall	Tivendale Road	Officer	242
96	Oak street trees	Tivendale Road	Officer	241
97	Greenslopes	15 Bayview Road, cnr Princes Hwy	Officer	231
98	Claremont	64 Whiteside Road	Officer	243
99	Hillcrest farm	87 Starling Road	Officer	239
100	War Memorial	John Street, cnr Henry St	Pakenham	257
101	St James Church of England (former)	McGregor Road, cnr Main St	Pakenham	264
102	St Patricks Catholic Church	138 Princes Highway	Pakenham	265
103	Toomuc Valley Community Hall	15 Leppit Road	Pakenham	261
104	House	21 James Street	Pakenham	256
105	Farm	280 Healesville-Koo Wee Rup Road	Pakenham	251
106	House	40 Army Road	Pakenham	245
107	Coffee Palace (former)	48 to 52 Station Street	Pakenham	267
108	Pakenham cemetery	50 Thewlis Road	Pakenham	269
109	Grason	6 Henty Street	Pakenham	253

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
110	Federation Oak & former Pakenham School site	9 to 13 Main Street	Pakenham	262
111	Glenorchy Park	2855 Ballarto Road	Pakenham South	275
112	Farmhouse	2915 Ballarto Road	Pakenham South	276
113	Pakenham South Hall	815 McDonalds Drain Road West (cnr. Hall Road)	Pakenham South	272
114	Brick Dome	Hobson Road	Rythdale	420
115	Tonimbuk Hall	1900 Gembrook-Tonimbuk Road	Tonimbuk	281
116	The Dwelling Place	260 Jolley Road	Tonimbuk	185
117	Tynong Public Hall	18 Railway Avenue	Tynong	285
118	Tynong general store & stock feed	40 Railway Avenue	Tynong	286
119	Upper Beaconsfield Assembly Hall, former	10 to 12 Salisbury Road	Upper Beaconsfield	295
120	Fruit kiosk	425 Beaconsfield-Emerald Road, cnr High St	Upper Beaconsfield	292
121	Yannathan Railway Station site	Thwaites Road	Yannathan	446
122	Glen Morris	215 Patullos Road	Yannathan	368
123	Yannathan Public Hall & Canary Island Palms	491 to 495 South Yannathan Road	Yannathan	333
124	Glen Garnoch (farm complex & trees)	60 Factory Road	Yannathan	413

### B.1.2 High Priority precincts

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
1	Precinct - Bayles Hall	660 Koo Wee Rup-Longwarry Road	Bayles	416
2	Precinct – Bunyip Commercial & Civic (extension)	11-34 Main Street and 1-23, & 2 (Lot 1 PS617792), 2A & 2 (Lot 1 TP858188) High Street	Bunyip	180
3	Precinct - Garfield Commercial (extension)	31 to 39 Nar Nar Goon-Longwarry Road	Garfield	202
4	Precinct - Gembrook Commercial and Civic	Main Street	Gembrook	
5	Precinct – Koo Wee Rup, Rossiter Road Commercial	279-309 to 284-90 Rossiter Road	Koo Wee Rup	419
6	Precinct – Koo Wee Rup, Rossiter Road Residential	337, 361, 360-62 to 372-378 Rossiter Road	Koo Wee Rup	383
7	Precinct – Koo Wee Rup, Station Street	50 to 102 Station Street	Koo Wee Rup	418

8	Precinct – Lang Lang, Carnarvon Street	14-20 to 23-25 Carnarvon Street	Lang Lang	323
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### B.1.3 List on Victorian Heritage Inventory

	Place name	Street	Locality	id
1	Dyer timber Mill (site )	Black Snake Creek Rd, off	Gembrook	279
2	Lawless timber Mill site	Lawless Track, off	Gembrook	283
3	Nash Timber mill site	Tin Hut Fireline	Gembrook	284
4	Tynong Sawmilling Co Timber Mill site	off Gembrook-Tonimbuk Road	Tonimbuk	282
5	Horatio Weatherhead's first mill site	Off Weatherhead Road (Weatherhead Hill Tk)	Tynong North	287

### B.1.4 Interpret site

	Place name	Street	Locality	id
1	Cockatoo Creek landscape area	Cockatoo Creek	Cockatoo	191
2	Cockatoo Creek swimming pool site	off Bailey Road	Cockatoo	190
3	Koo Wee Rup Public School No 2629	Moody Street	Koo Wee Rup	364

### B.1.5 No further action required

#### B.1.5.1 Demolished or removed

	Place name	Street	Locality	id
1	House	19 A'Beckett Road	Bunyip	172
2	House	3 A'Beckett Road	Bunyip	170
3	Cardinia Creek Bridge	Officer Road	Cardinia	189
4	Stone pines	Humphreys Road	Catani	334
5	House & garden	275 Belgrave-Gembrook Road	Clematis	352
6	Stone Pine Group	190 Murray Road	Cora Lynn	365
7	Oak Tree Farm	3 Old Beaconsfield Road	Emerald	199
8	Hans Knorr Gallery	32 Emerald-Monbulk Road	Emerald	329
9	Bridge (timber)	off Pooles Road	Heath Hill	370
10	House	225 Boundary Drain Road	Koo Wee Rup	319
11	House site	465 Boundary Drain Road	Koo Wee Rup	320
12	Lang Lang Private Hospital	11 Westernport Road	Lang Lang	409
13	Lang Lang Showgrounds	120 Westernport Road	Lang Lang	403
14	Nar Nar Goon Railway station goods shed	Nar Nar Goon-Longwarry Road	Nar Nar Goon	225
15	Railway house	15 Mulcare Street	Nar Nar Goon	223
16	Beaconsfield mower & tractors	40 Princes Highway	Officer	236

STAGE B KEY FINDINGS & RECOMMENDATIONS

17	Rose cottages	18a Henry Road	Pakenham	296
18	Oaks (three)	19 Doherty Street	Pakenham	248
19	Railways House	39 Bald Hill Road	Pakenham	247

**B.1.5.2 Local interest**

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
1	Railway station	Beaconsfield Avenue	Beaconsfield	166
2	Rochdale	1 Railway Avenue	Beaconsfield	167
3	Precinct - Beaconsfield, Wood Street Residential - extension	25, 26, 70 Wood Street	Beaconsfield	169
4	House	04 & 31 Wattletree Road	Bunyip	183
5	House	08 to 10 Bunyip-Modella Road	Bunyip	177
6	House	10 A'Beckett Road	Bunyip	171
7	Farmhouse	29 Hope Steet	Bunyip	178
8	First Bunyip Scout Hall	30B A'Beckett Road	Bunyip	174
9	Holgate Memorial Park	42-44 A'Beckett Road	Bunyip	173
10	House	44 Bunyip-Modella Road	Bunyip	176
11	House	295 Ellis Road	Bunyip North	184
12	Catani Railway Station site & trees	McCraw Road	Catani	359
13	Garden City Estate	1, 14 First Avenue	Cockatoo	192
14	Fielder House	15 Fielder Road	Cockatoo	215
15	Farm complex	155 Patternoster Road	Cockatoo	197
16	Bakery, former	23 McBride Street	Cockatoo	195
17	Guest House	50 Bluebird Ave	Cockatoo	318
18	Glenrobe Guest House	Lot 10 Woori Yallock Road	Cockatoo	193
19	Timber bridge	McKillops Road	Cora Lynn	290
20	Bottomly Quarry	Emerald-Monbulk Road (near Kallista-Emerald fork)	Emerald	331
21	Monkey Dung Creek discovery site	Kallista-Emerald Road	Emerald	335
22	House & Oak	24 Beaconsfield-Emerald Road	Emerald	348
23	Emerald RSL	3 Memorial Ave	Emerald	360
24	Emerald Hall	400A Main Street	Emerald	355
25	Policeman's Helmet rock formation	end Westlands Road, Road 10	Emerald	415
26	Garfield Bowling Club	Beswick Street	Garfield	201

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
27	Pig & Whistle Hotel site & trees	Old Sale Road/Bessedale road?	Garfield	203
28	House	02 Beswick Street	Garfield	200
29	House	325 Railway Avenue	Garfield	208
30	House	64 Railway Avenue	Garfield	204
31	Jefferson Clay Hole	off Railway Avenue	Garfield	210
32	Farm complex	125 Thirteen Mile Road	Garfield South	213
33	Tynong Sawmilling Co timber Mill (site)	Black Snake Creek Rd, off	Gembrook	280
34	Gembrook War memorial	Gembrook Road, cnr Redwood Road	Gembrook	217
35	Gemrock	535 Beenak East Road	Gembrook	214
36	Farm complex	10 Temby Road	Iona	212
37	Oak Rise	455 Little Road	Iona	186
38	House	361 Rossiter Road	Koo Wee Rup	467
39	Monomeith Railway Station site & trees	Monomeith Road	Monomeith	362
40	Trees and outbuildings	160 Seymour Road	Nar Nar Goon	230
41	Turrabunna	200 Covent School Road	Nar Nar Goon	221
42	Oaks (Four)	495 Seven Mile Road	Nar Nar Goon	228
43	Oaks (Two)	525 & 535 Seven Mile Road	Nar Nar Goon	229
44	Farm	615 Bald Hill Road	Nar Nar Goon	270
45	Orchard House	Larmour Road	Officer	234
46	Stone pines (2)	105 Patterson Road	Officer	235
47	House	114 Rix Road	Officer	238
48	House	22 Station Street	Officer	240
49	Elm Park	44 Dickie Road	Officer	232
50	BJ Wallis Memorial Gardens, former quarry	Henty Way	Pakenham	254
51	House	1 James Street	Pakenham	255
52	Former hospital wing (early homestead?)	12 Rogers Street, cnr Wadsley Ave	Pakenham	297
53	Hillview Orchard packing sheds	145 Army Settlement Road	Pakenham	246
54	Oaks	210 Gordon Road	Pakenham	250
55	Oaks	215 Gordon Road	Pakenham	249
56	Station masters house (or Railway Platelayer's House)	40 Henry Steet	Pakenham	252

STAGE B KEY FINDINGS & RECOMMENDATIONS

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
57	Dakwood racing stables site	46 King Street	Pakenham	258
58	Oak	5 Syme Road (cnr Toomuc Valley Road)	Pakenham	268
59	House	53 King Street	Pakenham	259
60	House	54 King Street	Pakenham	260
61	House & garden	2745 Ballarto Road	Pakenham South	277
62	Farm complex	295 McDonalds Drain Road (West)	Pakenham South	273
63	Gwinganna	40 Greenhills Road	Pakenham South	271
64	Lindford Park	20 Huxtable Road	Pakenham Upper	274
65	Twelve Oaks, former	620 Gembrook Road	Pakenham Upper	216
66	Precinct - Rythdale Soldier Settler	Hobson & Soldiers Road	Rythdale	278
67	English Oak	177 to 185 Nine Mile Road	Tynong	226
68	House	670 Tynong North Road	Tynong North	288
69	Earth Harvest Café	355 Beaconsfield-Emerald Road	Upper Beaconsfield	291
70	Cardinia Reservoir & Park	off Red Hill Road	Upper Beaconsfield	293
71	Redwood & Oak	off Red Hill Road	Upper Beaconsfield	294
72	Strzelecki Railway	Varies	Varies	473
73	Lang Lang River Bed site	Patullos Road	Yannathan	369
74	Cameron Place (former) and garden	270 South Yannathan Road	Yannathan	394
75	Yannathan State School site	800 Caldermeade Road	Yannathan	321

**B.1.5.3 Already on Heritage Overlay**

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>	<b>Comments</b>
1	Avonsleigh Church of Christ	Avon Road	Avonsleigh	342	HO13
2	St Thomas' Church of England complex	14 to 20 A'Beckett Road	Bunyip	175	HO5

**B.1.5.4 Assessed in Stage A**

The two places in Emerald were included in the proposed Emerald Country Club, Estate and Landscape Precinct. Those in Garfield were included in the proposed Bunyip, George Street Residential Precinct.

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
1	Beech Tree row	11 (near) to 44 (near) Lakeside Drive	Emerald	341
2	Glen Eagles	22 Sycamore Avenue	Emerald	395
3	House	5 George Street	Garfield	
4	House	7 George Street	Garfield	
5	House	9 George Street	Garfield	

**B.1.5.5 Repeat records**

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>	<b>Comments</b>
1	Cardinia Hall	Ballarto Road	Cardinia		See #345
2	Farm	Princes Highway	Officer	237	See Greenslopes, #231
3	Pakenham Consolidated School (former site)	Main Street	Pakenham		See #262
4	Valley View House	30 Shelton Road	Pakenham Upper	266	Included in Stage A, Valley View Orchards, #160

## B.2 Newly identified places

### B.2.1 High-priority places identified during fieldwork

Place name	Street	Locality	id
1 Bayles Railway Station site	660 (rear) Koo Wee Rup-Longwarry Road	Bayles	448
2 House	18 Bunyip-Modella Road	Bunyip	453
3 House	2 to 4 A'Beckett Road	Bunyip	472
4 House	23 High Street	Bunyip	471
5 Hawthorn Hedges - Ballarto Road	Ballarto Road	Cardinia	464
6 Timber Bridges (over Cardinia & Deep creeks)	Manks Road	Dalmore	450
7 House & Poplar Avenue	345 to 385 Dalmore Road	Dalmore	451
8 House	1205 Bunyip River Road	Garfield	460
9 Railway house	74 Railway Avenue	Garfield	457
10 Garfield Primary School No. 2724	84 Railway Avenue	Garfield	455
11 Garfield Scout Hall	cnr. Beswick Street & Fourteen Mile Road	Garfield	478
12 Garfield North State School No. 3849	375 Garfield North Road	Garfield North	456
13 Heath Hill Railway Station residence and site	1405 Westernport Road	Heath Hill	447
14 Farm house	815 Westernport Road	Heath Hill	427
15 Timber Bridge (over Main Drain/Bunyip River)	Little Road	Iona	445
16 House	2066 Main Drain Road	Iona	444
17 SEC Offices & Depot (former)	292 Rossiter Road	Koo Wee Rup	466
18 Brick trough	190 Westernport Road	Lang Lang	436
19 Railway Houses	20 & 24 Roseberry Street	Lang Lang	433
20 St John The Evangelist Anglican Church complex	6 to 10 Whitstable Street	Lang Lang	452
21 Lang Lang Scout Hall	9 Oxford Street	Lang Lang	439
22 Pakenham School and Toomuc Valley School, former	30 to 34 Toomuc Valley Road	Pakenham	263
23 House & oak	51 King Street	Pakenham	463
24 Farmhouse	15 Chippendale Road	Tynong	458
25 Killary Estate	130 Nine Mile Road	Tynong South	423
26 Hawthorn Hedges	Caldermeade Road	Yannathan	426
27 Lightwood Park	145 Thwaites Road	Yannathan	428

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
28	Yannathan Union Church	225 to 227 Heads Road	Yannathan	430
29	The Poplars	45 Thwaites Road	Yannathan	429
30	House	455 Caldermeade Road	Yannathan	431

**B.2.2 Places nominated by the community**

	<b>Place name</b>	<b>Street</b>	<b>Locality</b>	<b>id</b>
1	Kilvington Road Streetscape	former Beaconsfield Rd (before Cardinia Reservoir)	Emerald	481
2	Legg's Mill	Kallista Road	Emerald	488
3	Holding Yards	Kilvington Drive	Emerald	480
4	Dewhurst Sand and Gravel, historic tree	Main Road	Emerald	482
5	Horse Trough	Main Street	Emerald	485
6	Garage	Pinnocks Road	Emerald	479
7	House	16 Kings Road	Emerald	486
8	House	2 Benson Street	Emerald	487
9	Maternal and Child Health Centre	327 Main Road	Emerald	484
10	Mrs Stephen's House	7 Church Street	Emerald	483
11	Lang Lang Foreshore Reserve		Lang Lang	475
12	McDonalds Track		Lang Lang	477
13	Lang Lang Racecourse Area	McDonalds Track	Lang Lang	476

## **B.3 Community Workshop Attendance**

### **Emerald, 13 November 2006**

Beryl Bartacek  
Liza O'Dea  
Jo Jenkinson  
Bill Pell  
Anne Maree Teasdale  
Keven Teasdale

### **Pakenham, 16 November 2006**

Audrey Dodson  
Alison Eno  
Matthew Eno  
Cr Graeme Legge  
Mick O'Brien  
Mary O'Brien  
Brett Owen  
Meryl Waterhouse  
Betty Whiteside  
Joan Willmott  
Barry Willmott

### **Koo Wee Rup, 20 November 2006**

Joy Adderly  
Joy Kay  
Audrey Mills  
Rosemary Mynard  
Gordon Sampson  
Lyn Wealands  
Dot Williams

## B.4 Places and Precincts Assessed in Stage B

### B.4.1 Local significance – Individual places recommended for HO

The LHPD ID number references the Cardinia Local Heritage Places Database, which contains all of the information gathered during the Study.

No.	Place	Street	Locality	LHPD ID
1	House	683 Koo Wee Rup-Longwarry Road	Bayles	337
2	Upper Beaconsfield Assembly Hall, former	10 Salisbury Road	Beaconsfield Upper	295
3	House	4 Hope Street	Bunyip	179
4	House	5 to 7 Princess Street	Bunyip	182
5	House & stables	2005 Pound Road	Cardinia	421
6	Corofin (House) & Hawthorn Hedges	2245 Ballarto Road	Cardinia	346
7	Cardinia Presbyterian Church	2400 Ballarto Road	Cardinia	343
8	Cardinia Public Hall	2401 Ballarto Road	Cardinia	345
9	House & Canary Island Palms	2416 Ballarto Road	Cardinia	344
10	E. Gunton Oval	2440 Ballarto Road	Cardinia	347
11	Hawthorn Hedges	Walshes Road & Heads Road	Catani	401
12	Catani Uniting Church	41 Taplins Road	Catani	396
13	Lineham Farm complex	65 Linehams Road	Catani	353
14	Catani General Store (former) and residence	72 Taplins Road	Catani	399
15	Catani Soldiers' Memorial Hall	75 Taplins Road	Catani	398
16	Cockatoo War memorial	20 Belgrave-Gembrook Road	Cockatoo	194
17	Dalmore Post Office & Store (former)	280 Dalmore Road	Dalmore	325
18	Barnes' Weekender, former	11 Ogilvy Road	Emerald	367
19	Emerald Police Station & Lockup, former	15 Kilvington Drive	Emerald	336
20	Do Drop In (pair of shops)	369 to 371 Main Street	Emerald	354
21	Stephens' Butcher Shop & residence, former	381 Main Street	Emerald	356
22	Koombahla	393 to 395 Belgrave-Gembrook Road	Emerald	317
23	Emerald Post Office and Residence	398 Main Street	Emerald	357
24	Emerald Reserve	402A Main Street	Emerald	358

No.	Place	Street	Locality	LHPD ID
		(Gembrook-Belgrave Road)		
25	<del>The Chalet, former*</del>	<del>63 Ferris Road</del>	<del>Emerald</del>	<del>332</del>
26	Tyrrell	8 Carramar Court	Emerald	324
27	Parish Fruit Depot	80 Railway Avenue	Garfield	209
28	Garfield Primary School No. 2724	84 Railway Avenue	Garfield	455
29	Teacher's residence & Canary Island Palm	86 Railway Avenue	Garfield	205
30	St Mary's Church of England	90 Railway Avenue	Garfield	207
31	Garfield North State School No. 3849 (Former)	375 Garfield North Road	Garfield North	456
32	Heath Hill Railway Station residence	1405 Westernport Road	Heath Hill	447
33	St John's Presbyterian Church (former)	580 Little Road	Iona	211
34	House & Oaks	935 Murray Road	Iona	187
35	Eason Memorial gates and trees	Rossiter Road	Koo Wee Rup	376
36	ANZ Bank	10 to 16 Station Street	Koo Wee Rup	389
37	House	140 to 146 Station Street	Koo Wee Rup	387
38	Dunlop's cheese factory, cottage & tree	150 Koo Wee Rup-Longwarry Road	Koo Wee Rup	338
39	Shepton Mallet	165 Rossiter Road	Koo Wee Rup	377
40	Strzelecki Railway house	255 Rossiter Road	Koo Wee Rup	339
41	St George's Church of England	270 Rossiter Road	Koo Wee Rup	379
42	Air Raid Shelter	30 (rear) Station Street	Koo Wee Rup	391
43	St Andrew's Presbyterian Church	319 Rossiter Road	Koo Wee Rup	378
44	Mallow House	325 Rossiter Road	Koo Wee Rup	381
45	House & former dairy	1 Westernport Road	Lang Lang	406
46	House	13 Westernport Road	Lang Lang	410
47	Stafford House & hedge	Lot 1, TP109006 Westernport Road	Lang Lang	407
48	Palace Hotel	140 McDonalds Track (Cnr Westernport Road)	Lang Lang	404
50	Finlay McQueen Uniting Church complex	48 Westernport Road	Lang Lang	412
51	Priestley's store site & Oak	49 (rear) Westernport Road	Lang Lang	366
52	Lang Lang Infant Welfare Centre (former)	5-9 Westernport Road	Lang Lang	405
53	Lang Lang war memorial	5-9 Westernport Road	Lang Lang	408

\* The Chalet was reported demolished in 2010, so it is no longer recommended for HO protection.

STAGE B KEY FINDINGS & RECOMMENDATIONS

No.	Place	Street	Locality	LHPD ID
54	St John The Evangelist Anglican Church complex	6 to 10 Whitstable Street	Lang Lang	452
55	Nar Nar Goon North Hall	642 Dore Road	Nar Nar Goon	222
56	Greenslopes	15 Bayview Road (Cnr Princes Hwy)	Officer	231
57	Officer Union Church & Officer Public Hall	16 to 18 Tivendale Road	Officer	242
58	Pakenham War Memorial	Henry and John streets, north corner	Pakenham	257
59	St Patrick's Catholic Church, former	138 Princes Highway	Pakenham	265
60	House	21 James Street	Pakenham	256
61	Coffee Palace (former)	48 to 52 Station Street	Pakenham	267
62	Pakenham Cemetery	50 Thewlis Road, and Cemetery Road	Pakenham	269
63	Grason	6 Henty Street	Pakenham	253
64	Pakenham South Hall	815 McDonalds Drain Road West (cnr. Hall Road)	Pakenham South	272
65	Tonimbuk Hall	1900 Gembrook-Tonimbuk Road	Tonimbuk	281
66	Tynong general store & stock feed	40 Railway Avenue	Tynong	286
67	Yannathan Union Church	225 to 227 Heads Road	Yannathan	430
68	Yannathan Public Hall, Union Church & Canary Island Palms	491 to 495 South Yannathan Road & 225-7 Heads Road	Yannathan	333

### B.4.2 Local significance – Precinct, and individually significant places in them, recommended for HO

The table below lists all of the new heritage precincts assessed as locally significant, which are shown shaded. Some, but not all, of the individually significant places within the precincts also have their own citations, which are listed below the precinct name.

No.	Place	Street	Locality	ID
1	Precinct - Lang Lang Railway Houses	20-26 & 17 Rosebery Street	Lang Lang	499
2	Precinct - Bayles Hall	660 Koo Wee Rup-Longwarry Road	Bayles	416
3	Gembrook - Commercial precinct	56-72 & 73-97 Main Street	Gembrook	149
4	Precinct - Koo Wee Rup Commercial	275-297 & 272-300 Rossiter Road, 2-16 & 56-96 Station Street, and 6 Moody Street	Koo Wee Rup	419
	Wattle Theatre (former)	284 to 286 Rossiter Road	Koo Wee Rup	310
	ANZ Bank	10 to 16 Station Street	Koo Wee Rup	389
	Dustings Garage (former)	272 Rossiter Road	Koo Wee Rup	307
	G & L Light Mechanical repairs	68 Station Street	Koo Wee Rup	393
	Royal Hotel	96 to 102 Station Street	Koo Wee Rup	311
5	Precinct - Koo Wee Rup, Rossiter Road Residential	360 to 380 Rossiter Road	Koo Wee Rup	383
6	Precinct - Lang Lang, Carnarvon & Rupert streets	10-22 & 19-25 Carnarvon Street and 12-14 Rupert Street	Lang Lang	323
	St Mary's Catholic Church	22 Carnarvon Street	Lang Lang	322

The LHPD ID number references the Cardinia Local Heritage Places Database, which contains all of the information gathered during the Study. It has since been superseded by Heritage Victoria's HERMES database.

### B.4.3 List on Victorian Heritage Inventory

Please note, the house and garden at Greenslopes are also recommended for an HO (see extent of registration plan for proposed boundaries), and Bayles Hall is also recommended as an HO precinct.

No.	Place	Street	Locality	ID
1	Bayles Hall Precinct	660 Koo Wee Rup-Longwarry Road	Bayles	416
2	WWII Air strip site	405 Monomeith Road (off Spencers Road)	Monomeith	340
3	Greenslopes	15 Bayview Road (Cnr Princes Hwy)	Officer	231

### B.4.4 Individual places to be interpreted

No.	Place	Street	Locality	ID
1	Old gold route (part)	Westlands Road	Emerald	414
2	Paradise Hotel & trees	249 Belgrave-Gembrook Road	Emerald	349

### B.4.5 No action

#### B.4.5.1 Already on HO (or already recommended for HO)

No.	Place	Street	Locality	ID	Comments
1	St James Church of England (former)	1 Main Street	Pakenham	264	HO65
2	Dalmore well or tank	Hobson Road	Rythdale	420	HO47
3	Railway bridges	Railway Road	Koo Wee Rup	371	Part of proposed Great Southern Railway precinct (Stage A)
4	Koo Wee Rup Railway Station site	23? Station Street	Koo Wee Rup	388	Part of proposed Great Southern Railway precinct (Stage A)
5	Lang Lang Railway Station site	Westernport Road	Lang Lang	449	Part of proposed Great Southern Railway precinct (Stage A)
6	Brick trough	190 Westernport Road	Lang Lang	436	Part of proposed Great Southern Railway precinct (Stage A)

**B.4.5.2 Local interest**

No.	Place	Street	Locality	ID
1	Former school	11 Railway Avenue	Beaconsfield	168
2	Evans Auto Repair Services (former)	1310 Nar Nar Goon-Longwarry Road	Bunyip	181
3	House	9 Princess Street	Bunyip	454
4	Farm complex & trees	15 Southbank Road	Bunyip South	188
5	Berwick AB farm complex	60 Duncan Road	Cardinia	233
6	Catani State School site & trees	145 Taplins Road	Catani	326
7	Clematis Hall	2072 Wellington Road	Clematis	402
8	Clematis General Store and residence, former	288 Belgrave-Gembrook Road	Clematis	350
9	St Mark's Church of England	1 Church Street	Emerald	417
10	Emerald Uniting Church	3 to 5 Emerald-Monbulk Road	Emerald	330
11	Railway house	74 Railway Avenue	Garfield	457
12	House	88 Railway Avenue	Garfield	206
13	Fruit kiosk, former	425 Beaconsfield-Emerald Road, cnr High St	Guys Hill	292
14	Swamp project paymaster's office	1 Boundary Drain Road, cnr Station Street	Koo Wee Rup	385
15	CFA Station	10 Moody Street	Koo Wee Rup	363
16	Koo Wee Rup Electric Light and Power Co. plant room (former)	30 (rear) Station Street	Koo Wee Rup	390
17	Koo Wee Rup RSL	335 Rossiter Road	Koo Wee Rup	382
18	Lubecker dredge remnants	3585 South Gippsland Highway	Koo Wee Rup	384
19	Lang Lang Bakery	35 to 37 Westernport Road	Lang Lang	411
20	Lang Lang Butter Factory (former)	1-7 Oxford Street	Lang Lang	392
21	Baldon Farm	180 Nar Nar Goon-Longwarry Road	Nar Nar Goon	224
22	House	25 Seven Mile Road	Nar Nar Goon	227
23	Farm complex	315 Daly Road	Nar Nar Goon	289
24	Claremont	64 Whiteside Road	Officer	243
25	Hillcrest	87 Starling Road	Officer	239
26	Toomuc Valley Community Hall, former schoolhouse	15 Leppitt Road	Pakenham	261
27	Farm	260 to 280 Healesville-Koo Wee Rup Road	Pakenham	251

No.	Place	Street	Locality	ID
28	House	40 Army Road	Pakenham	245
29	Glenorchy Park	2855 Ballarto Road	Pakenham South	275
30	Farmhouse	2915 Ballarto Road	Pakenham South	276
31	The Dome	260 Jolley Road	Tonimbuk	185
32	Tynong Public Hall	18 Railway Avenue	Tynong	285
33	Yannathan Railway Station site	Thwaites Road	Yannathan	446
34	Glen Morris	215 Patullos Road	Yannathan	368
35	Glen Garnoch (farm complex & trees)	60 Factory Road	Yannathan	413
36	Strzelecki Railway		Varies	473

#### B.4.6 Add to Significant Landscape Overlay (SLO)

Stokes Croft planting	4 Edenmont Road	Emerald	327
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#### B.4.7 HO corrections

##### B.4.7.1 Corrections to HO precincts

No.	Precinct	Locality	HO	LHPD ID	Comments
	Bunyip Commercial & Civic Precinct	Bunyip	HO46	180	Amend precinct boundaries on PS map & HO schedule to include 23 High St and 27 and-29-30 Main St as contributory places
	Garfield Commercial Precinct	Garfield	HO85	202	Amend precinct boundaries on PS map & HO schedule to include 33-37 Main St and 103-105 Nar Nar Goon-Longwarry Road.

##### B.4.7.2 Corrections to individual HO places

	Place	Locality	HO	LHPD ID	Comments
1	Kenilworth Coach House (former) and Trees	Beaconsfield	53	6	Add tree controls to HO53 schedule.
2	Former Nobelius Nursery	Emerald	106	298	Add Emerald Lake Park & Landscape to HO106 on PS map
3	Killary Estate	Tynong South	89	423	Correct address (currently 813 Nine Mile Road), should be: 130 Nine Mile Road. Also correct mapping.

	<b>Place</b>	<b>Locality</b>	<b>HO</b>	<b>LHPD ID</b>	<b>Comments</b>
4	Railway Hotel	Bunyip	57	180	Correct address on HO schedule (should be 14 Main St). Amend location on PS map (as shown on precinct map).
5	Bunyip Newsagency	Bunyip	58	180	Amend location on PS map (as shown on precinct map). Change place name to 'Bendigo Bank'.
6	Bakehouse	Bunyip	59	180	Amend location on PS map (as shown on precinct map).
7	Nathan's Shop Row	Bunyip	60	180	Amend location on PS map (as shown on precinct map).

## B.5 Stage B extent of registration plans

The following maps show the areas to be covered by a Heritage Overlay in cases where it is less than to the extent of the title boundaries.

Place	Address	Locality
Upper Beaconsfield Assembly Hall, former	10 to 12 Salisbury Road	Beaconsfield Upper
Corofin (House) & Hawthorn Hedges	2245 Ballarto Road	Cardinia
Lineham Farm complex	65-75 Linehams Road	Catani
Hawthorn Hedges	Walshes Road & Heads Road	Catani
Cockatoo War memorial	20 Belgrave-Gembrook Road	Cockatoo
Heath Hill Railway Station residence	1405 Westernport Road	Heath Hill
House & Oaks	935 Murray Road	Iona
Dunlop's Cheese Factory	150 Koo Wee Rup-Longwarry Road	Koo Wee Rup
Air Raid Shelter (former)	30 (rear) Station Street	Koo Wee Rup
Shepton Mallet	165 Rossiter Road	Koo Wee Rup
Eason Memorial gates and trees	345 Rossiter Road	Koo Wee Rup
Lang Lang Infant Welfare Centre (former)	5-9 Westernport Road	Lang Lang
Lang Lang War Memorial	5-9 Westernport Road	Lang Lang
Priestley's store site & Oak	49 (rear) Westernport Road	Lang Lang
Greenslopes	15 Bayview Road	Officer
War Memorial	John Street (Cnr Henry St)	Pakenham
St Patrick's Catholic Church	138 Princes Highway	Pakenham

Upper Beaconsfield  
Assembly Hall, former

10 to 12 Salisbury Road

Beaconsfield Upper

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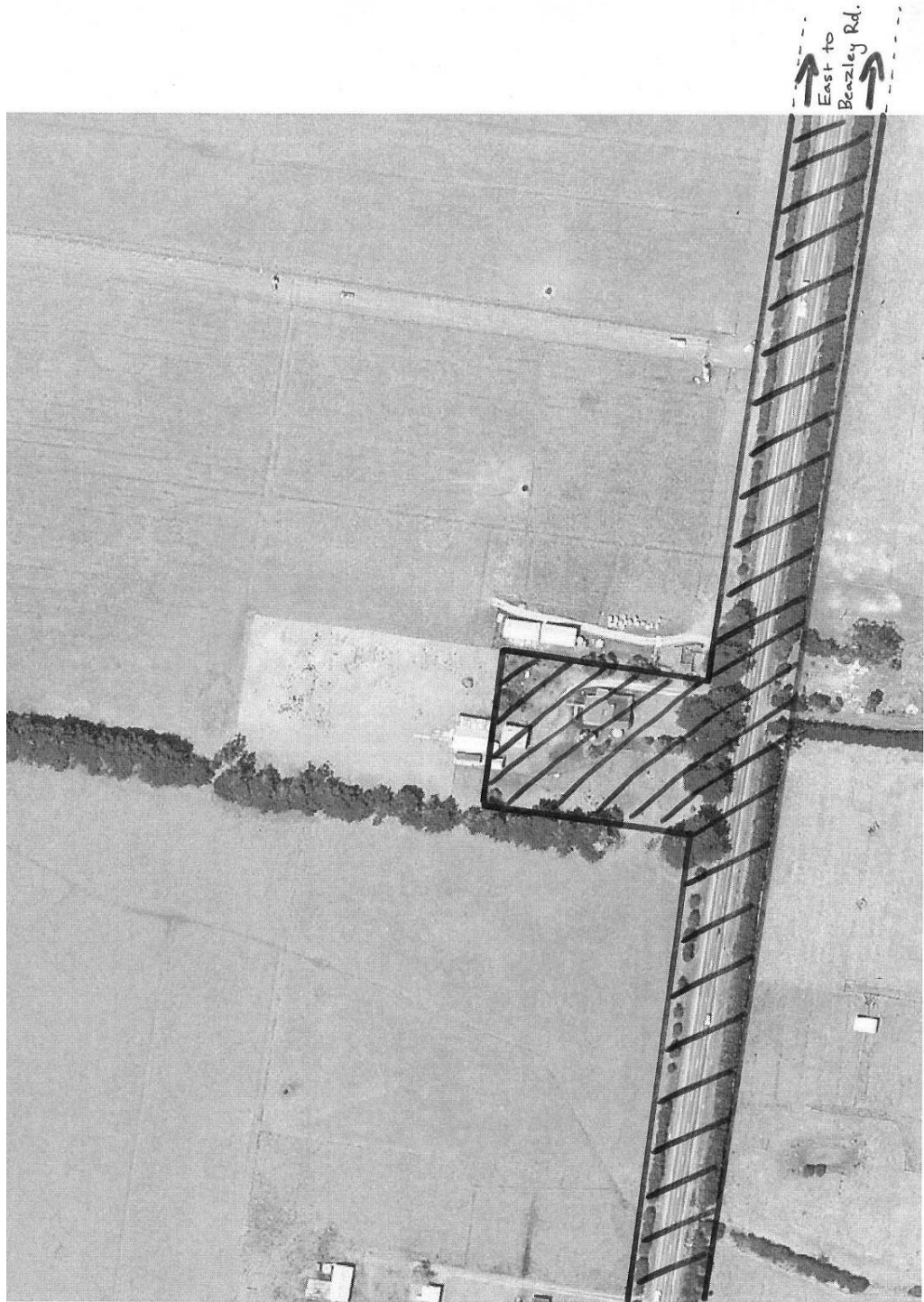


Corofin (House) &  
Hawthorn Hedges

2245 Ballarto Road

Cardinia

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Lineham Farm complex

65-75 Linehams Road

Catani

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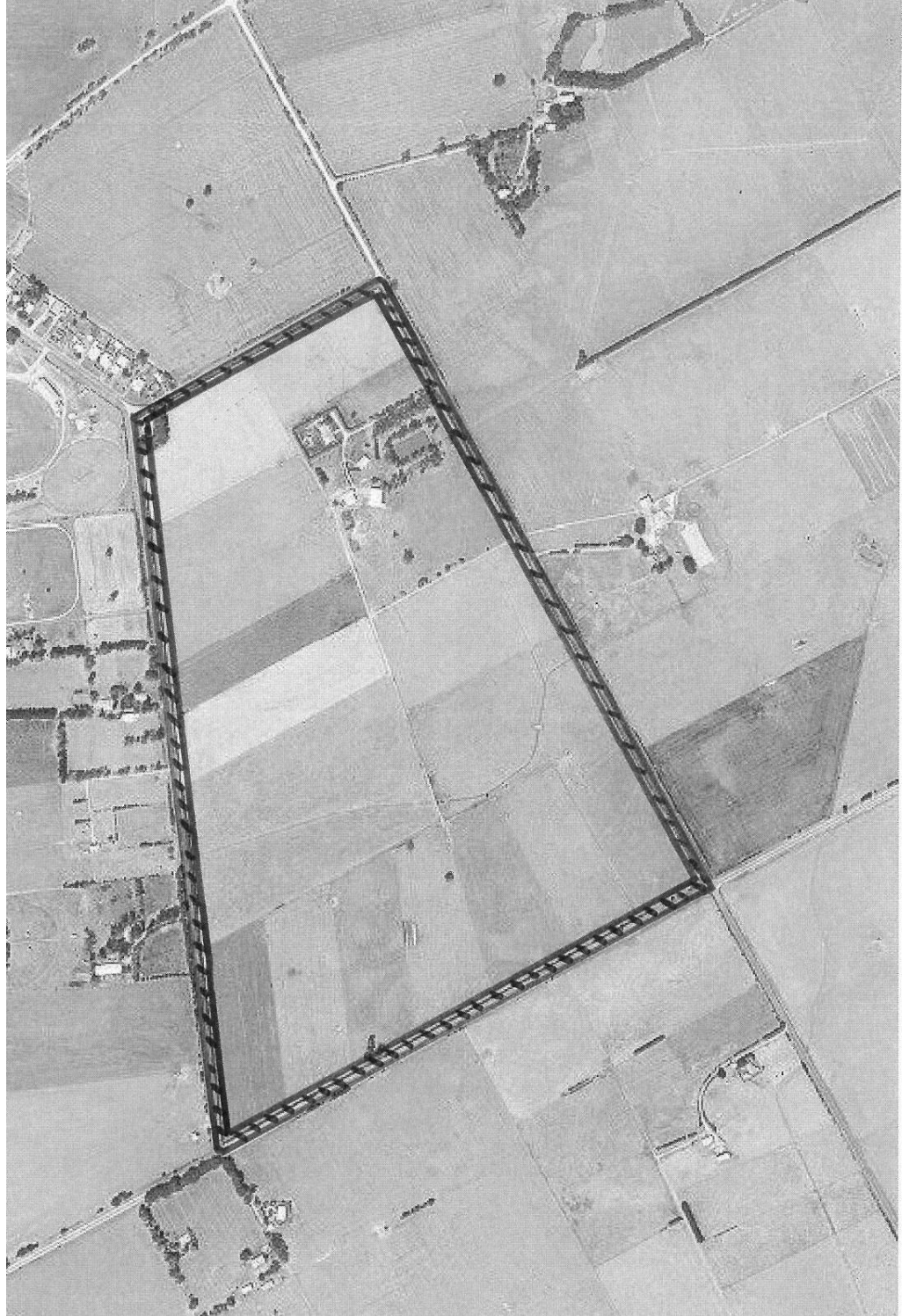


Hawthorn Hedges

Walshes Road & Heads Road

Catani

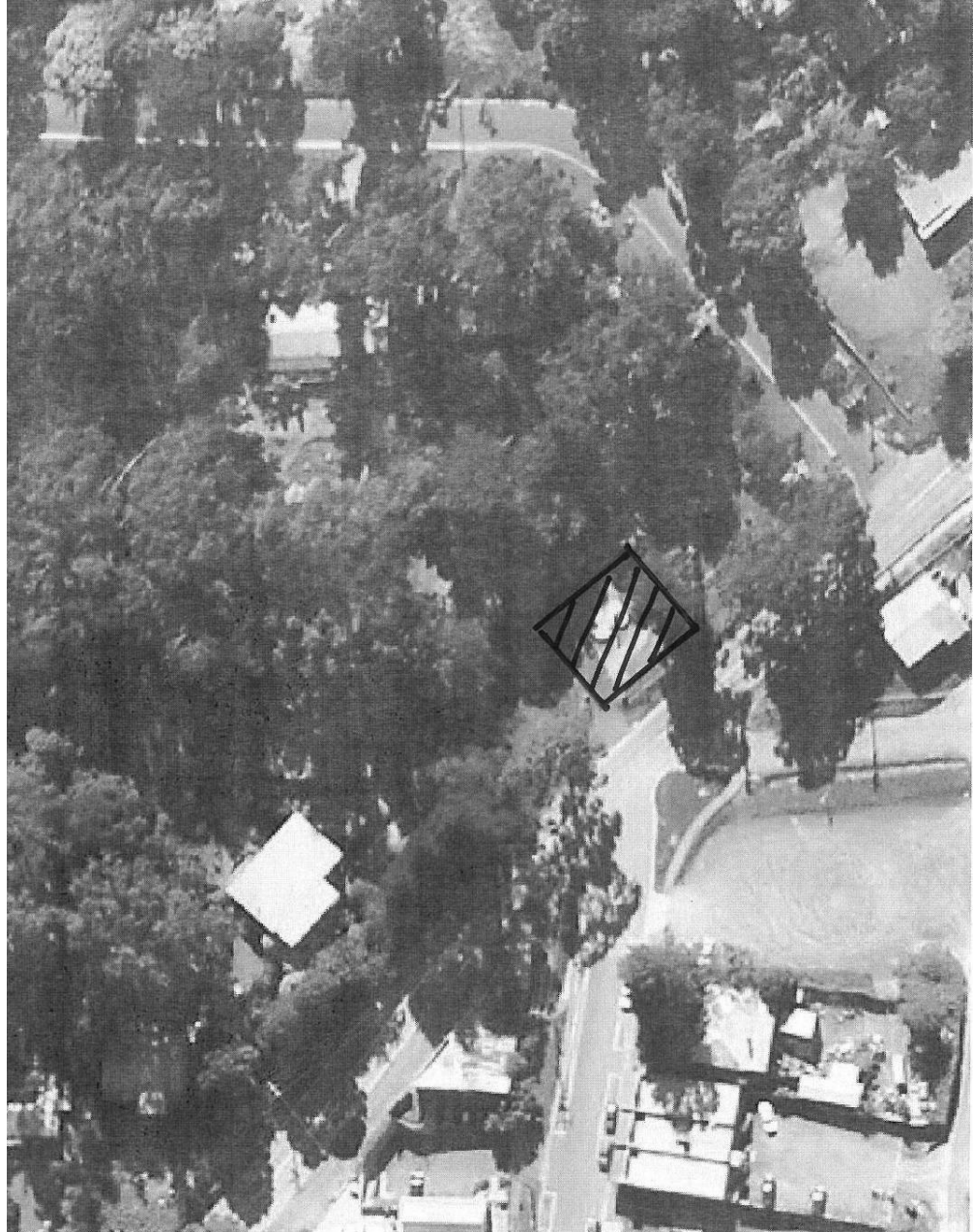
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Cockatoo War memorial

20 Belgrave-Gembrook Road

Cockatoo

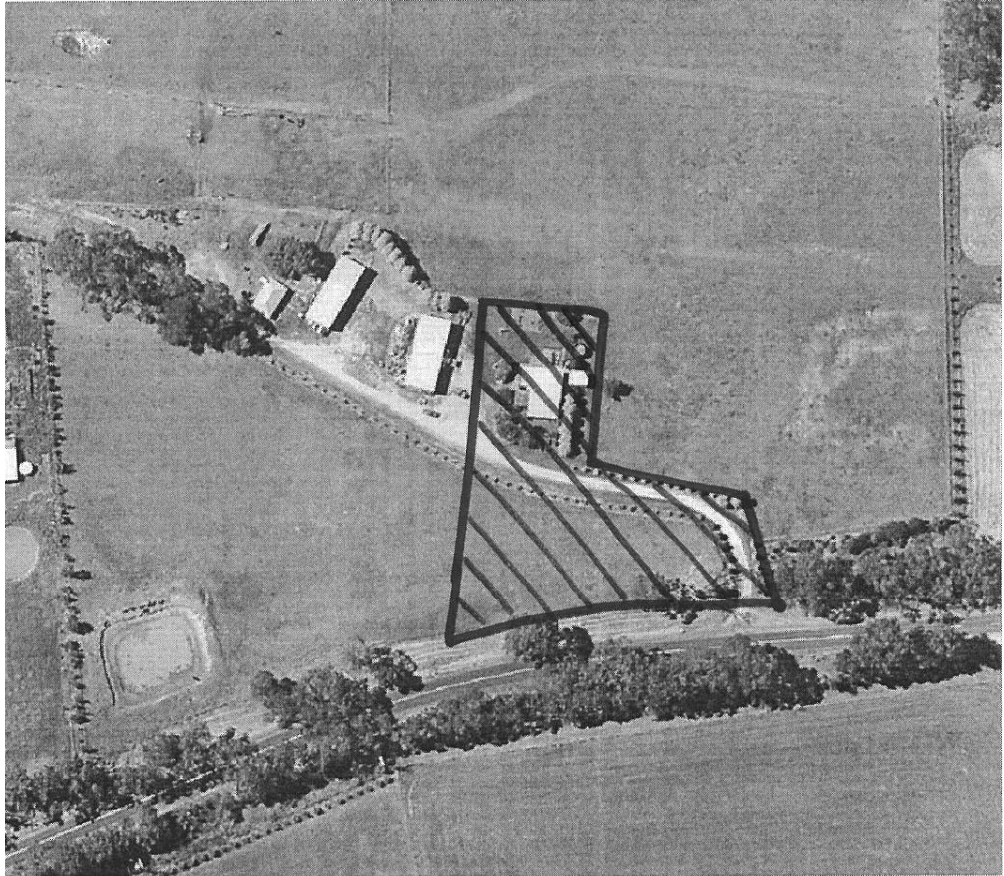


Heath Hill Railway Station  
residence

1405 Westernport Road

Heath Hill

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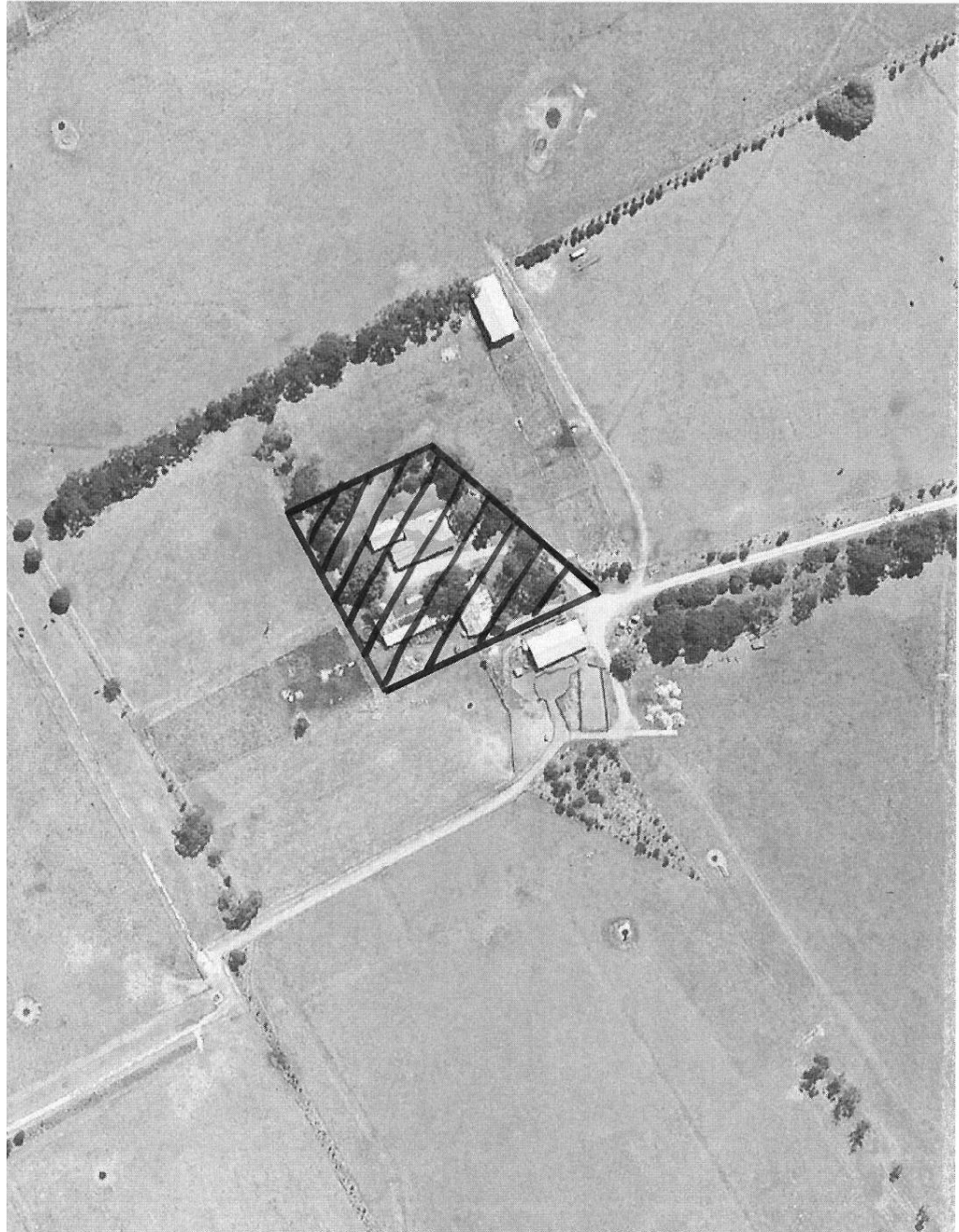
House & Oaks

935 Murray Road

Iona

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Air Raid Shelter (former)

30 (rear) Station Street

Koo Wee Rup

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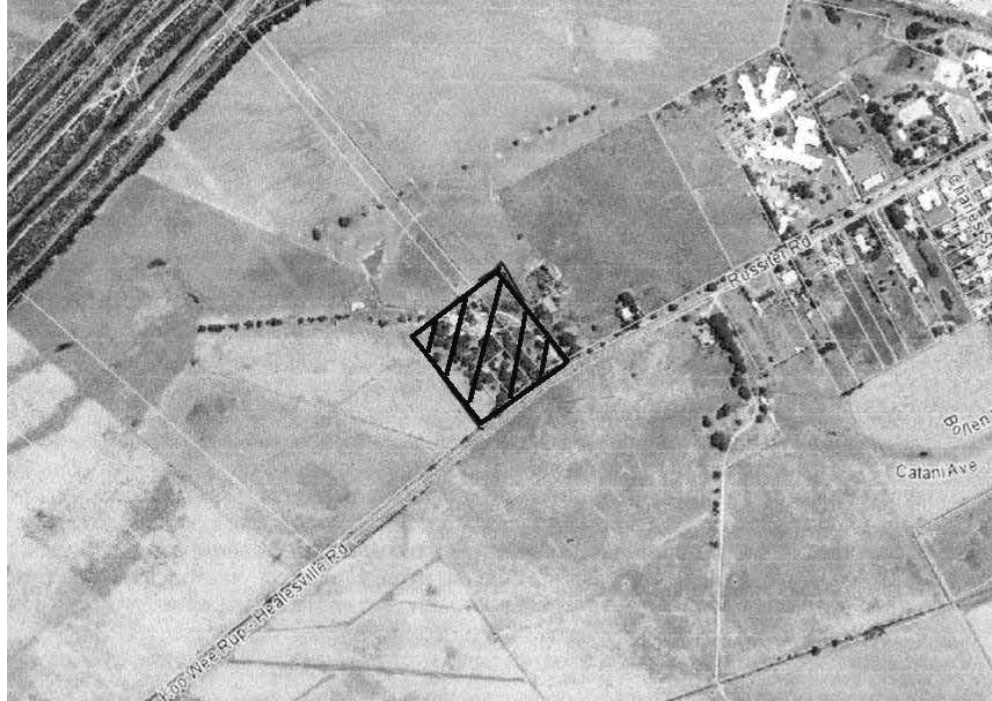


Shepton Mallet

165 Rossiter Road

Koo Wee Rup

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Eason Memorial gates and trees

345 Rossiter Road

Koo Wee Rup



Lang Lang Infant Welfare Centre (former)	5-9 Westernport Road	Lang Lang
Lang Lang War Memorial	5-9 Westernport Road	Lang Lang



Priestley's store site & Oak 49 (rear) Westernport Road

Lang Lang

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Greenslopes

15 Bayview Road

Officer

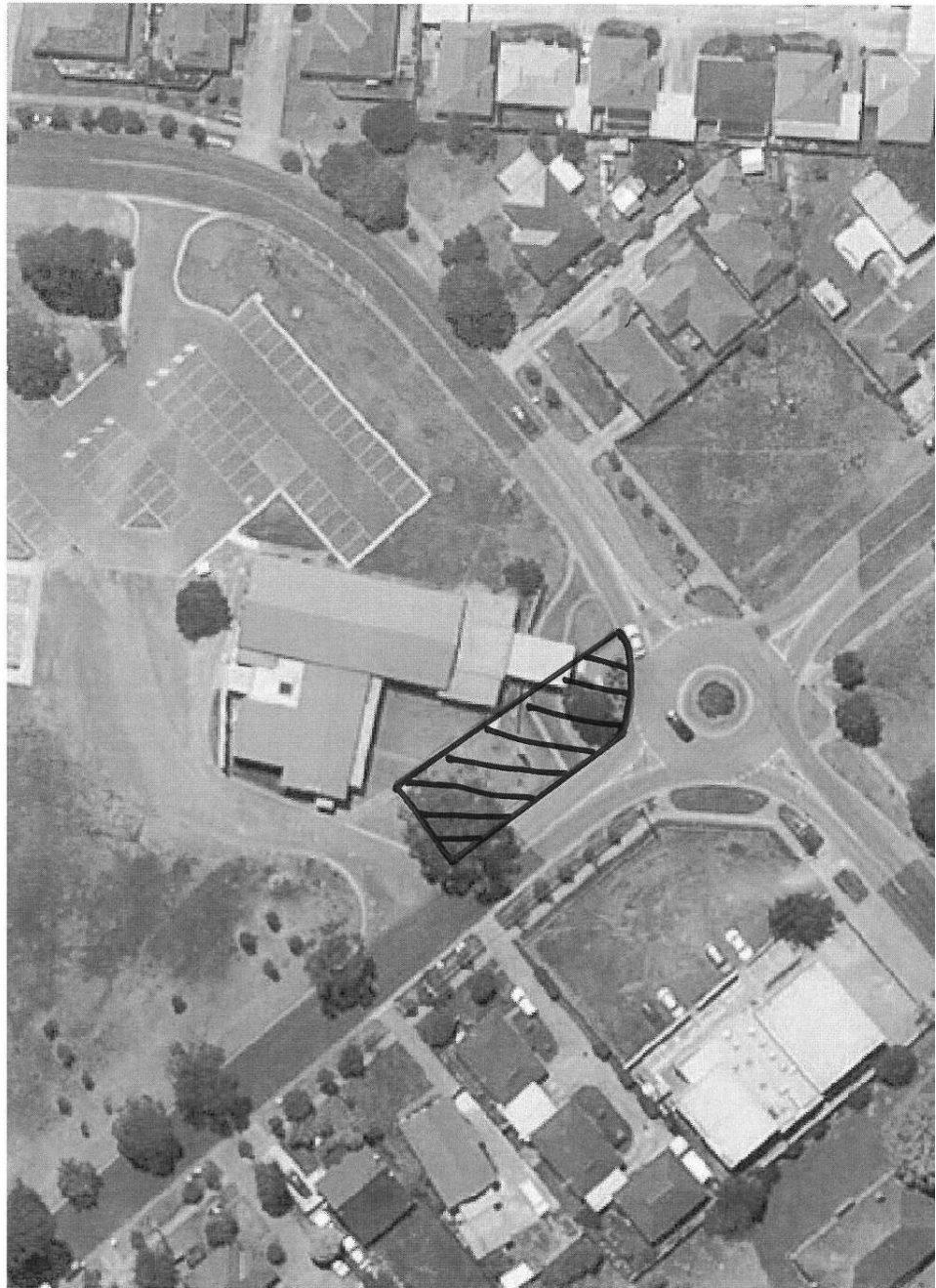
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War Memorial

John Street (Cnr Henry St)

Pakenham



St Patrick's Catholic  
Church

138 Princes Highway

Pakenham

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## B.6 Stage B draft HO Schedule

### B.6.1 Individual places

Please note that the following places are recommended to share a single HO (due to their proximity):

- Mallow House and the Koo Wee Rup Lock-up, 325 Rossiter Road, Koo Wee Rup
- Lang Lang Infant Welfare Centre and Lang Lang War Memorial, 5-9 Westernport Road, Lang Lang
- Yannathan Public Hall and Union Church, 491-495 South Yannathan Road & 225-227 Heads Road, Yannathan

Also note that the Wattle Theatre (284-286 Rossiter Road, Koo Wee Rup) is recommended for an individual HO as Interior Controls are recommended, although it is also within the Koo Wee Rup Commercial Precinct.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	House 683 Koo Wee Rup-Longwarry Road, Bayles	No	No	No	No	No	No	N/A	No
	Upper Beaconsfield Assembly Hall, former 10 Salisbury Road, Beaconsfield Upper	No	No	No	No	No	No	N/A	No
	House 4 Hope Street, Bunyip	No	No	No	No	No	No	N/A	No
	House 5 to 7 Princess Street, Bunyip	No	No	No	No	No	No	N/A	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Corofin (House) & Hawthorn Hedges 2245 Ballarto Road, Cardinia	No	No	Yes	No	No	No	N/A	No
	Cardinia Presbyterian Church 2400 Ballarto Road, Cardinia	No	No	Yes	No	No	No	N/A	No
	Cardinia Public Hall 2401 Ballarto Road, Cardinia	No	No	No	No	No	No	N/A	No
	House & Canary Island Palms 2416 Ballarto Road, Cardinia	No	No	Yes	No	No	No	N/A	No
	E. Gunton Oval 2440 Ballarto Road, Cardinia	No	No	Yes	No	No	No	N/A	No
	House & stables 2005 Pound Road, Cardinia	No	No	No	Yes, stables	No	No	N/A	No
	Lineham Farm complex 65 Linehams Road, Catani	No	No	No	No	No	No	N/A	No
	Catani Uniting Church 41 Taplins Road, Catani	No	No	Yes	No	No	No	N/A	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Catani General Store (former) and residence 72 Taplins Road, Catani	No	No	No	No	No	No	N/A	No
	Catani Soldiers' Memorial Hall 75 Taplins Road, Catani	No	No	Yes	No	No	No	N/A	No
	Hawthorn Hedges Walshes Road & Heads Road, Catani	No	No	Yes	No	No	No	N/A	No
	Cockatoo War memorial 20 Belgrave-Gembrook Road, Cockatoo	No	No	No	No	No	No	N/A	No
	Dalmore Post Office & Store (former) 280 Dalmore Road, Dalmore	No	No	No	No	No	No	N/A	No
	Barnes' Weekender, former 11 Ogilvy Road, Emerald	No	No	No	No	No	No	N/A	No

Emerald Police Station & Lockup, former  15 Kilvington Drive, Emerald	No	No	No	Yes	No	No	N/A	No
Pair of shops  369 to 371 Main Street, Emerald	No	No	No	No	No	No	N/A	No
Emerald Post Office and Residence  398 Main Street, Emerald	No	No	Yes	No	No	No	N/A	No
Emerald Reserve  402A Main Street (Gembrook-Belgrave Road), Emerald	No	No	Yes	No	No	No	N/A	No
Koombahla  393 to 395 Belgrave-Gembrook Road, Emerald	No	No	No	No	No	No	N/A	No
Stephens' Butcher Shop & residence, former  381 Main Street, Emerald	No	No	No	No	No	No	N/A	No
Tyrrell  8 Carramar Court, Emerald	No	No	Yes	No	No	No	N/A	No
Parish Fruit Depot  80 Railway Avenue, Garfield	No	No	No	No	No	No	N/A	No

Garfield Primary School No. 2724 84 Railway Avenue, Garfield	No	No	Yes	No	No	No	N/A	No
Teacher's residence & Canary Island Palm 86 Railway Avenue, Garfield	No	No	No	No	No	No	N/A	No
St Mary's Church of England 90 Railway Avenue, Garfield	No	No	No	Yes	No	No	N/A	No
Garfield North State School No. 3849 (Former) 375 Garfield North Road, Garfield North	No	No	Yes	No	No	No	N/A	No
Heath Hill Railway Station residence 1405 Westernport Road, Heath Hill	No	No	No	No	No	No	N/A	No
St John's Presbyterian Church (former) 580 Little Road, Iona	No	No	No	No	No	No	N/A	No
House & Oaks 935 Murray Road, Iona	No	No	Yes	No	No	No	N/A	No
Dunlop's cheese factory, cottage & tree 150 Koo Wee Rup-Longwarry Road, Koo Wee Rup	No	No	Yes	Yes	No	No	N/A	No
Eason Memorial gates and trees 345 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	N/A	No

STAGE B KEY FINDINGS & RECOMMENDATIONS

Shepton Mallet 165 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
Strzelecki Railway house 255 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
St George's Church of England 270 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
St Andrew's Presbyterian Church 319 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
Mallow House & Koo Wee Rup Lockup (former) 1 Whistable Street, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
ANZ Bank 10 to 16 Station Street, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
Air Raid Shelter 30 (rear) Station Street, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
House 140 to 146 Station Street, Koo Wee Rup	No	No	No	No	No	No	No	N/A	No
Palace Hotel 140 McDonalds Track, Lang Lang	No	No	No	No	No	No	No	N/A	No

House & former dairy 1 Westernport Road, Lang Lang	No	No	No	No	No	No	No	N/A	No
Lang Lang Infant Welfare Centre (former) & Lang Lang War Memorial 5-9 Westernport Road, Lang Lang	No	No	Yes	No	No	No	No	N/A	No
House 13 Westernport Road, Lang Lang	No	No	No	No	No	No	No	N/A	No
Finlay McQueen Uniting Church complex 48 Westernport Road, Lang Lang	No	Yes	No	No	No	No	No	N/A	No
Priestley's store site & Oak 49 (rear) Westernport Road, Lang Lang	No	No	Yes	No	No	No	No	N/A	No
Stafford House & hedge Lot 1, TP109006 Westernport Road, Lang Lang	No	No	Yes, Hawthorn hedge only	No	No	No	No	N/A	No
St John The Evangelist Anglican Church complex 6 to 10 Whitstable Street, Lang Lang	No	Yes	No	No	No	No	No	N/A	No
Nar Nar Goon North Hall 642 Dore Road, Nar Nar Goon	No	No	No	No	No	No	No	N/A	No

STAGE B KEY FINDINGS & RECOMMENDATIONS

Greenslopes 15 Bayview Road, Officer	No	No	Yes	No	No	No	N/A	No
Officer Union Church & Officer Public Hall 16 to 18 Tivendale Road, Officer	No	Yes	No	No	No	No	N/A	No
Coffee Palace, former 48 to 52 Station Street, Pakenham	No	No	No	No	No	No	N/A	No
Grason 6 Henty Street, Pakenham	No	No	Yes	No	No	No	N/A	No
House 21 James Street, Pakenham	No	No	Yes	Yes	No	No	N/A	No
Pakenham cemetery 50 Thewlis Road, and Cemetery Road, Pakenham	No	No	No	No	No	No	N/A	No
Pakenham War Memorial Henry and John streets, Pakenham	No	No	No	No	No	No	N/A	No
St Patrick's Catholic Church, former 138 Princes Highway, Pakenham	No	No	No	No	No	No	N/A	No

Pakenham South Hall 815 McDonalds Drain Road West, Pakenham South	No	No	Yes	No	No	No	No	N/A	No
Tonimbuk Hall 1900 Gembrook-Tonimbuk Road, Tonimbuk	No	No	No	No	No	No	No	N/A	No
Tynong general store & stock feed 40 Railway Avenue, Tynong	No	No	No	No	No	No	No	N/A	No
Yannathan Public Hall, Union Church & Canary Island Palms 491 to 495 South Yannathan Road & 225-7 Heads Road, Yannathan	No	No	Yes	No	No	No	No	N/A	No

**B.6.2 New precincts**

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the VHR under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Bayles Hall Precinct 660 Koo Wee Rup-Longwarry Road, Bayles	No	No	Yes	No	No	No	Bayles Hall Precinct Incorporated Plan	No
	Gembrook Commercial Precinct 56-72 & 73-97 Main Street, Gembrook	Yes	No	Yes	No	No	No	Gembrook Commercial Precinct Incorporated Plan	No
	Koo Wee Rup Commercial Precinct 275-297 & 272-300 Rossiter Road, 2-16 & 56-96 Station Street, and 6 Moody Street, Koo Wee Rup	No	No	No	No	No	No	Koo Wee Rup Commercial Precinct Incorporated Plan	No
	Koo Wee Rup, Rossiter Road Residential Precinct 360 to 380 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	Rossiter Road Residential Incorporated Plan	No
	Lang Lang, Carnarvon & Rupert streets Precinct 10-22 & 19-25 Carnarvon Street and 12-14 Rupert Street, Lang Lang	No	No	No	No	No	No	Carnarvon & Rupert Streets Incorporated Plan	No
	Lang Lang Railway Houses Precinct 20-26 & 17 Rosebery Street, Lang Lang	No	No	No	No	No	No	Lang Lang Railway Houses Incorporated Plan	No

## APPENDIX C - DRAFT INCORPORATED PLANS

The following are draft examples of incorporated documents to be adapted as appropriate to provide permit exemptions for the proposed new (and revised) HO precincts, as recommended by this report.

### C.1 Cardinia Commercial Heritage Precincts Permit Exemptions

#### 1.0 Application

This incorporated plan applies to the following commercial heritage precincts and individually listed places within that precinct as shown on Cardinia Planning Scheme Map Nos. XHO etc. and on the attached precinct map.

#### 2.0 Definitions

A *significant* place is an element (e.g., a building, structure, tree, etc) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. Some of these places are individually listed in the Schedule to the Heritage Overlay and may have their own citation in the Cardinia Heritage Study.

A *contributory* place is a place that contributes to the significance of a heritage precinct. They are shown as contributory on the precinct map attached to this report.

Any place that is not shown on a precinct map as being *significant* or *contributory* is *non-contributory* and therefore does not contribute to the significance of the heritage precinct.

#### 3.0 Elements of particular significance

The attached precinct maps show the properties that are Significant or Contributory within the precinct. The following buildings, areas, structures and trees are of particular significance:

- Add as required

#### 4.0 No Planning Permit Required

Under Clause 43.01-2 of the Cardinia Planning Scheme, no planning permit is required for the following development within the specified commercial heritage precincts subject to the Heritage Overlay:

- Demolition of a non-contributory building shown on the precinct map.
- Signage situated below verandah at ground floor level on a Contributory building or non-contributory building as shown on the precinct plan.
- Above verandah signage on a non-contributory building unless the building is adjacent to a Significant or Contributory building as shown on the precinct map.
- Installation of an automatic teller machine on a non-contributory building.
- Alteration to the front of a non-contributory building if at least 80 per cent of the building front at ground level is maintained as an entry or display window with clear gazing.
- An awning on a non-contributory building that projects over a public road reservation if the awning is authorised by the relevant public land manager.

- Install street furniture or undertake roadworks.

## **C.2 Cardinia Residential Heritage Precincts Permit Exemptions**

### **1.0 Application**

This incorporated plan applies to the following residential heritage precincts (including individually listed places within those precincts) as shown on the attached precinct maps:

- List precincts, HO no. and HO map number

### **2.0 Definitions**

A *significant* place is an element (e.g., a building, structure, tree, etc) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. Some of these places are individually listed in the Schedule to the Heritage Overlay and may have their own citation in the Cardinia Heritage Study.

A *contributory* place is a place that contributes to the significance of a heritage precinct. They are shown as contributory on the precinct map attached to this report.

Any place that is not shown on a precinct map as being *significant* or *contributory* is *non-contributory* and therefore does not contribute to the significance of the heritage precinct.

### **3.0 Elements of particular significance**

The attached precinct maps show the properties that are Significant or Contributory within each precinct. The following buildings, areas, structures and trees are of particular significance:

- List as appropriate

### **4.0 No Planning Permit Required**

Under Clause 43.01-2 of the Cardinia Planning Scheme, no planning permit is required for the following development within the residential heritage precincts subject to the Heritage Overlay:

- Demolition of a building on a non-contributory property shown on the relevant precinct map.
- Construction of an outbuilding less than 10 square metres in floor area and less than 3 metres high, or open-sided pergola within the rear yard of any property. This does not apply if it would require the removal of a tree or demolition or alteration of a building on a Significant or Contributory property.
- Construction of a front fence less than 1.4 metres in height provided that this does not require the demolition of an existing front fence that contributes to the significance of the place.
- Installation of lattice or trellis screening on side or rear fences on any property.
- Construction of a deck with a floor level less than 800mm above natural ground level within the rear yard of any property. This does not apply if it would require the removal of a tree or demolition or alteration of a building on a Significant property, where tree controls apply.

- Construction of additions or alterations to a building on a Contributory property provided that:
  - The height of any addition does not exceed the height of the existing building.
  - Any addition is setback no less than 4 metres from the front elevation of the existing building.
  - Any addition has the same or greater setback from side boundaries as the existing building.
  - There is no change to the front elevation of a building or to a side wall within 4 metres of the front elevation.
- Construction of additions or alterations to a building on a non-contributory property provided that:
  - The height of any addition does not exceed the height of the existing building.
  - The setback from side boundaries is the same as or greater than the setback of the existing building.
- Routine maintenance to a building on a non-contributory property that would change the appearance of that building.
- Installation of plant or equipment associated with hot water services or heating or cooling units to a building on a Contributory or non-contributory property provided that:
  - The equipment is not attached to a front elevation or is not situated between the dwelling and the street boundary.
  - The equipment is not attached to or mounted on the roof.
  - If attached to the side wall of a building on a Contributory property, it is set back at least 2 metres from the front elevation.
- Installation of equipment associated with a roof-mounted solar hot water system or satellite dish on a building on a Contributory or non-contributory property provided that the equipment is not situated on that part of the roof that faces directly toward the street.
- Replacement of an existing domestic television aerial on any property or installation of a new domestic television aerial on a building on a property shown as Contributory or non-contributory.
- Construction of a pool or associated fencing on any property provided that the pool is situated within the rear yard. This does not apply if it would require the removal of a tree or demolition or alteration of a building on a Significant property.