

1 PLANNING SCHEME AMENDMENT C235 - 145 ROSSITER ROAD, KOO WEE RUP - PANEL REPORT RECOMMENDATIONS AND ADOPTION

FILE REFERENCE INT2018079

RESPONSIBLE GENERAL MANAGER Tracey Parker

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RECOMMENDATION

That Council:

1. Adopt the recommendations of the Amendment C235 Panel Report 30 December 2019.
2. Adopt the modified Amendment C235 to the Cardinia Planning Scheme under Section 29 of the *Planning and Environment Act 1987* and submit to the Minister for Planning for approval under Section 31 of the *Planning and Environment Act 1987*.

Attachments

- | | |
|--|----------|
| 1 Panel Report - Cardinia Planning Scheme Amendment C235card | 33 Pages |
| 2 Modified Planning Scheme Amendment C235 Documents | 84 Pages |

EXECUTIVE SUMMARY

The *Koo Wee Rup Township Strategy (2015)* identifies the land located at 145 Rossiter Road, Koo Wee Rup as a residential development investigation area and provides in principle support for the rezoning of the land to residential, subject to additional land capability assessments being prepared.

In August 2018 a request was made by the landowner to rezone the land from Farming Zone (FZ) to Neighbourhood Residential Zone 1 (NRZ1), apply the Development Plan Overlay Schedule 22 (DPO22), and correct the mapping of the Heritage Overlay for the adjacent heritage property 'Shepton Mallet'.

The proposed Amendment facilitates the implementation of new planning controls, with the future development of the site being subject to a planning permit application.

The Amendment was placed on public exhibition from Thursday 27 June 2019 to Friday 2 August 2019 and during this time, six (6) submissions were received, three (3) from individuals and three (3) from the Public Authorities. One (1) individual submission was withdrawn. Two (2) submissions objected to the Amendment and two submissions from the Public Authorities requested changes and have been resolved. With two (2) objecting submissions remaining, all submissions were referred to an independent planning panel appointed by the Minister for Planning. The Panel hearing was held on Friday 22 November 2019 at Cardinia Shire Council.

On Monday 30 December 2019, the Panel report was received recommending that Council adopt Cardinia Planning Scheme Amendment C235 as exhibited, subject to minor changes.

BACKGROUND

The Amendment applies to approximately 24.4ha of the land described as Lot 2 on Plan of Subdivision 321029 or 145-165 Rossiter Road, Koo Wee Rup. The site is currently zoned Farming Zone (FZ) and affected by the Land Subject to Inundation Overlay (LSIO), Heritage Overlay (HO198) and has an area of Aboriginal Cultural sensitivity and is adjacent to a Road Zone - Category 1 (Rossiter Road). See Figure 1.

A request was made by the landowner to rezone the land.



Figure 1. Lot 2 at 145 Rossiter Road, Koo Wee Rup

The Proposed Amendment

The Amendment proposes to rezone the subject land from FZ to NRZ, apply DPO22, and correct the mapping of the Heritage Overlay (HO198) for the adjacent heritage property 'Shepton Mallet'.

DPO22 is proposed to be applied to the site and will assist in facilitating the future subdivision and development of the land which is consistent with the *Koo Wee Rup Township Strategy (2015)*. DPO22 provides guidance on the location of internal road networks, subdivision layout, staging, open space locations, environment and landscaping, traffic and transport, infrastructure and drainage and urban design and character.

The proposed Amendment will facilitate the following:

- Approximately 200 residential lots
- Open space of approximately 1.95ha provided by three parks at varying sizes and contains either remnant vegetation or aboriginal cultural heritage on site.
- Protection of the Southern Brown Bandicoot corridors
- Retarding basin and constructed wetland
- Tree Protection Reserve
- Shared pathways connecting to the town centre

The correction of the mapping for Shepton Mallet will ensure that the heritage overlay only applies to the heritage property which is located at Lot 1 of 145 Rossiter Road, Koo Wee Rup and removes it from the subject site.

Planning Scheme Amendment

Specifically, the Amendment will:

- Insert Schedule 22 to Clause 43.04 Development Plan Overlay into the planning scheme.
- Amend Planning Scheme Map Nos. 26 and 27 to rezone the land from Farming Zone to Neighbourhood Residential Zone Schedule 1.
- Amend Planning Scheme Map No. 27HO to correct HO198, 'Shepton Mallet'
- Amend Schedule 1 to Clause 43.01 Heritage Overlay to turn on tree controls for HO198 'Shepton Mallet'.

THE PANEL REPORT

The Panel Report sought the following recommended changes:

The Panel recommends that Council adopt Cardinia Planning Scheme Amendment C235card as exhibited, subject to the following modifications:

1. Amend Development Plan Overlay Schedule 22 as shown in Appendix C of this report
2. Amend the tree controls relating to HO198 (Shepton Mallet, 145 Rossiter Road, Koo Wee Rup) to read "Yes" within the Schedule to Clause 43.01 Heritage Overlay.

Changes to the Amendment

The Amendment documents have been updated to reflect the recommendations of the Panel.

This has resulted in:

- Minor drafting changes to Schedule 22 to Clause 43.04 Development Plan Overlay including improvements in the clarity of wording, minor revisions of the concept plan to provide flexibility and to show an indicative shared pathway connection, and removal of duplication and repair of typographical errors.
- The modification of the Schedule to Clause 43.01 Heritage Overlay to answer "Yes" to tree controls relating to HO198 (Shepton Mallet).

The intent of Amendment C235 is unchanged and the changes requested by the Panel are administrative in nature and ensure that the intent and wording of DPO22 is clear and able to be used effectively when assessing the future planning permit application.

Next Steps

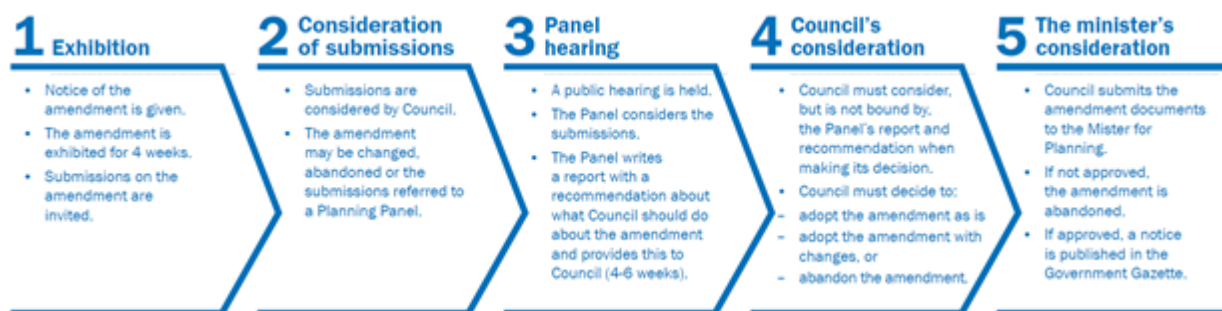


Figure 2. Steps in the Planning Scheme Amendment process

Following adoption of the modified Amendment documentation, Council officers will prepare the final documents and submit these to the Minister for Planning for Approval (**Stage 5**). Approval timeframes of the Amendment cannot be confirmed and are subject to processes undertaken by DELWP.

POLICY IMPLICATIONS

Plan Melbourne 2017-2050 - Melbourne Metropolitan Planning Strategy

The relevant directions and policies of Plan Melbourne are as follows:

- Direction 2.2. *Deliver more housing closer to jobs and public transport*

- Policy 2.2.5. *Require development in growth areas to be sequences and stages to better link infrastructure delivery to land release.*
- Direction 2.5. *Provide greater choice and diversity of housing*
 - Policy 2.5.1. *Facilitate housing that offers choice and meets changing household needs*

Planning Policy Framework

- *Clause 11 Settlement* - to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlement.
- *Clause 12 Environmental and landscape values* - to protect the health and ecological systems and the biodiversity they support and conserve areas with identified environmental and landscape values.
- *Clause 13 Environment risks and amenity* - to avoid and minimise environmental degradation and hazards. Planning should identify and manage the potential for the potential impact for the environment, and environmental changes, to impact upon the economic, environmental or social wellbeing of society.
- *Clause 14 Natural resource management* - to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.
- *Clause 15 Built environment and heritage* - ensure all new land use and development appropriately responds to its surrounding landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- *Clause 16 Housing* - provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

RELEVANCE TO COUNCIL PLAN

3. Our Environment

3.5. Balanced needs of development, the community and the environment

3.5.2. Plan for the development of the urban growth area with a mix of residential, commercial, employment, recreational and community activities to meet the needs of our growing community in a sustainable way.

CONSULTATION/COMMUNICATION

Amendment C235 was placed on public exhibition from Thursday 27 June 2019 to Friday 2 August 2019. At the conclusion of the public exhibition period 6 submissions were received.

All submitters have received an email or letter notification of the release of the Panel report and notification of consideration of the report at this Council meeting.

FINANCIAL AND RESOURCE IMPLICATIONS

There are no additional resource implications associated with undertaking the Planning Scheme Amendment and costs associated with this process are paid for by the proponent of the Amendment. The rezoning and the application of DPO22 provides a clear framework to assist Council planners when assessing and making decisions for the subject site.

CONCLUSION

All recommendations of the Panel have been accepted and associated changes have been made to the Amendment documents (Attachment 2).

The approval of Amendment C235 will assist with the development of 145 Rossiter Road, Koo Wee Rup which is consistent with the *Koo Wee Rup Township Strategy (2015)*. Therefore, it is recommended that Council resolve to adopt the modified Amendment C235 to the Cardinia Planning Scheme under Section 29 of the Act and submit to the Minister for Planning for approval under Section 31 of the Act.

Planning and Environment Act 1987

Panel Report

**Cardinia Planning Scheme Amendment C235card
145 Rossiter Road, Koo Wee Rup**

30 December 2019

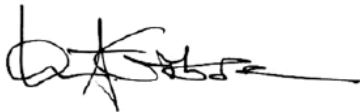
Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Cardinia Planning Scheme Amendment C235card

145 Rossiter Road, Koo Wee Rup

30 December 2019

A handwritten signature in black ink, appearing to read 'Ian Gibson', with a long horizontal stroke extending to the right.

Ian Gibson, Chair

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Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
ARI	Average Recurrence Interval
Council	Cardinia Shire Council
DELWP	Department of Environment, Land, Water and Planning
DPO22	Development Plan Overlay Schedule 22
HO198	Heritage Overlay Schedule 198
LPPF	Local Planning Policy Framework
LSIO	Land Subject to Inundation Overlay
NRZ	Neighbourhood Residential Zone
NRZ1	Neighbourhood Residential Zone Schedule 1
PPF	Planning Policy Framework
SMP	Stormwater Management Plan

Overview

Amendment summary	
The Amendment	Cardinia Planning Scheme Amendment C235card
Common name	145 Rossiter Road, Koo Wee Rup
Brief description	The Amendment proposes to rezone the land at 145 Rossiter Road, Koo Wee Rup from Farming Zone to Neighbourhood Residential Zone - Schedule 1 (NRZ1), apply the Development Plan Overlay (DPO22) to the land and correct the mapping for the Heritage Overlay (HO198 "Shepton Mallet")
Subject land	145 Rossiter Road, Koo Wee Rup
The Proponent	Planning Central Pty Ltd acting on behalf of the US Investment Group Pty Ltd
Planning Authority	Cardinia Shire Council
Authorisation	7 February 2019 (subject to conditions)
Exhibition	27 June to 2 August 2019
Submissions	Number of Submissions: 6 (one of which was subsequently withdrawn) Opposed: 2 In addition, Melbourne Water and the Department of Transport – Metro South East generally supported the Amendment, but requested minor changes

Panel process	
The Panel	Ian Gibson (Chair)
Directions Hearing	Cardinia Shire Council, Officer: 16 October 2019
Panel Hearing	Cardinia Shire Council, Officer: 22 November 2019
Site inspections	Unaccompanied, 16 October and 22 November 2019
Appearances	Cardinia Shire Council represented by Genna Walkley, Senior Strategic Planner, assisted by Katherine Robertson, Development Assessment Engineer US Investment Group Pty Ltd , represented by Glenn Kell, Planning Central, and calling the following expert witness: - Marc Noyce of Biofilta Pty Ltd (drainage/stormwater) Suzan Smith
Date of this Report	30 December 2019

Executive summary

Cardinia Planning Scheme Amendment C235card (the Amendment) seeks to rezone 24.6 hectares of land at 145 Rossiter Road, Koo Wee Rup from Farming Zone to Neighbourhood Residential Zone - Schedule 1 (NRZ1), apply the Development Plan Overlay (DPO22) to the land, correct the mapping for the Heritage Overlay (HO198 "Shepton Mallet") and update Clause 21.07-7 (Koo Wee Rup).

Key issues raised in submissions included:

- flooding and drainage
- traffic.

The Amendment follows the adoption by Cardinia Shire Council of the *Koo Wee Rup Township Strategy* in August 2013, incorporation of the Strategy in the Cardinia Planning Scheme through Amendment C189, and the subsequent updating of the Strategy in October 2015.

The Strategy refers to 145 Rossiter Road, which is the subject site of this Amendment. One of its short-term actions is to rezone and apply a Development Plan Overlay to the property and rezone it from Farming Zone - Schedule 1 to an appropriate residential zone. In 2017, a request was made to Council by Planning Central to proceed with the Amendment. A range of supporting documents covering matters such as environmental matters, heritage, cultural heritage, drainage and traffic were prepared, and the Amendment exhibited in June 2019.

The Panel concludes:

- the Amendment is consistent with State and Local Planning Policies, and is a logical step in the process of planning for the anticipated residential development of Koo Wee Rup
- the rezoning to Neighbourhood Residential Zone, inclusion of DPO22, modifications to HO198, and updating of Clause 21.07-7 (Koo Wee Rup) are appropriate planning tools, and are strategically justified
- a number of minor modifications to the Schedule to DPO22 improve its clarity, without changing the intent of the Development Plan
- minor changes to HO198 to include a trigger for tree controls are appropriate.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Council adopt Cardinia Planning Scheme Amendment C235card as exhibited, subject to the following modifications:

- 1. Amend Development Plan Overlay Schedule 22 as shown in Appendix C of this report**
- 2. Amend the tree controls relating to HO198 (Shepton Mallet, 145 Rossiter Road, Koo Wee Rup) to read "Yes" within the Schedule to Clause 43.01 Heritage Overlay.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to rezone 24.6 hectares of land at 145 Rossiter Road, Koo Wee Rup from Farming Zone to Neighbourhood Residential Zone - Schedule 1 (NRZ1), apply the Development Plan Overlay (DPO22) to the land, correct the mapping for Heritage Overlay (HO198 "Shepton Mallet") and update Clause 21.07-7 (Koo Wee Rup).

Specifically, the Amendment proposes to:

- rezone Lot 2 from Farming Zone to Neighbourhood Residential Zone Schedule 1 (NRZ1)
- amend Clause 21.07-7 (Koo Wee Rup) to recognise the further strategic work relating to the subject land has been undertaken
- insert Schedule 22 to Clause 43.04 (Development Plan Overlay) into the Cardinia Planning Scheme
- amend Planning Scheme Map HO27 to correct the mapping for HO198 "Shepton Mallet"
- amend Planning Scheme Maps 26ZN and 27ZN to apply the Neighbourhood Residential Zone - Schedule 1 (NRZ1) to the site
- amend Planning Scheme Maps 26DPO and 27DPO to apply Development Plan Overlay - Schedule 22 to the site.

The Amendment has been made at the request of Planning Central Pty Ltd acting on behalf of the US Investment Group Pty Ltd.

(ii) The subject land

The Amendment applies to land shown in Figure 1. This shows the subject site within the Farming Zone, and it is usually referenced as 145 Rossiter Road. Some of the supporting documents refer to the subject site as 165 Rossiter Road, but the consensus at the Hearing was that 145 Rossiter Road is the commonly used name.

Figure 1: The subject land



1.2 Background

The Amendment follows from strategic planning that led to the preparation of the *Koo Wee Rup Township Strategy* and its adoption by Cardinia Shire Council in August 2013. The Strategy was updated in 2014, and was the basis of Amendment C189, which aimed to incorporate the strategy itself into the Cardinia Planning Scheme. A Panel considered Amendment C189, and concluded:

Both the Strategy and the Amendment provide for the needs of the growing rural township and provide developers, investors and the local community greater certainty in relation to future development within the Koo Wee Rup township ...

The Panel further concluded:

- The Amendment complies with the Strategic Assessment Guidelines.
- The Strategy underwent significant public consultation in both its draft and final form.
- The Strategy sets aside sufficient areas to accommodate future growth for the township ...

This in turn led to the re-adoption of the Strategy in October 2015 and its inclusion as an incorporated document into the Cardinia Planning Scheme.

The Strategy specifically refers to 145 Rossiter Road, which is the subject site of Amendment C235card. One of its short-term actions is as follows:

Rezone and apply a Development Plan Overlay to the property surrounding the Koo Wee Rup Regional Health service, bounded by Rossiter Road, the Urban Growth Boundary and the Great Southern Rail Reserve from Farming Zone - Schedule 1 to an appropriate residential zone, to enable residential development to meet location housing needs.

In 2017, a request was made to Council by Planning Central acting on behalf of the US Investment Group Pty Ltd to proceed with the Amendment. A range of supporting documents covering environmental matters, heritage, cultural heritage, drainage and traffic were prepared, and the Amendment was exhibited in June 2019.

1.3 Summary of issues raised in submissions

(i) Individual submitters

The key issues by submitters were:

- flooding and drainage
- traffic congestion, heavy truck traffic along Rossiter Road.

These issues were not resolved and were the main considerations during the Panel Hearing.

(ii) Relevant agencies

Melbourne Water, the Department of Transport – Metro South East and the Department of Environment, Land, Water and Planning (DELWP) each requested minor changes to the Amendment. These modifications included:

- Melbourne Water sought a change in the Concept Plan in DPO22 to increase the size of the retarding basin in order to accommodate a 90-minute rainfall event instead of 30 minutes

- the Department of Transport – Metro South East sought to identify the correct authority referral and decision making in the Traffic and Transport section of DPO22
- DELWP requested change to the Schedule to the Heritage Overlay, turning on the tree controls as identified by the citation.

Council supported all of these requests to modify the exhibited Amendment. There were no submissions opposing the requested modifications.

1.4 The Panel's approach

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

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

This Report deals with the submissions under the following headings:

- Planning context
- Issues.

2 Planning context

2.1 Planning policy framework

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

Victorian planning objectives

The Explanatory Report notes that the Amendment will assist in implementing State policy objectives set out in section 4 of the Act by providing the orderly and sustainable use and development of the land for residential purposes. The land has been previously identified as suitable for residential development and is located within the Urban Growth Boundary.

The Explanatory Report listed the following Clauses that are relevant to the Amendment:

- Clause 11.01-1S: Settlement
- Clause 12: Environment and landscape values
- Clause 13.02-1S: Bushfire Planning
- Clause 15: Built environment and heritage
- Clause 16: Housing
- Clause 19: Infrastructure.

The Explanatory Report described Council's view that the Amendment (amongst other things):

- ensures a sufficient supply of land is available for residential use
- achieves building design outcomes that contribute positively to the local context and enhance the public realm
- recognises, supports and protects neighbourhood character, cultural identity, and sense of place
- ensures the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods
- promotes a housing market that meets community needs
- ensures that planning for growth should be in a manner that allows for the logical and efficient provision and maintenance of infrastructure.

The Planning Report provided by Planning Central Pty Ltd as one of the supporting documents for the Amendment also identified Clause 13.03-1S relating to Floodplain management, which has the objective to assist the protection of:

- life, property and community infrastructure from flood hazard
- the natural flood carrying capacity of rivers, streams and floodways
- the flood storage function of floodplains and waterways
- floodplain areas of environmental significance or of importance to river health.

This is highly relevant to the Amendment, given the significance of flooding and drainage issues in any development within Koo Wee Rup.

Clause 21 (the Municipal Strategic Statement)

The Explanatory Report also identifies the relevant Clauses in the Municipal Strategic Statement:

- Clause 21.01-4 – Key Issues and Strategic Vision
- Clause 21.02 – Environment
- Clause 21.03 – Housing
- Clause 21.03 – Rural townships
- Clause 21.07 – Koo Wee Rup.

Council considered that the Amendment is consistent with these Clauses, and:

- supports the sustainable development of the growth area and rural townships
- recognises areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment
- ensures that land is provided and developed for a range of open space functions to meet community needs for active and passive open space (including linkages) and for the protection of the environment
- protects and enhances the habitat of threatened flora and fauna species, including the growling grass frog and southern brown bandicoot
- provides for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people
- provides for a diversity of housing types and densities, including increased housing density around activity centres
- provides for the sustainable development of townships in the municipality having regard to environmental and servicing constraints
- creates sustainable and functional townships that supports a range of commercial, retail, community and recreational facilities and services
- ensures that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy* (October 2015).

2.2 Other relevant planning strategies and policies

(i) Plan Melbourne

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

Koo Wee Rup is within the Greater Melbourne metropolitan area, so Plan Melbourne is a significant consideration for the Amendment.

Council cited a range of relevant Directions and Policies within Plan Melbourne, including those relating to new housing, maintenance of the urban growth boundary, provision of choice and diversity in housing, respect for heritage and protection of Melbourne's Aboriginal cultural heritage. It argued that the Amendment is consistent with these directions and policies.

The Urban Growth Boundary in particular is relevant to the Amendment. The subject site is within the Urban Growth Boundary, while surrounding land is within the Green Wedge Zone (which is likely to constrain any further major expansion of Koo Wee Rup).

(ii) Koo Wee Rup Township Strategy

As noted above, the *Koo Wee Rup Township Strategy* (October 2015) provides strategic justification for the residential development of the site.

The land adjacent to the Koo Wee Rup Health Service is 24.6 hectares and currently zoned Farm Zone 1 (FZ1). It is bounded in the north by the Koo Wee Rup rail trail and the Urban Growth Boundary in the west. The southern boundary is Rossiter Road and to the east by Koo Wee Rup Regional Health Service and Cochrane Park. The rail trail reserve in particular has significant environmental values as it provides habitat for the endangered Southern Brown Bandicoot. Future development will require an extensive environmental management plan. Due to its close proximity to the township centre and the Koo Wee Rup Regional Health Service, this land is suitable for development and a combination of independent living and assisted living accommodation has been proposed (p. 23).

The Strategy (p. 13) includes the framework plan shown in Figure 2, which identifies the site as a "Residential Development Investigation Area". The subject site is located near the reference to the Koo Wee Rup Health Service Centre in the framework plan.

The Strategy proposed the rezoning of the site to an appropriate residential zone and application of a Development Plan Overlay.

Figure 2: Koo Wee Rup Framework Plan



Council submitted that the Amendment is consistent with the objectives, strategies and actions outlined in the Strategy and provides for the future growth of Koo Wee Rup township.

2.3 Planning scheme provisions

(i) Zones

The Amendment proposes to rezone the subject site from the Farming Zone to Neighbourhood Residential Zone Schedule 1 (NRZ1). The purposes of the NRZ include:

- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

(ii) Overlays

The Amendment proposes to apply the Development Plan Overlay (DPO22) to the subject site and correct the mapping for the Heritage Overlay (HO198 "Shepton Mallet"). In addition to the Heritage Overlay, it is currently within the Land Subject to Inundation Overlay (LSIO) (a Floodway Overlay at nearby McGregor Drain is also close to the site).

The LSIO triggers a requirement for permits for buildings and works and for subdivision. Consideration of any permit will be considered within Melbourne Water's *Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District* (July 2019), which will determine conditions applied to any planning permit. These Guidelines provide a consistent approach to subdivisions and development occurring within Koo Wee Rup.

2.4 Ministerial Directions and Practice Notes

Ministerial Directions

The Explanatory Report discussed how the Amendment meets the relevant requirements of Ministerial Direction 11 - *Strategic Assessment of Amendments* and *Planning Practice Note 46: Strategic Assessment Guidelines* (August 2018).

Other Ministerial Directions relevant to the Amendment were also addressed in the Explanatory Report, which stated:

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987* and meets the requirements of relevant Ministerial Direction No.1 ...

Ministerial Direction 1: Potentially Contaminated Land Section 12 (2)(a) of the *Planning and Environment Act 1987*. The subject land has previously been used exclusively for grazing and the land is not anticipated to be affected by contamination. This is based on assessment of the Department of Planning and Community Development's General Practice Note for *Potentially Contaminated Land* (June 2005). Preparation of an environment site assessment is a requirement at the development plan stage under the proposed DPO22.

The Panel accepts that the Amendment is consistent with Ministerial Directions.

Planning Practice Notes

Apart from Planning Practice Note 46: *Strategic Assessment Guidelines* (August 2018) and Planning Practice Note 30 *Potentially Contaminated Land* (June 2005), the key Planning Practice Note is Planning Practice Note 11: *Applying for a Planning Permit under the Flood Provisions* (August 2015). This Practice Note provides guidance about making an application for a planning permit where flooding is a consideration and explains how an application will be assessed. In this case, it describes the process relating to preparation and consideration of Permit applications triggered by the LSIO, which addresses the flooding and drainage issue that was a significant feature in the Hearing.

2.5 Discussion and conclusion

The Panel notes that there has been an extended process of strategic justification of residential development at the subject site. Koo Wee Rup has been earmarked as a location for residential development (up to the extent of its Urban Growth Boundary), and this site was clearly identified as a “Residential Development Investigation Area” in the *Koo Wee Rup Township Strategy* (October 2015). Amendment C189 considered the incorporation of the Strategy into the Cardinia Planning Scheme, and the Panel report (dated 16 September 2015) concluded that:

The Council has demonstrated sound strategic planning and justification in seeking to incorporate the *Koo Wee Rup Township Strategy* into the LPPF.

Subsequently, considerable background research has been reported in the background documentation for Amendment C235card. This included analysis of residential land supply in Koo Wee Rup by Spade Consultants (January 2017), which is Appendix C of the supporting documents for Amendment C235card. The report by Spade Consultants concluded:

Koo Wee Rup is located within the Greater Melbourne metropolitan area and, as such, is subject to metropolitan planning policy in regard to the addition of new residential supply. As the area outside the township boundary is in the Green Wedge Zone it is not anticipated that new land will be brought in to the township boundary in the foreseeable future. Even so, best practice in the management of residential land supply should apply to ensure the land market remains competitive ...

The Subject Land is inside the township boundary and identified as a future residential growth area. It is capable of providing around 4.5 years of additional residential supply and, importantly, as remaining vacant lots in the Tesoro Estate are fully consumed, provides an important element of competition in to the local residential land market.

Based on the residential supply assessment undertaken in this report development of the subject land is required to ensure a competitive and therefore affordable residential land supply framework is maintained in Koo Wee Rup.

The Panel accepts this assessment, which was not contested at the Hearing. There were no submissions that questioned the need for residential development at the site, even though concerns were expressed about aspects of the Amendment.

The Panel therefore concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapter.

The Panel recommends:

Council adopts the Amendment, subject to modifications to Development Plan Overlay Schedule 22 and Heritage Overlay Schedule 198 described in Chapter 3 of this report.

3 Issues

3.1 Flooding and drainage

(i) The issue

The exhibited DPO22 includes the following requirements within the Development Plan:

Infrastructure and Drainage

A Stormwater Management Plan prepared in consultation with the relevant water authority that includes a hydrogeological assessment, water sensitive urban design principles and a drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues, and includes:

- A Fill Plan which identifies the depth and fill material, and staging in a manner and in a time designed to minimise any adverse impact on the amenity of nearby areas, and the treatment and mitigation of the created level differences with the adjacent land on the western boundary.

The issue is whether flooding and drainage issues have been adequately addressed by the Amendment.

(ii) Evidence and submissions

The township of Koo Wee Rup is prone to flooding, having been built on former swampland. Consequently, issues relating to flooding and drainage featured strongly in one of the objecting submissions and the Hearing.

Grant and Suzan Smith objected to the Amendment on the grounds that they feared that there would be an increased likelihood of flooding to the neighbours in the area:

...we believe that the land level will be increased which will cause the drainage not to be sufficient enough to take away the increased water capacity. The rezoning will increase the level of land on both sides of Rossiter Road near our home making it more prone to flooding which has already occurred with the increase of height on the land in the Shelton and Waterways estate. We believe a thorough and full community discussion regarding the drainage issues in the areas should be addressed along with the road overlay that is currently placed on the long lots should be constructed prior to any new developments being granted, both helping to alleviate the flooding problem ...

Land heights and drainage issues in the area are of a major concern of ours as we have been forced out of our home due to flooding issues in the past and is an issue we have been dealing with for at least the last 10 years.

At the Hearing, Suzan Smith noted that she expected that there will be residential growth in Koo Wee Rup but expressed a lack of confidence in Melbourne Water's practical understanding of the town's flooding issues. She stated that "the experts have failed me" in the past and submitted that flooding issues needed to be addressed in a professional and transparent way. To support her submission, Ms Smith presented a series of images demonstrating flooding within her property on the south side of Rossiter Road.

In its Part B Submission, Council argued that on-site drainage issues were covered within the Amendment. It addressed the drainage issues under the following headings:

Drainage not sufficient (on site)

Council cited the existing *Biofilla Stormwater Management Plan* (July 2017) as showing how drainage matters can be addressed in a way that does not increase the flooding on neighbouring properties. It noted that an updated version of the Stormwater Management Plan will be provided as part of the Development Plan, and this will incorporate Melbourne Water's more stringent requirements for managing stormwater at the site. It considered that the following measures will address on-site drainage:

- the provision of a wetland system/retarding basin to satisfy the retardation requirements and provide sediment control is proposed to be located in the north-west corner of the site
- a Fill Plan (as identified by DPO22) is to be prepared which will ensure the water flows away from Rossiter Road controlling the flows towards to the north-west corner of the site along the internal road network to the retarding basin
- the construction and location of the internal road network will provide the infrastructure to direct flows towards the retarding basin
- the subdivision design proposed for the site will need to respond to the requirements of the Stormwater Management Plan.

Council also referred to Melbourne Water's *Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District* (July 2019), which provide a consistent approach to subdivisions and development occurring within Koo Wee Rup. These will be conditions applied to any planning permit.

Increased land levels along Rossiter Road from the future development of the subject land and the existing Waterways estate will cause flood pockets

Council referred to the need for a Fill Plan which will cater for a 1 in 100-year flood event, upgraded drainage infrastructure along the site's frontage abutting Rossiter Road, and the requirements relating to future planning permits applying to each lot. These are covered by Melbourne Water's *Guidelines*, and include:

- the need to address minimum requirements for floor levels of new dwellings
- fill pads above the flood level
- access to properties to limit the flooding of roads.

At the Hearing, Council's Engineer outlined the fact that Koo Wee Rup will periodically experience flooding, and this will not be avoided by developing 145 Rossiter Road. However, the Council's aim is to ensure that flooding is addressed within the development, and that neighbouring properties are not adversely affected.

Drainage issues and road construction to be resolved for the southern long lots facing Rossiter Road prior to any new development (Rossiter Road Rezoning)

Council noted that Melbourne Water had approved the Stormwater Strategy for the Waterways Estate to the south of Rossiter Road, which included fills plans as the flood mitigation strategy. Also, additional drains were also installed close to the neighbouring lots to enhance drainage capacity.

Furthermore, any plans for Rossiter Road as part of the traffic management plan for the development would require measurement of the capacity of the large drain to the south of 145 Rossiter Road, and further works may be required to mitigate any additional flows.

Additional community consultation is required to address drainage issues in Koo Wee Rup Township as a whole

Council argued that:

- this Amendment process provided the community an opportunity to provide a submission to the process
- Melbourne Water's *Koo Wee Rup-Longwarry Flood Protection District Advisory Committee* (KWRLFPD) assists with governing the drainage for the present ratepayers in the district
- additional community consultation for a drainage and sewerage strategy or solution for the Koo Wee Rup Township is outside the scope of the Amendment.

In his submission to the Hearing, Mr Kell on behalf of the proponents stated that "consideration of stormwater management is essential". He submitted that the Amendment addresses stormwater matters through the requirements of DPO22 and relied on the evidence of Mr Marc Noyce to support his case.

Mr Noyce provided concise evidence. He supported Melbourne Water's more stringent requirements and concluded that "all requirements of the Land Subject to Inundation Overlay (LSIO) can be met for this site with a further detailed design and final iteration of the SMP". It was his opinion that "none of the issues raised by Melbourne Water or objectors are insurmountable".

(iii) Discussion and conclusions

As noted above, flooding and drainage are key issues to be considered in any development in Koo Wee Rup.

Amendment C235card sets a framework for planning and decision-making regarding these matters, without covering the detail to be addressed at later stages of the planning process.

The Biofilta *Stormwater Management Plan* (July 2017) provides the level of detail consistent with the requirement for a Stormwater Management Plan including a Fill Plan. However, this plan requires updating to reflect Melbourne Water's current requirements and revisions in the layout of the proposed development.

The 2017 Biofilta plan therefore does not provide all the detailed analysis that would be required to be approved by Melbourne Water in the future, but the Amendment clearly establishes the need for an updated Stormwater Management Plan. The 2017 plan does provide confidence that it will be possible to update and redraft the plan and meet all drainage, flooding and water quality issues.

An issue discussed at the Hearing was the wording of the Objectives of the DPO22. As exhibited, the Objectives referred to protection and support of neighbourhood character, open space, recreation and environmental amenity, but not infrastructure (notably drainage) issues. Given the importance of flooding and drainage issues that are directly addressed within the Schedule, Council proposed that the following should be added to the Objectives:

- To ensure the stormwater is managed onsite up to the 1 in 100 year ARI storm event to pre-development flow rates.

The Panel supports this addition, which explicitly identifies an objective which is central to the remainder of the Schedule.

The Panel understands the level of community concern about wider drainage issues in Koo Wee Rup, but the preparation or modification of drainage strategies for the wider area should be considered separately from Amendment C235card. The focus of the Amendment is the subject site and any impact that its residential development may have on surrounding areas, and so any consideration of a township-wide strategy requires a separate process.

The Panel also accepts that Ms Smith may have lost confidence in the capability of the authorities to manage flooding and drainage issues in Koo Wee Rup. However, the current arrangements with State and local input to planning and decision-making will not change as a result of this Amendment. Ongoing communication and engagement between the parties will be necessary to restore confidence.

The site at 145 Rossiter Road is downstream of the properties south of Rossiter Road. Consequently, any impact of the residential development of the site on external properties is likely to be minimal, and capable of being addressed in the Stormwater Management Plan.

The Panel concludes that flooding and drainage issues will continue to provide challenges for development in Koo Wee Rup, but that the Amendment adequately addresses these challenges. Minor modifications proposed by Melbourne Water and Council are justified and should be included in the Schedule.

(iv) Recommendation

The Panel recommends:

Council add the following to the Objectives within Development Plan Overlay Schedule 22:

To ensure the stormwater is managed onsite up to the 1 in 100-year Average Recurrence Interval storm event to pre-development flow rates.

3.2 Traffic

(i) The issues

The issue is whether additional traffic generated by the proposed residential development has been addressed adequately by the Amendment.

The exhibited Amendment proposed the following requirements within the Development Plan:

- an Integrated Transport and Impact Assessment to determine the mitigation works required for the development site and Rossiter Road
- a Traffic Impact and Design Assessment, showing detailed arrangements for vehicle ingress and egress, road layout, construction standards, traffic management, traffic volumes and design vehicle swept paths
- design of local roads, addressing matters such as minimum widths for paved surfaces and road reserves, traffic management devices, access for waste and emergency

vehicles, road connections which assist with drainage and stormwater, and a boulevard entry to the site from Rossiter Road

- a road network which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.

To be specific, the issue is thus whether the content of the Development Plan and the process of approval relating to traffic are satisfactory.

(ii) Submissions

Kim Gardiner submitted that:

I am concerned about the truck traffic that will impact me directly as I live on Rossiter Road and already the truck traffic is so bad that I cannot sleep in the front bedroom of my house. The road condition is already really bad and the extra traffic will only add to its bad condition. So how does the council propose to curb this?

In its submission, the Department of Transport - Metro South East requested minor changes to the wording in the Traffic and Transport section of DPO22, and requested that the Site Development Plan should retain flexibility in the location of the site's vehicular access to Rossiter Road.

Council supported the changes proposed by the Department of Transport. It noted that:

Rossiter Road is identified as a Road Zone – Category 1 in the Cardinia Planning Scheme. This road is the responsibility of and managed by VicRoads. Any additional traffic impacts by the future development will require mitigation resulting in appropriate traffic management techniques along Rossiter Road. These may include traffic slowing techniques, turning lanes or signalised intersections.

Following the implementation of the Environment Protection (Vehicle Emission) Regulations 2013, heavy vehicles (large trucks and buses over 4.5 tonnes) are no longer regulated by EPA. Heavy vehicles are managed under the Heavy Vehicle National Law by the National Heavy Vehicle Regulator and are administered in Victoria by VicRoads. Concerns about the noise levels should be directed to VicRoads in this instance.

It also argued that the requirements of the Development Plan (an Integrated Transport and Impact Assessment and a Traffic Management Plan) will resolve the concerns expressed by the submitter.

The proponent reiterated Council's response to traffic issues, concluding that traffic treatments "will ensure that any increase in traffic or noise (from this or other nearby development) is appropriately managed".

(iii) Discussion and conclusions

The Panel supports the wording changes proposed by the Department of Transport, and the request to add flexibility to the location of entry to the site from Rossiter Road on Site Development Plan – Diagram 1 within DPO22. The Diagram is conceptual rather than a detailed design, so flexibility is necessary at this stage to ensure that the safest and most efficient location is identified.

There is no doubt that there will be increased traffic along Rossiter Road, during the construction phase and when the residential area is developed. The issues are not whether

there will be more traffic, but whether this Amendment should be abandoned as a result of the impact of traffic, and whether the Amendment addresses the traffic issue appropriately at this stage of the planning process.

There have been no arguments to support the abandonment of the Amendment, and increased traffic is certainly not a factor that would be decisive. The key is to ensure that all traffic and transport issues are identified up-front, and that the planning requirements are clearly specified.

The exhibited DPO22 included high level but vague requirements for the Development Plan (such as “high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements”), which provided limited direction for design outcomes. Council proposed that the vague requirements should be deleted or amended, and specific objectives and standards (such as “minimum width for paved surfaces of for internal streets or carriageway of 7.3 metres”) should be retained.

The Panel considers that the proposed modifications are acceptable in retaining flexibility to ensure higher level objectives are met, while clarifying minimum requirements. It concludes that traffic matters have been addressed appropriately in the Panel preferred version of DPO22.

3.3 Heritage Overlay

(i) The issues

The issues are:

- whether the proposed change to Heritage Overlay Schedule 198 to modify the mapping relating to Shepton Mallet is justified
- whether a request to modify the Schedule to HO198 to turn on the trigger of tree controls is justified.

The mapping change proposed in the exhibited Amendment is shown in Figure 3 (existing boundaries are pink, proposed boundaries are yellow). The subject site for the Amendment is identified as “165” in the figure.

Figure 3: Proposed changes to HO198 boundaries



(ii) Submissions

Council submitted that the map for HO198 requires correcting “to ensure that it applies only to the heritage elements that are identified within the citation”. The implication is that the Heritage Overlay will no longer be located on the subject site.

DELWP requested that there should also be a change to the Schedule to the Heritage Overlay, turning on the tree controls as identified by the citation. Council supported this proposed change.

(iii) Discussion and conclusions

The proposed modification to HO198 relied heavily on one of the technical reports prepared prior to the exhibition of the Amendment – identified as *Appendix I: Post Contact Heritage Assessment, 165 Rossiter Road, Koo Wee Rup* (March 2018), prepared by Michael Cook of John Patrick Landscape Architects Pty Ltd, with input from Bryce Raworth Pty Ltd.

With regard to the boundaries of the Overlay, the report concluded (p. 21):

If the Cardinia Heritage Overlay was to be amended to correctly include the house and a curtilage of surrounding land within HO198, the extent of the overlay should address the identifiable extant heritage values of the site, which are chiefly represented by the c. 1902 timber house and its immediate landscaped curtilage.

The Panel supports the change. The buildings and significant trees on the site are central to the citation relating to Shepton Mallet (in Context Pty Ltd, *Cardinia Heritage Study*, updated 2 September 2015, pp. 352-53), which includes a series of guidelines, including the following:

1. Conserve the fabric of the building/s or other built elements, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques
- ...
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

The Panel therefore concludes that it is appropriate to modify the boundaries of HO198 and add the option to protect significant trees, reflecting the intent of the citation.

(iv) Recommendation

The Panel recommends:

Council adopt:

- a) **Changes to the boundaries of Heritage Overlay Schedule 198 as exhibited.**
- b) **Changes to tree controls relating to HO198 (Shepton Mallet, 145 Rossiter Road, Koo Wee Rup) to read “Yes” within the Schedule to Clause 43.01 Heritage Overlay.**

3.4 Drafting of Development Plan Overlay Schedule 22

(i) The issue

During the Hearing, several drafting matters relating to DPO22 were addressed, including improvements in the clarity of wording, minor revision of the concept plan, removal of duplication and repair of typographical errors.

The issue is the need to ensure that the content of the Schedule reflects its intent.

(ii) Discussion and conclusions

The details of DPO22 were explored in detail during the Hearing. The most significant issues related to the content listed under “Urban Design and Character”, which duplicated items in other parts of the Schedule (particularly under “Environment and Landscape”, “Open Space” and “Traffic and Transport”). Other items were vague and provided no direction in the preparation or assessment of the Development Plan.

The Panel directed Council to prepare a track changes version of the Schedule, including the changes discussed at the Hearing, by 29 November 2019. This was carried out, and the revised version is included as Appendix C to this report.

The Panel supports the changes, which significantly enhance the clarity of the Schedule without changing any of its intent.

(iii) Recommendation

The Panel recommends:

Council adopt the Panel preferred version of Development Plan Overlay Schedule 22 as shown in Appendix C.

Appendix A Submitters to the Amendment

No.	Submitter
1	Kim Gardiner
2	Withdrawn
3	Grant and Suzan Smith
4	Melbourne Water
5	Department of Transport – Metro South East
6	South East Water

Appendix B Document list

No.	Date	Description	Provided by
1	22/11/19	Cardinia Shire Council Part B Submission	Ms Walkley
2	22/11/19	Revised Heritage Overlay Schedule	Ms Walkley
3	22/11/19	DELWP letter of Authorisation for Amendment dated 7 February 2019	Ms Walkley
4	22/11/19	Revised Development Plan Overlay Schedule 22 (incorporating changes proposed by agencies)	Ms Walkley
5	22/11/19	Planning Central submission on behalf of the proponent	Mr Kell
6	22/11/19	Images of flooding issues relating to Rossiter Road	Ms Smith
7	29/11/19	Revised Development Plan Overlay Schedule 22 (incorporating changes proposed at the Panel Hearing)	Ms Walkley

Appendix C Panel preferred version of Development Plan Overlay Schedule 22

--/20--
Proposed
C235card

SCHEDULE 22 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO22**.

145 ROSSITER ROAD KOO WEE RUP (PART) – LOT 2, PS 321029

1.0 Objectives

--/20--
Proposed
C235card

- To integrate with the surrounding area by responding to existing neighbourhood character, enhancing the public realm and existing networks.
- To provide landscaping, open space, recreation and pedestrian/bicycle path facilities that is well connected, sustainable and meets the needs of the local residents.
- To create a subdivision layout and residential dwellings that protects Koo Wee Rup's environmental amenity.
- [To ensure the stormwater is managed onsite up to the 1 in 100 year Average Recurrence Interval storm event to pre-development flow rates.](#)

2.0 Requirement before a permit is granted

--/20--
Proposed
C235card

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.0 Conditions and requirements for permits

--/20--
Proposed
C235card

The following conditions and/or requirements apply to permits :

- Construction of the internal road network to the satisfaction of the responsible authority during the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup which is generally in accordance with the Site Development Plan labelled Diagram 1.

4.0 Requirements for development plan

--/20--
Proposed
C235card

A development plan must include the following requirements, to the satisfaction of the responsible authority:

[The development plan must be generally in accordance with the Site Development Plan labelled Diagram 1 to this Schedule.](#)

Subdivision Layout

- An indicative lot layout showing how the subdivision addresses the size, dimension and orientation of lots and includes:
 - The provision of a range of lot sizes.
 - The provision of 80 percent of the lots greater than 700 square metres.
 - The avoidance of smaller lots of less than 600 square metres.
 - Lots to have a minimum width of 18 metres.

- A transition to the green wedge land to the western property boundary through larger lots of greater than 1000 square metres.
- A landscape buffer of a minimum 10 metres wide along the western boundary abutting Green Wedge land, a landscape buffer of a minimum 12 metres along the Rossiter Road boundary and a landscape buffer of a minimum 20 metres along the northern boundary and subdivision interface with the constructed wetlands.
- A perimeter road adjacent to the landscape buffers along the western boundary, northern boundary, constructed wetlands and part of the eastern boundary adjoining the Public Park and Recreation Zone.
- A service road internal to the site north of Rossiter Road and the associated landscape buffer to provide vehicular access to lots addressing Rossiter Road.
- A legible and convenient road network and pedestrian/bicycle network demonstrating appropriate road layout, traffic management and construction standards.
- An indicative building envelope for each lot providing:
 - A minimum front setback of 7 metres.
 - Minimum side setbacks of 2.5 metres.
- Incorporate the driveway and boundary of the heritage overlay for 'Shepton Mallet'.
- Subdivision layout to be designed to overlook public spaces.
- ~~Be generally in accordance with the Site Development Plan at Diagram 1 of this Schedule.~~

Staging

- Details on the staging of the subdivision and anticipated timing of development.
- Open space to be delivered as part of the first stage.
- Construction of the internal road network to ~~to~~ be delivered as part of the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup, ~~generally in accordance with the Site Development Plan – Diagram 1.~~

Open Space

- The provision of open space required for drainage by Melbourne Water to be provided in addition to the unencumbered public open space.
- Open space to be designed to adjoin a road reserve, other open space areas or Public Park and Recreation Zone along all boundaries and must avoid any side or rear fences of residential lots abutting reserves.
- Shared paths throughout the development to link the land to existing development to the north and east and to Rossiter Road.
- Provision of a shared pathway that connects with the Koo Wee Rup Rail Trail and Cochrane's Park on the north-eastern boundary of the site.
- Multiple unencumbered local neighbourhood parks with minimum areas of 4000 square metres located generally in accordance with the Site Development Plan in Diagram 1 to this Schedule.
- Provision of a 3 metre shared pathway along the 12 metre wide tree reserve adjoining Rossiter Road that leads to Koo Wee Rup Town Centre.
- ~~Open space to be designed to adjoin a road reserve, other open space areas or public use zone along all boundaries and must avoid any side or rear fences of residential lots abutting reserves.~~

Environment and Landscaping

- A **Bushfire Management Assessment** and **Bushfire Management Statement** prepared by a suitably qualified professional including:
 - Details of how the development plan and lot layout responds to the bushfire planning policy in the planning policy framework and results in development that achieves no more than a BAL 12.5 rating under AS 3959-2009.
- An **Environment Site Assessment** prepared by a suitably qualified professional, indicating the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the *Environment Protection Authority Act 1970*.
- A **Environmental Management Plan** that addresses vegetation and trees to be retained and how vegetation removal on site will be avoided, and if it cannot be avoided, minimised or offset, including roadside vegetation, measures to protect the trees which includes buffer and tree protection zones, and provides:
 - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
 - A targeted survey and plan for the Southern Brown Bandicoot and Growling Grass Frog by a suitable qualified environmental consultant during the summer period in consultation with ~~the Department of Sustainability and Environment and the Department of Environment, Land, Water and Planning~~ relevant responsible authority.
- A **Landscape Plan** that protects remnant vegetation, wetlands and manages the Southern Brown Bandicoot and Growling Grass Frog habitats, and includes:
 - A plan showing measures to implement Southern Brown Bandicoot and Growling Grass Frog protection including landscaping.
 - Ensure the protection and conservation of existing vegetation including street trees, landscaped buffers, roadside vegetation and grassed road verges.
 - ~~New plantings should be consistent with existing species of vegetation from connecting roads and reserves.~~
 - Ensure the ~~majority inclusion~~ use of native vegetation in ~~new~~ developments in all landscape plantings including connecting roads, reserve and roadside plantings.
 - Ensure the inclusion of street trees for shade and aesthetic quality ~~in new developments~~ at an early stage of development.
- A **Construction Management Plan** prepared by a suitably qualified professional that identifies methods to protect open space, remnant vegetation and aboriginal cultural heritage sites during construction.

Traffic and Transport

- An **Integrated Transport and Impact Assessment** prepared ~~to conform with arterial road access management policies~~ to determine the extent of mitigation works required for the development site and Rossiter Road to the satisfaction of the Responsible Authority and the relevant transport authority.
- A **Traffic Impact and Design Assessment**, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management, traffic volumes and design vehicle swept paths which includes waste and emergency vehicle access prepared to the satisfaction of the Responsible Authority and in consultation with the Roads Corporation.
 - ~~A clear, legible road network which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.~~
 -
- Design of local road to ~~generally in accordance with the Site Development Plan labelled Diagram 1 and~~ provides:

- A minimum width ~~for paved surfaces~~ ~~of~~ for internal streets or carriageway of 7.3 metres to allow for parking on either side and access for emergency vehicles.
- A minimum width of 16 metres for road reserves or 14 metres for roads adjoining open space reserves.
- A design that excludes the use of ~~cul-de-sacs~~.
- Traffic Management devices required for roads over 180 metres in length.
- A road network that provides for loading and unloading of vehicles and means of access to them including waste and emergency vehicles.
- A road network that provides a predominantly north-south and east-west road connections to assist with water fall and stormwater catchment to the north and west of the subject site.
- A boulevard entry to the site from Rossiter Road.

Infrastructure and Drainage

- A **Stormwater Management Plan** prepared ~~to the satisfaction of the relevant water authority~~ ~~in consultation with the relevant water authority~~ that includes a hydrogeological assessment, water sensitive urban design principles and a drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues, and includes:
 - A **Fill Plan** which identifies the depth and fill material, and staging in a manner and in a time designed to minimise any adverse impact on the amenity of nearby areas, and the treatment and mitigation of the created level differences with the adjacent land on the western boundary.
- An **Acoustic Report** prepared by a suitably qualified professional, indicating any impacts of the Koo Wee Rup Bypass on future residential land and includes methods to address the amenity issues identified.
- Provision of utility service infrastructure required to service the development and details on the arrangements for the provision of infrastructure underground.
- Provision of a reticulated sewerage system.
- Provision and location of the gas transmission easement and drainage easement will be accommodated as part of the development.

Urban Design and Character

- Configure dwellings to maximize retention of existing vegetation and allow only one access driveway to a lot.
- ~~Maintain a sense of spaciousness between dwellings of the residential areas.~~
- Avoid front fences. ~~If~~ lots are fenced ~~in front of the building line~~ provide low front fences no more than 1.2 metres high.
- Respect and be sympathetic to the existing ~~streetscape~~ character ~~consistent with the~~ found in Koo Wee Rup Township ~~Strategy~~.
- ~~Provide generous footpaths with a minimum width of 1.8 metres.~~
- ~~A high level of quality in the design and construction of new development buildings must be sympathetic and which responds to the existing built form character of the Koo Wee Rup Township.~~
- ~~Dwelling design should be sympathetic to the adjoining heritage property 'Shelton Mallet' and its associated vegetation.~~
- ~~Lots~~ Dwellings located along ~~interfacing~~ Rossiter Road should provide active frontages ~~facing to~~ Rossiter Road.
- ~~Provide generous street, footpath and easement widths in new developments.~~

Site Development Plan – Diagram 1
(Version 1 - as exhibited – to be deleted)



Site Development Plan – Diagram 1
(Version 2 - Council supported Plan following request from agencies – to be deleted)



Site Development Plan – Diagram 1 (Version 3- Panel preferred version)



Planning and Environment Act 1987

CARDINIA PLANNING SCHEME

AMENDMENT C235card

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Cardinia Shire Council, who is the planning authority for this amendment.

The amendment has been made at the request of Planning Central acting on behalf of the US Investment Group Pty Ltd who have an interest in the land.

Land affected by the Amendment

This **proposed** amendment applies to the land at Lot 2, PS321029 (Lot2) – part of 145 Rossiter Road, Koo Wee Rup as illustrated in Figure 1 below. Part of Lot 1, PS724121 (Lot 1) – part of 145 Rossiter Road, Koo Wee Rup and part of an unmade road identified as a Road Zone – Category 1 are affected by the correction of mapping of the Heritage Overlay HO198 for 'Shepton Mallet' as illustrated in Figure 2 below.



Figure 1. Lot 2, PSP321029 1 – part of 145 Rossiter Road, Koo Wee Rup

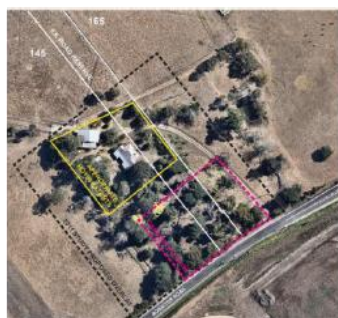


Figure 2. Correction of HO198 'Shepton Mallet'

What the amendment does

The amendment ~~proposes to~~ rezone the land from Farming Zone to Neighbourhood Residential Zone - Schedule 1 (NRZ1), apply the Development Plan Overlay (DPO22) to the land and correct the mapping for the Heritage Overlay (HO198 "Shepton Mallet").

Specifically, the amendment ~~proposes to~~:

- Rezones Lot 2 from Farming Zone to Neighbourhood Residential Zone Schedule 1 (NRZ1).
- Amends Clause 21.07-7 (Koo Wee Rup) to recognise the further strategic work relating to Lot 2 has been undertaken.
- Inserts Schedule 22 to Clause 43.04 (Development Plan Overlay) into the planning scheme.
- Amends Planning Scheme Map HO27 to correct the mapping for HO198 "Shepton Mallet" over Lot 1 and an unmade road reserve.
- Amends Planning Scheme Maps 26ZN and 27ZN to apply the Neighbourhood Residential Zone - Schedule 1 (NRZ1) to Lot 2.
- Amends Planning Scheme Maps 26DPO and 27DPO to apply Development Plan Overlay - Schedule 22 to Lot 2.
- [Amends Schedule 1 to Clause 43.01 Heritage Overlay to turn on tree controls for HO198 "Shepton Mallet"](#).

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Strategic assessment of the Amendment

Why is the Amendment required?

The ~~proposed~~ Amendment is required to rezone the site from Farming Zone to Neighbourhood Residential Zone – Schedule 1 (NRZ1) and apply the Development Plan Overlay – Schedule 22 which will enable urban residential development to occur on the land. The rezoning is consistent with the strategic directions in Cardinia Shire's *Koo Wee Rup Township Strategy (October 2015)* which was incorporated into the Cardinia Planning Scheme through Amendment C189.

The Amendment is also required to amend the map for Heritage Overlay HO198 to correctly identify areas of significance for "Shepton Mallet". The Heritage Overlay will be removed from Lot 2 through this correction and only apply to parts of Lot 1 and an unmade road currently identified as a Road Zone – Category 1 (RDZ1). Strategic justification for the correction of the Heritage Overlay map is provided in the *Post-Contact Heritage Assessment (March 2018)* prepared by Bryce Raeworth (Heritage Architect) and John Patrick Landscape Architects.

How does the Amendment implement the objectives of planning in Victoria?

The objectives of planning in Victoria, contained in Section 4(1) of the *Planning and Environment Act 1987* include:

- a) To provide for the fair, orderly, economic and sustainable use and development of land.
- d) To facilitate development in accordance with the objectives set in Section 4(1).
- e) To balance the present and future interests of all Victorians.

The amendment implements the objectives to provide the orderly and sustainable use and development of the land for residential purposes on land that has been previously identified as suitable for residential development and is located within the Urban Growth Boundary.

How does the Amendment address any environmental, social and economic effects?

Environmental

The biodiversity assessment found that the areas of native vegetation identified as remnant patches could be removed but would require an offset management plan. However, due to the required boundary setbacks, tree protection zones along Rossiter Road and the location of proposed open space, these patches will be maintained. Additionally, the proposed amendment will provide protection for the habitats and movements of Southern Brown Bandicoot along the northern and eastern boundary.

The site is affected by the Land Subject to Inundation Overlay and a report has been prepared which considers the drainage and stormwater issues for the subject site. A Sediment basin and wetland is required and the road layout currently assists the water flow to the proposed basin.

Social

The subject site is capable of providing around 4.5 years of additional residential supply to the current 9.1 years available in Koo Wee Rup. Proposed open space and pedestrian connections ensures that future residents have access to open space and are well connected to the township of Koo Wee Rup.

Economic

The amendment provides for additional residential development in a well serviced location, close to the Koo Wee Rup Town Centre and associated commercial and community services and community amenities.

Does the Amendment address relevant bushfire risk?

The subject land is not within a Bushfire Management Overlay Area.

The area is in a Bushfire Prone Area.

A Bushfire Risk Assessment has been prepared by BAL Assessments Pty Ltd. The landscaped buffer and perimeter road design for the site provides an appropriate distance for a boundary of defence between the 'Grassland', the adjoining Green Wedge Zone land and boundary of the site. The proposed development meets the 12.5BAL requirements as per Clause 13.02-1S.

The Country Fire Authority determined that the Amendment addresses Clause 13.02 and it does not appear to have implications relating to bushfire and/or service delivery. The CFA supports the amendment in its current iteration.

Further review by stakeholders will occur during the production of the Development Plan and the planning application process.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987* and meets the requirements of relevant Ministerial Directions No.1 and Ministerial Direction No.11.

Ministerial Direction 1: Potentially Contaminated Land Section 12 (2)(a) of the Planning and Environment Act 1987. The subject land has previously been used exclusively for grazing and the land is not anticipated to be affected by contamination. This is based on assessment of the Department of Planning and Community Development's General Practice Note for Potentially Contaminated Land (June 2005). Preparation of an environment site assessment is a requirement at the development plan stage under the proposed DPO22.

Ministerial Direction 11: strategic Assessment of Amendments Section 12(2)(a) of the *Planning and Environment Act 1987*. The amendment is consistent with these requirements.

Ministerial Direction – The Form and Content of planning Scheme. The amendment is consistent with the form and content requirements of the direction.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment supports a number of key policy directions within the Planning Policy Framework, including:

Clause 11.01-1S: Settlement

- Ensuring a sufficient supply of land is available for residential use.

Clause 12: Environment and landscape values

- To assist the protection and conservation of Victoria's biodiversity.
- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 13.02-1S: Bushfire Planning

- To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 15: Built environment and heritage

- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 16: Housing

- Promoting a housing market that meets community needs.
- To identify land suitable for rural residential development.

Clause 19: Infrastructure

- Ensuring that planning for growth should be in a manner that allows for the logical and efficient provision and maintenance of infrastructure.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the key policy directions within the Local Planning Policy Framework, includes:

Clause 21.01-4 – Key Issues and Strategic Vision

- The sustainable development of the growth area and rural townships.

Clause 21.02 – Environment

- To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.
- To ensure that land is provided and developed for a range of open space functions to meet community needs for active and passive open space (including linkages) and for the protection of the environment.
- Protect and enhance the habitat of threatened flora and fauna species, including the growling grass frog and southern brown bandicoot.
- To provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people.

Clause 21.03 – Housing

- Providing for a diversity of housing types and densities, including increased housing density around activity centres.

Clause 21.03 – Rural townships

- To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.
- To create sustainable and functional townships that supports a range of commercial, retail, community and recreational facilities and services.

Clause 21.07 – Koo Wee Rup

- Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy (October 2015)*.

Does the Amendment make proper use of the Victoria Planning Provisions?

The [proposed](#) amendment makes appropriate use of the Victoria Planning Provisions through the rezoning of the land to the Neighbourhood Residential Zone and the application of the Development Plan Overlay - Schedule 22.

The purpose of the Development Plan Overlay is to identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land, the inclusion of an additional schedule specific to the land is considered to be an entirely proper use of the Victorian Planning Provisions.

The amendment also [seeks to corrects](#) the Heritage Overlay map for HO198 "Shepton Mallet" that is incorrectly reflected in the Cardinia Planning Scheme maps.

How does the Amendment address the views of any relevant agency?

The amendment will be formally referred to all relevant agencies as part of the public exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is not anticipated to have a significant impact on the resources and administration costs of the responsible authority. The amendment will provide guidance and direction on development outcomes for future planning permit applications.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Cardinia Shire Council

Civic Centre
20 Siding Avenue
Officer VIC 3809

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection

Or via Council's website: www.cardinia.vic.gov.au/AmendmentC235

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment must be received by Friday 2 August 2019, 5pm.

A submission must be sent to: PO Box 7, Pakenham VIC 3810

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 14 October 2019
- panel hearing: 18 November 2019

*Planning and Environment Act 1987***CARDINIA PLANNING SCHEME****AMENDMENT C235card****INSTRUCTION SHEET**

The planning authority for this amendment is the Shire of Cardinia.

The Cardinia Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of four (4) attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 26 and 27 in the manner shown on the one (1) attached map marked "Cardinia Planning Scheme, Amendment C235card".

Overlays Maps

2. Amend Planning Scheme Map Nos. 26DPO and 27DPO in the manner shown on the one (1) attached map marked "Cardinia Planning Scheme, Amendment C235card".
3. Amend Planning Scheme Map No 27HO in the manner shown on the two (2) attached maps marked "Cardinia Planning Scheme, Amendment C235card".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended in the form of the attached document:

4. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
5. In **Overlays** - Clause 43.04, insert a new Schedule 22 in the form of the attached document.
- 5-6. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

CARDINIA PLANNING SCHEME

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SCHEDULE 22 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO22**.

145 ROSSITER ROAD KOO WEE RUP (PART) – LOT 2, PS 321029**1.0****Objectives**

--/20--
Proposed
C235card

- To integrate with the surrounding area by responding to existing neighbourhood character, enhancing the public realm and existing networks.
- To provide landscaping, open space, recreation and pedestrian/bicycle path facilities that is well connected, sustainable and meets the needs of the local residents.
- To create a subdivision layout and residential dwellings that protects Koo Wee Rup's environmental amenity.
- ~~To ensure the stormwater is managed onsite up to the 1 in 100 year Average Recurrence Interval storm event to pre-development flow rates.~~

2.0**Requirement before a permit is granted**

--/20--
Proposed
C235card

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.0**Conditions and requirements for permits**

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Proposed
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The following conditions and/or requirements apply to permits:-

- Construction of the internal road network to the satisfaction of the responsible authority during the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup which is generally in accordance with the Site Development Plan labelled Diagram 1.

4.0**Requirements for development plan**

--/20--
Proposed
C235card

A development plan must include the following requirements, to the satisfaction of the responsible authority:

The development plan must be generally in accordance with the Site Development Plan labelled Diagram 1 to this Schedule.

~~A development plan must include the following requirements, to the satisfaction of the responsible authority:~~

Subdivision Layout

- An indicative lot layout showing how the subdivision addresses the size, dimension and orientation of lots and includes:
 - The provision of a range of lot sizes.
 - The provision of 80 percent of the lots greater than 700 square metres.
 - The avoidance of smaller lots of less than 600 square metres.
 - Lots to have a minimum width of 18 metres.
 - A transition to the green wedge land to the western property boundary through larger lots of greater than 1000 square metres.
- A landscape buffer of a minimum 10 metres wide along the western boundary abutting Green Wedge land, a landscape buffer of a minimum 12 metres along the

CARDINIA PLANNING SCHEME

Rossiter Road boundary and a landscape buffer of a minimum 20 metres along the northern boundary and subdivision interface with the constructed wetlands.

- A perimeter road adjacent to the landscape buffers along the western boundary, northern boundary, constructed wetlands and part of the eastern boundary adjoining the Public Park and Recreation Zone.
- A service road internal to the site north of Rossiter Road and the associated landscape buffer to provide vehicular access to lots addressing Rossiter Road.
- A legible and convenient road network and pedestrian/bicycle network demonstrating appropriate road layout, traffic management and construction standards.
- An indicative building envelope for each lot providing:
 - A minimum front setback of 7 metres.
 - Minimum side setbacks of 2.5 metres.
- Incorporate the driveway and boundary of the heritage overlay for 'Shepton Mallet'.
- Subdivision layout to be designed to overlook public spaces.
- ~~Be generally in accordance with the Site Development Plan at Diagram 1 of this Schedule.~~

Staging

- Details on the staging of the subdivision and anticipated timing of development.
- Open space to be delivered as part of the first stage.
- Construction of the internal road network ~~to~~ to be delivered as part of the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup, ~~generally in accordance with the Site Development Plan – Diagram 1.~~

Open Space

- ~~The provision of open space required for drainage by Melbourne Water to be provided in addition to the unencumbered public open space.~~
- Open space to be designed to adjoin a road reserve, other open space areas or Public Park and Recreation Zone along all boundaries and must avoid any side or rear fences of residential lots abutting reserves.
- Shared paths throughout the development to link the land to existing development to the north and east and to Rossiter Road.
- Provision of a shared pathway that connects with the Koo Wee Rup Rail Trail and Cochrane's Park on the north-eastern boundary of the site.
- Multiple unencumbered local neighbourhood parks with minimum areas of 4000 square metres located generally in accordance with the Site Development Plan in Diagram 1 to this Schedule.
- ~~Shared paths throughout the development to link the land to existing development to the north and east and to Rossiter Road.~~
- Provision of a 3 metre shared pathway along the 12 metre wide tree reserve adjoining Rossiter Road that leads to Koo Wee Rup Town Centre.
- ~~Provision of a shared pathway that connects with the Koo Wee Rup Rail Trail and Cochrane's Park on the north-eastern boundary of the site.~~
- Open space to be designed to adjoin a road reserve, other open space areas or public use zone along all boundaries and must avoid any side or rear fences of residential lots abutting reserves.

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Environment and Landscaping

- A **Bushfire Management Assessment** and **Bushfire Management Statement** prepared by a suitably qualified professional including:
 - Details of how the development plan and lot layout responds to the bushfire planning policy in the planning policy framework and results in development that achieves no more than a BAL 12.5 rating under AS 3959-2009.
- An **Environment Site Assessment** prepared by a suitably qualified professional, indicating the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the *Environment Protection Authority Act 1970*.
- A **Environmental Management Plan** that addresses vegetation and trees to be retained and how vegetation removal on site will be avoided, and if it cannot be avoided, minimised or offset, including roadside vegetation, measures to protect the trees which includes buffer and tree protection zones, and provides:
 - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
 - A targeted survey and plan for the Southern Brown Bandicoot and Growling Grass Frog by a suitable qualified environmental consultant during the summer period in consultation with ~~the Department of Sustainability and Environment and the Department of Environment, Land, Water and Planning~~ relevant responsible authority.
- A **Landscape Plan** that protects remnant vegetation, wetlands and manages the Southern Brown Bandicoot and Growling Grass Frog habitats, and includes:
 - A plan showing measures to implement Southern Brown Bandicoot and Growling Grass Frog protection including landscaping.
 - Ensure the protection and conservation of existing vegetation including street trees, landscaped buffers, roadside vegetation and grassed road verges.
 - ~~New plantings should be consistent with existing species of vegetation from connecting roads and reserves.~~
 - Ensure the ~~majority inclusion~~ use of native vegetation in ~~new~~ developments in all landscape plantings including connecting roads, reserve and roadside plantings.
 - Ensure the inclusion of street trees for shade and aesthetic quality ~~in new developments~~ at an early stage of development.
- A **Construction Management Plan** prepared by a suitably qualified professional that identifies methods to protect open space, remnant vegetation and aboriginal cultural heritage sites during construction.

Traffic and Transport

- An **Integrated Transport and Impact Assessment** prepared ~~to conform with arterial road access management policies~~ to determine the extent of mitigation works required for the development site and Rossiter Road to the satisfaction of the Responsible Authority and the relevant transport authority.
- A **Traffic Impact and Design Assessment**, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management, traffic volumes and design vehicle swept paths which includes waste and emergency vehicle access prepared to the satisfaction of the Responsible Authority and in consultation with the Roads Corporation.
 - ~~A clear, legible road network which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.~~
- Design of local road ~~tos generally in accordance with the Site Development Plan labelled Diagram 1 and~~ provides:

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- A minimum width ~~for paved surfaces~~ ~~of~~ for internal streets or carriageway of 7.3 metres to allow for parking on either side and access for emergency vehicles.
- A minimum width of 16 metres for road reserves or 14 metres for roads adjoining open space reserves.
- A design that excludes the use of cul-de-sacs.
- Traffic Management devices required for roads over 180 metres in length.
- A road network that provides for loading and unloading of vehicles and means of access to them including waste and emergency vehicles.
- A road network that provides a predominantly north-south and east-west road connections to assist with water fall and stormwater catchment to the north and west of the subject site.
- A boulevard entry to the site from Rossiter Road.
- ~~A clear, legible road network which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.~~
- ~~A Traffic Management Plan prepared by a suitably qualified professional that identifies:~~
 - ~~A clear, legible road network which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.~~
 - ~~Any traffic management measures.~~

Infrastructure and Drainage

- A **Stormwater Management Plan** prepared ~~to the satisfaction of the relevant water authority~~ ~~in consultation with the relevant water authority~~ that includes a hydrogeological assessment, water sensitive urban design principles and a drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues, and includes:
 - A **Fill Plan** which identifies the depth and fill material, and staging in a manner and in a time designed to minimise any adverse impact on the amenity of nearby areas, and the treatment and mitigation of the created level differences with the adjacent land on the western boundary.
- An **Acoustic Report** prepared by a suitably qualified professional, indicating any impacts of the Koo Wee Rup Bypass on future residential land and includes methods to address the amenity issues identified.
- Provision of utility service infrastructure required to service the development and details on the arrangements for the provision of infrastructure underground.
- Provision of a reticulated sewerage system.
- Provision and location of the gas transmission easement and drainage easement will be accommodated as part of the development.

Urban Design and Character

- Configure dwellings to maximize retention of existing vegetation and allow only one access driveway to a lot.
- ~~Maintain a sense of spaciousness between dwellings of the residential areas.~~
- Avoid front fences. ~~If~~ lots are fenced ~~in front of the building line~~ provide low front fences no more than 1.2 metres high.
- Respect and be sympathetic to the existing ~~streetscape~~ character ~~consistent with the found in Koo Wee Rup Township Strategy.~~
- ~~Provide generous footpaths with a minimum width of 1.8 metres.~~
- ~~A high level of quality in the design and construction of new buildings must be sympathetic and which responds to the existing built form character of the Koo Wee Rup Township.~~

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- ~~Dwelling design should be sympathetic to the adjoining heritage property 'Shelton Mallet' and its associated vegetation.~~
- Lots Dwelling located along interfacing Rossiter Road should provide active frontages facing to Rossiter Road.
- ~~Provide generous street, footpath and easement widths in new developments.~~

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Site Development Plan – Diagram 1



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21.07 LOCAL AREAS

25/02/2016
C189Proposed
C235card

This clause focuses on local area implementation of the objectives and strategies set out earlier in the Cardinia Planning Scheme. Each section relates to a particular precinct or rural township within the municipality, and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

The sections are organised under the following Local Area headings:

- 21.07-1 Gembrook
- 21.07-2 Cockatoo
- 21.07-3 Emerald, Avonsleigh and Clematis
- 21.07-4 Lang Lang
- 21.07-5 Upper Beaconsfield
- 21.07-6 Bunyip
- 21.07-7 Koo Wee Rup

21.07-1 Gembrook

09/10/2014
C187

Gembrook is located in the north of the Cardinia Shire. It is about 55kms east of Melbourne. Gembrook is the easternmost of the Dandenong Ranges Hills towns, with a shared Hills heritage and special "Hills town" feel. Gembrook is unique amongst the Hills townships, in that it is also the southern gateway to the Central Highlands to the east, it overlooks the picturesque Yarra Valley to the north and the fertile plains of Westernport to the south. A true "crossroads" township, linked with four distinct regions, which is reflected in its many-sided character. Predominant activities undertaken in and around Gembrook include; residential and rural residential living, farming, retail business, tourism, and passive and active recreation. Gembrook's location in the wider landscape means that it is affected by a bushfire hazard, influenced by remnant patches of vegetation in and around the town and proximity to Bunyip State Park.

Vision

The desired vision for Gembrook Township over the next 10 – 15 years can be summarised as:

Gembrook is a sustainable Hills community which includes an established township boundary surrounded by farmland and native forest. Gembrook fosters a close knit, welcoming and supportive community with a sense of town pride amongst the locals. The Main Street is economically viable, presenting an interesting mix of businesses for both locals and visitors, whilst preserving a heritage character. Gembrook is a safe and pleasant place to be and is a highly desirable place to live, work and visit.

Local area implementation

- Ensure that any proposed use or development within the Gembrook township is generally consistent with the *Gembrook Township Strategy (June 2011)*, including the Gembrook Framework Plan (Figure 8) and the Central Precincts Plan (Figure 9).
- Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.

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Framework Plan

The Gembrook Framework Plan illustrates the proposed land use changes for the township in the life of the strategy. The land use changes include:

- Investigating the potential to rezone two small Green Wedge Zone properties at the western end of town for light industrial purposes.
- Rezoning the Rural Living Zoned properties on Blackwood Lane and Red Road to Low Density Residential Zone, with a schedule to this zone to prevent further subdivision of these lots.
- The identification of two areas as residential development investigation areas to allow for modest growth of the township.
- The identification of two sites where retirement housing would be encouraged.
- Rezoning some existing Neighbourhood Residential zoned properties to Low Density Residential Zone and some existing Low Density Residential zoned properties to Neighbourhood Residential Zone to better reflect the character of these areas.
- The identification of a town loop pedestrian trail important in linking key features of the town, and a connection to the Gembrook Sports Ground.
- The creation of three precincts with clear guidelines to encourage appropriate land uses in the commercial area of Main Street.

Residential development

The character of the residential areas in Gembrook is strongly influenced by the landscape, environment, topography and views in the area. Traditionally, the lots are well vegetated and dwellings sit below the canopy line of the trees. Dwellings in Gembrook have traditionally been characterised by single storey developments on large allotments, with block sizes becoming smaller the closer one gets to the town centre. Dwellings are nestled amongst the landscape, are of muted tones and are well setback from the boundaries. Building materials usually include either face brick or weatherboard wall cladding, with a tiled or tin roof. Dwellings have eaves and usually some form of verandah. Any differences in development features tend to correlate with the two main residential zones in the town: Low Density Residential Zone and Neighbourhood Residential Zone.

Desired future character guidelines

The rural character of Gembrook is valued by the local community. New dwellings should not replicate existing dwellings, but should seek to be respectful of existing dwelling styles while incorporating individual character and sustainable design features. Implementing bushfire protection measures required by the planning scheme will be important. The following is an outline of the desired future character.

- Detached, single or split level design which is sympathetic to the topography of the land and the surrounding landscape. Dwellings should not protrude above the tree canopy line.
- Well vegetated lots, including retention of existing established trees.
- Dwellings setback from boundaries to create a sense of openness and to allow for screen vegetation.
- Single driveway access.
- Site responsive design minimising vegetation removal, except where necessary for bushfire protection, and cut and fill.
- Minimal hard surface coverage, particularly within the frontage.

CARDINIA PLANNING SCHEME

- Sustainable design features including eaves, good solar orientation, energy efficient design, water tanks and use of recycled materials.
- Non-existent, low, open (at least 80% visual permeability) or hedge style fencing.
- Well articulated facades with elements like verandahs and porches.
- External cladding of muted tones.
- Use of traditional building materials like face brick, weatherboards, and tiled or tin roofing.
- Retain a mix of lot sizes throughout Gembrook.
- Consolidate residential development within the Urban Growth Boundary.
- Establish appropriate housing opportunities for older persons and people with a disability within 400m walking distance of the town centre, whilst ensuring that the potential impact of bushfire on vulnerable people is fully considered.

Economic development

- Establish an attractive, low speed, pedestrian friendly environment throughout the town centre.
- Enhance and consolidate the town centre.
- Increase local employment opportunities.
- Improve opportunities for services, events and activities for both short and long stay visitors.
- Provide for light industrial land uses to service the township.
- Facilitate developments respectful of the existing township character and the surrounding landscape, including development that is responsive to the bushfire risk.
- Facilitate development in Main Street in accordance with the Gembrook Framework Plan and the Precincts Land Use Table.
- Encourage the establishment of a medical practitioner in Gembrook.
- Encourage and support the establishment of a Visitor Information Centre in Gembrook.

Central Precincts:

Figure 9 shows the three main precincts which make up the commercial town centre of Gembrook. In order to consolidate the town centre, future retail and commercial development should be located within the central retail precinct. The eastern end of Main Street should be the focus for community facilities to complement the community centre and would also be appropriate for medical services, a child care centre, offices, or tourist accommodation given that this precinct includes a number of existing residential dwellings and is less suited to intensive retail activity. Any future residential development in the central retail precinct and the arts and community precinct should not be traditional residential development or prominent ground floor residential development rather it should be located in secondary areas like the backs of shops. Table 1 below outlines the types of uses that are appropriate in each of the precincts.

CARDINIA PLANNING SCHEME

Table 1: Precincts land use table

Precinct	Preferred land use	Inappropriate/incompatible land use
Service & Mixed Use Precinct	<ul style="list-style-type: none"> Continued service industry use Offices Educational services Medium density residential development Tourist accommodation 	<ul style="list-style-type: none"> Retail and commercial
Central Retail Precinct	<ul style="list-style-type: none"> Active uses that attract daily pedestrian activity such as continued retail and commercial uses, i.e. shops and key service providers Active uses that promote evening and weekend activity such as cafes and restaurants Tourism activities 	<ul style="list-style-type: none"> Non-active uses Uses that require vehicle access from the street frontage (i.e. petrol station, car wash, drive through bottle shop or car sales yard) 'Traditional' residential development or ground floor residential development at the frontage
Arts Community Precinct	<ul style="list-style-type: none"> Community and cultural uses Tourist accommodation Medical services Offices Tourism activities Medium density residential development located behind another use preferred in the precinct 	<ul style="list-style-type: none"> Non-active uses Uses that require vehicle access from the street frontage (i.e. petrol station, drive through bottle shop or car sales yard) 'Traditional' residential development or ground floor residential development at the frontage

Open space

- Balance the recreational, environmental and wildfire management objectives of open space reserves whilst recognising the need to prioritise human life in decision making.
- Make Gembrook a walkable town, better connecting the town to open space and encouraging recreation and active transport opportunities
- Encourage community cohesion and participation in community life.
- Provide and maintain open spaces to meet the active and passive recreational needs of the community across a wide range of user groups.

Physical Infrastructure

- Provide or upgrade utility services to improve the health and amenity of residents and to minimise environmental impacts.
- All new dwellings should be encouraged to provide at least one water tank on site to reduce the reliance on Mains water and stormwater runoff.
- Water tanks should be inconspicuous in design such as under deck tanks, or vegetative screening should be encouraged.
- Advocate for improved telecommunications services in Gembrook.

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- Require water sensitive urban design principles to be considered in new developments.
- Support the connection of all occupied properties within a sewerage area to connect to reticulated sewer systems as soon as practicable following the provision of this service.
- Investigate the impacts of stormwater runoff in Gembrook:
 - develop appropriate measures to manage existing issues; and
 - plan for reducing the impact of future development on the entire drainage catchment.

Heritage and township character

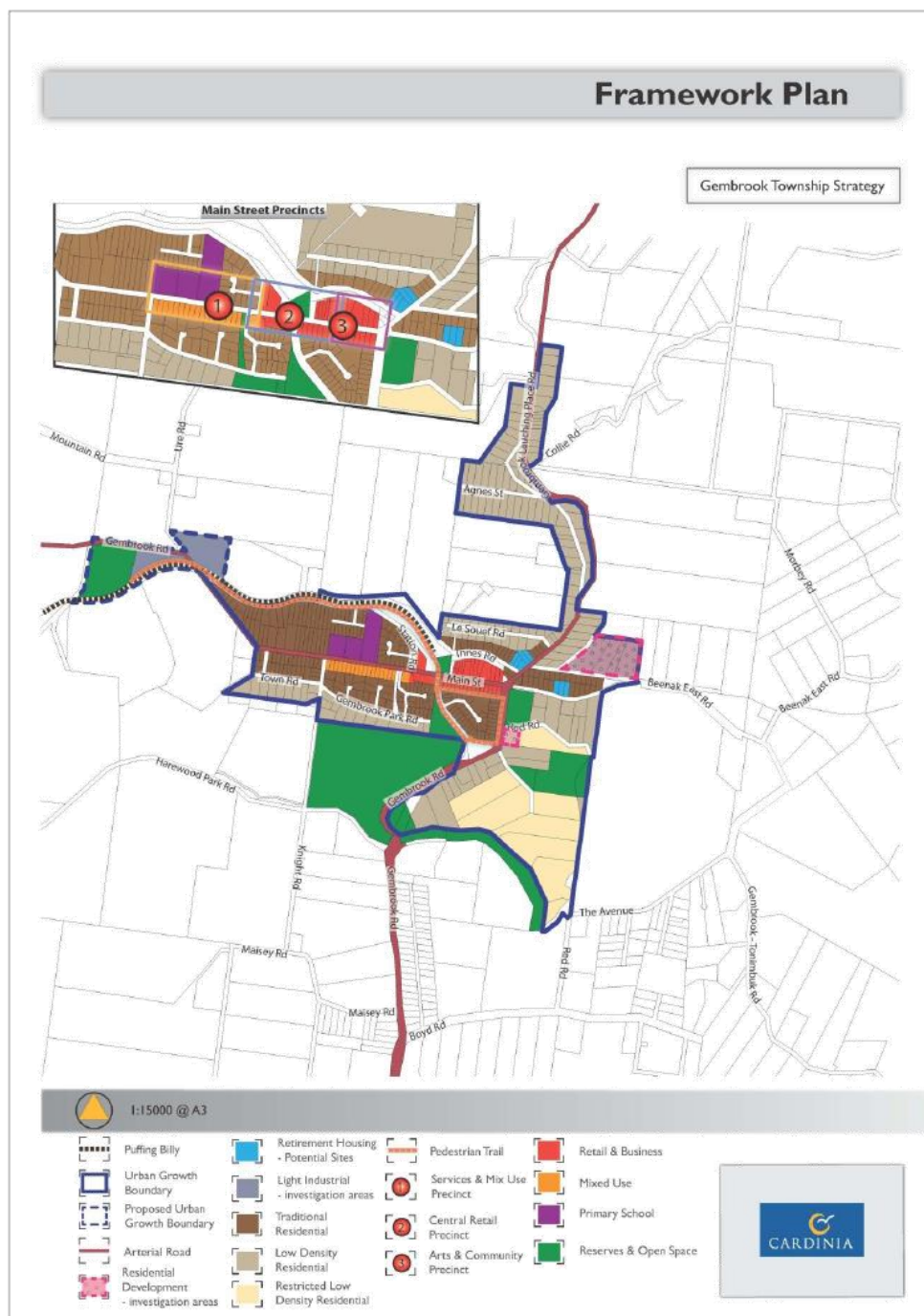
- Value, protect and restore the natural environment and sites of heritage significance.
- Preserve and enhance the significance of sites identified as being of heritage significance in Gembrook.
- Encourage developments to respond to the conservation guidelines in the Cardinia Local Heritage Study Review when considering development applications in Main Street.
- Maintain and enhance the heritage values of the area.
- Encourage tourism developments to demonstrate a link with the heritage aspects of Gembrook.
- Encourage developments to respond to the town centre design guidelines when considering development applications in Main Street.
- Ensure developments respond to the bushfire risk to Gembrook.
- Revitalise Main Street through a streetscape renewal scheme including replacing the street furniture throughout Main Street and in JAC Russel Park.

Further strategic work

- Further investigate the areas identified on the Gembrook Framework Plan for residential development and only proceed where compatible with the risk from bushfire.
- Investigate rezoning land around the intersection of Belgrave-Gembrook Road, Ure Road and Station Street for light industrial purposes as identified in the Gembrook Framework Plan.
- Introduce a Heritage Overlay to protect the Gembrook Commercial precinct in Main Street in the Cardinia Planning Scheme.
- Introduce a Heritage Overlay to protect “Wattle Bank” at 18 Innes Road in the Cardinia Planning Scheme.
- Introduce relevant controls into the Cardinia Planning Scheme for the Main Street heritage precinct which incorporate the conservation guidelines from the Cardinia Local Heritage Study Review.
- Introduce a Heritage Overlay which protects the trees identified as significant in the Cardinia Shire Council Significant Tree Study (May 2009).
- Initiate an amendment to the Cardinia Planning Scheme to introduce new planning controls which implement the town centre design guidelines.

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Figure 8: Gembrook Framework Plan



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Figure 9: Gembrook Central Precincts Plan



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21.07-2**Cockatoo**14/06/2012
C124

Cockatoo is located in a picturesque valley of the Cockatoo Creek, in the foothills of the Dandenong Ranges. Originally a timber town, Cockatoo became a notable resort town after the 1890s with the construction of the single-gauge railway. The population has grown significantly since the 1970s, and dominant land uses today include residential and rural residential development, open space for passive and active recreation, and areas of high environmental and landscape value. The steep slopes of the township limit the capacity for residential development due to erosion hazards and engineering difficulties. In 1983, Cockatoo was devastated by the Ash Wednesday bushfires, suffering the loss of six lives and over 300 homes.

Vision

To maintain Cockatoo as a rural country community with contained residential development in a natural landscape setting, adequate social and physical infrastructure to service the community, extensive open space and recreation opportunities and a strong sense of community.

Local area implementation

- Ensure that any proposed use or development within or around the Cockatoo township is generally consistent with the *Cockatoo Township Strategy (March 2008)*, including the Cockatoo Framework Plan (Figure 10).

Residential development

- Maintain and enhance the 'rural country' character of Cockatoo through the retention of larger residential lots, the retention of existing remnant vegetation (particular canopy trees) and the use of building materials and colours which complement the natural environment.
- Consider as appropriate the Precinct Character Guidelines in the *Cockatoo Township Strategy (March 2008)*.
- Maintain a diverse range of lot sizes within the township.
- Encourage dwelling location to be unobtrusive in the landscape and designed in a compact but well articulated form.
- Encourage permeable fences to enhance the bushland setting.
- Retain tall canopy trees, particularly native vegetation, while ensuring effective wildfire management.
- Avoid residential development where the land has a slope greater than 20% or is designated "very poor" in the *Land Capability Study of the Cardinia Shire (1997)*.
- Locate building and driveways to avoid and minimise excessive earthwork.

Economic development

- Direct retail and commercial land use and development to the Cockatoo town centre.
- Direct uses that promote evening and weekend activity (such as restaurants and cafes) to McBride Street.
- Establish a small service industry within the Cockatoo town centre.

Community development

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- Encourage the establishment of health care and service providers in Cockatoo, including a general practitioner service, in appropriate locations.

Open space

- Provide open space to meet the active and passive recreational needs of the community.
- Develop and enhance a track and path system along Cockatoo Creek with signage, seating and multi-point access.
- Improve facilities at Mountain Road reserve, including access and car parking arrangements.
- Allow limited recreational uses (such as a BMX track) at Bailey Road reserve subject to their compatibility with the environmental values of the reserve.
- Construct Stage 2 of the Emerald to Gembrook trail, between Cockatoo and Gembrook.
- Improve facilities at the Alma Treloar Reserve consistent with the *Cockatoo Community Reserve (Alma Treloar) Master Plan (2003)*.
- Develop a network of linkages around the Cockatoo township by:
 - Upgrading rights-of-way consistent with the Laneway Closure Scheme 2002.
 - Creating trails along Mountain Road, Nangana Street and sections of Cockatoo Creek.
 - Creating an on-road path along a section of Belgrave-Gembrook Road.

Traffic and transport

- Continue to upgrade and extend the footpath network.
- Upgrade Fairbridge Lane to provide a sealed pavement, car parking and prioritised pedestrian movement.
- Provide a controlled pedestrian crossing on Pakenham Road, between the Alma Treloar reserve and the town centre at the school crossing location.

Environment

- Undertake revegetation and weed control works along 20 metres each side of Cockatoo Creek, particularly within Alma Treloar Reserve and Baker Street Reserve.
- Have regard to the treatments set out for the seven priority areas in Cockatoo as outlined in the Municipal Wildfire Preparedness Plan (2005) including fire management plans, for bushland reserves, fire breaks, buffer zones, water points and community fire programs.

Town centre design

- Ensure that any proposed use or development within the Cockatoo town centre is generally consistent with the Cockatoo Town Centre Framework Plan (Figure 11), and that it has regard to the *Cockatoo Town Centre Urban Design Framework (2007)* and *Cockatoo Township strategy (March 2008)*.
- Create a memorable entry experience to Cockatoo along key roads and open space linkages.
- Ensure that any proposed development contributes to creating and maintaining an active and attractive town centre by:
 - Providing a continuous built edge, with zero setback.
 - Avoiding front setbacks for car parking
 - Addressing both street frontages on corner blocks.
 - Incorporating the use of verandahs or similar shade and weather protection devices.

CARDINIA PLANNING SCHEME

- Progressively underground power lines in the Cockatoo town centre.
- Provide for one to two storey buildings as the preferred height immediate to McBride Street.
- Ensure that second storeys are not visually intrusive, and do not interrupt view lines from Belgrave-Gembrook Road or Pakenham Road.
- Ensure that any development of the vacant land on Fairbridge Lane enhances the visual amenity of McBride Street.
- Discourage the use of roller shutters on shop fronts.

Further strategic work

- Developing a Design and Development Overlay for the Cockatoo town centre which incorporates the built form and design guidelines outlined in the Cockatoo Town Centre *Urban Design Framework 2007*.
- Developing a Design and Development Overlay for the Cockatoo residential precincts which incorporates the precinct character guidelines set out in the *Cockatoo Township Strategy (March 2008)*.

Reference document

Cockatoo Town Centre Urban Design Framework (revised November 2007)

Land Capability Study of the Cardinia Shire (1997)

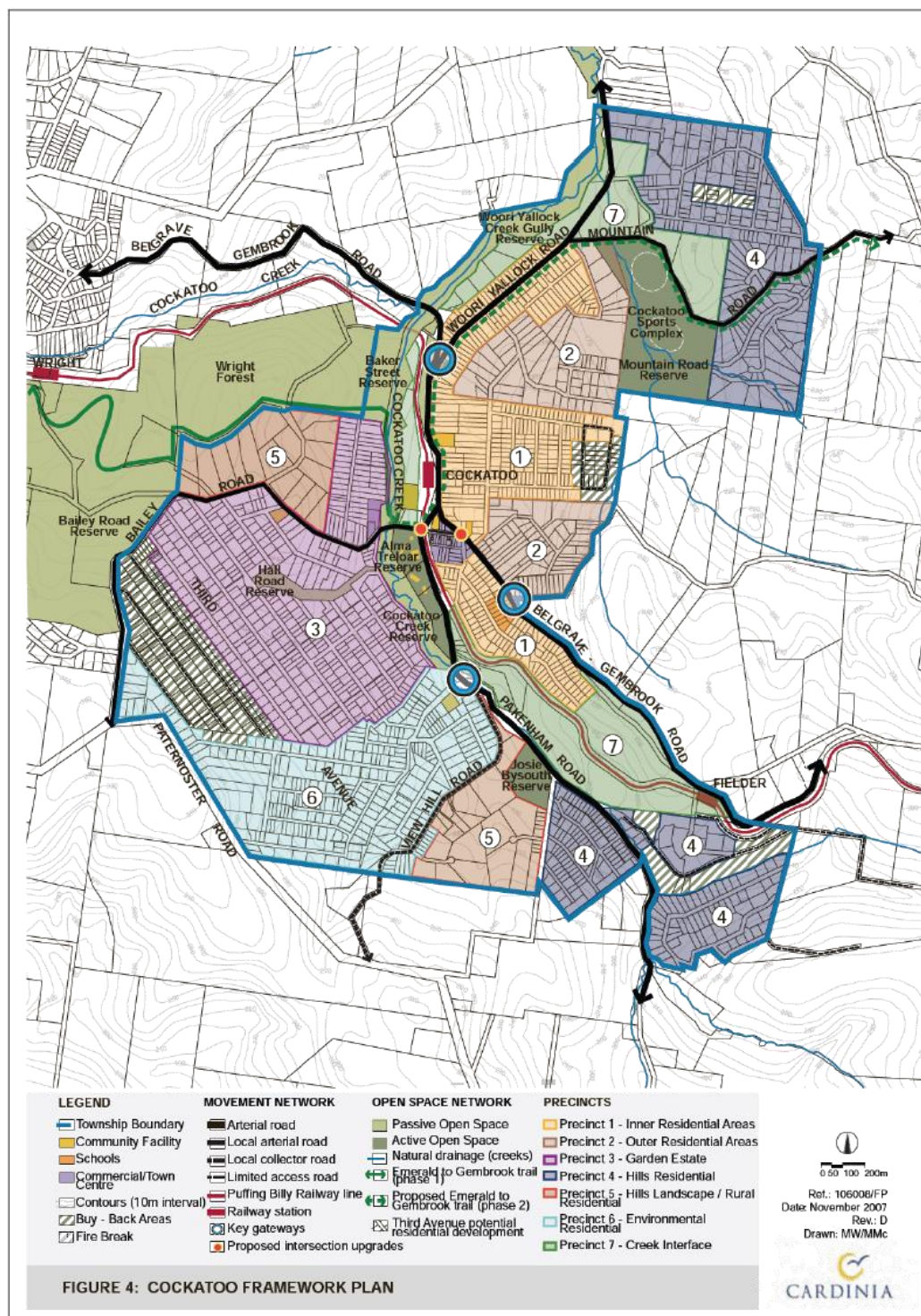
Cockatoo Community Reserve (Alma Treloar) Master Plan (2003)

Municipal Wildfire Preparedness Plan (2005)

Laneway Closure Scheme (2002)

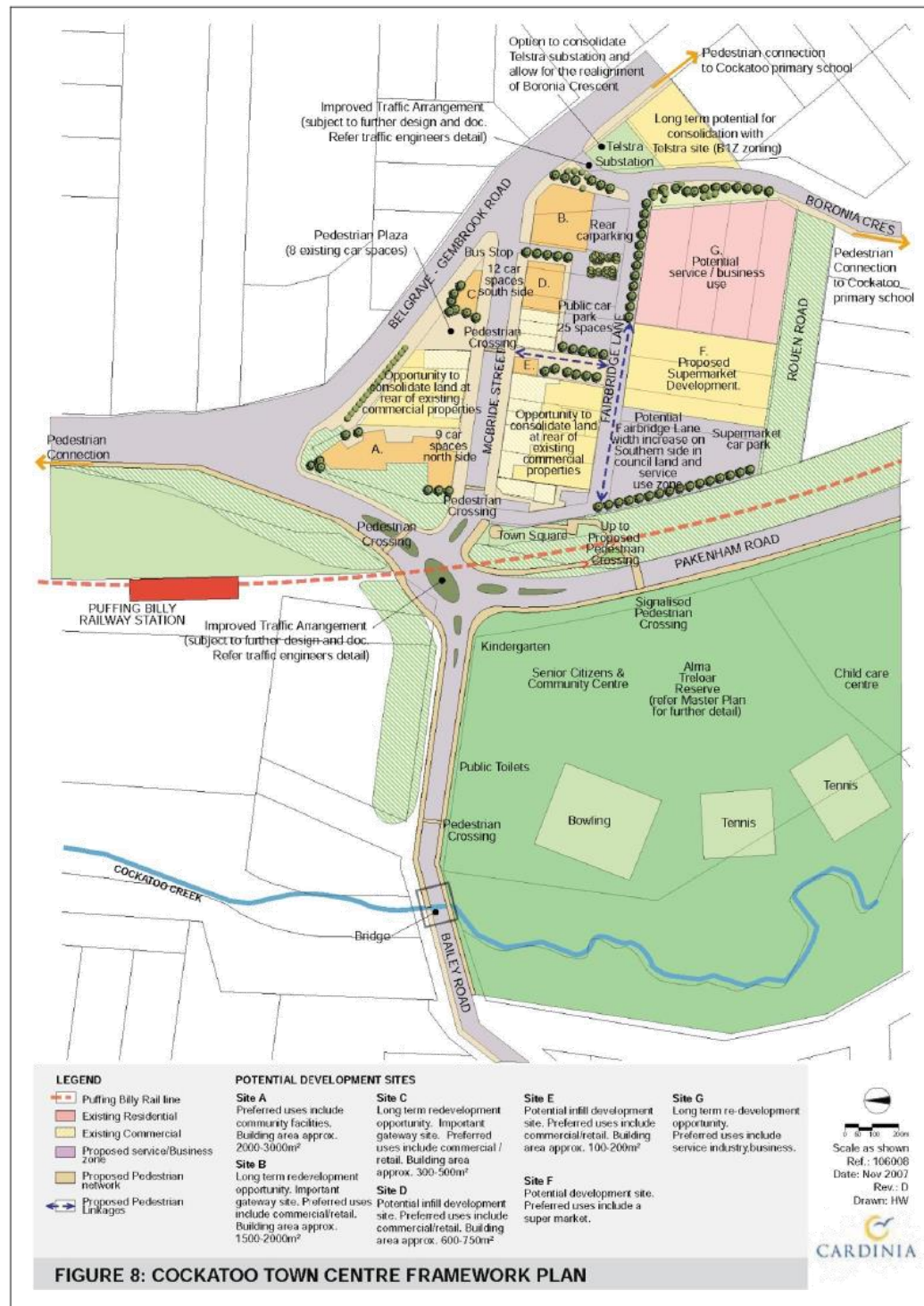
CARDINIA PLANNING SCHEME

Figure 10: Cockatoo Framework Plan



CARDINIA PLANNING SCHEME

Figure 11: Cockatoo Town Centre Framework Plan



CARDINIA PLANNING SCHEME

21.07-328/05/2015
C184**Emerald, Avonsleigh & Clematis**

Emerald is located at the foothills of the Dandenong Ranges, and has a history based on gold discovery in 1858. The township grew significantly around the 1890s, and today Emerald is the largest of Cardinia's 'hills townships', and is the focus for higher order commercial and community facilities and services in the northern part of the Cardinia Shire. Dominant land use and activities within and around Emerald include residential and rural residential development, farming, open space and recreation. Avonsleigh and Clematis are located in close proximity to the Emerald township, and together they form the area covered by the *Emerald District Strategy (June 2009)*.

Vision

The vision for the Emerald District is to protect and enhance the unique character of the area as a place of great natural beauty and as a sustainable and caring community where residents live and work in happiness and safety.

Local area implementation

- Ensure that any proposed use or development within or around the Emerald, Avonsleigh and Clematis townships is generally consistent with the *Emerald District Strategy (June 2009)*, including the Emerald District Framework Plan (Figure 12).

Residential development

- Contain residential development within the existing residentially zoned land.
- Consider as appropriate the Neighbourhood Context Guidelines set out in the *Emerald District Strategy (June 2009)* to residential development within the Emerald District.
- Maintain a diverse range of lot sizes within the township.
- Locate dwellings and driveways to minimise cut and fill and visual intrusion in the landscape.
- Demonstrate a strong landscape response. Maximise the retention of existing vegetation on the site and ensure space between buildings and at boundaries provides opportunities for revegetation, including canopy tree planting.
- Encourage individuality in the design of dwellings in multi unit development, avoiding repetition within the site or of past styles.

Economic development

- Facilitate appropriate infill development within the various precincts within the Emerald town centre as identified in Figure 13.
- Facilitate mixed use development along the section of Belgrave-Gembrook Road linking the Central Retail Precinct and the Northern Retail Precinct.
- Encourage the establishment of tourism activities particularly in or near the Emerald town centre and in key locations such as the Emerald Lake Park.
- Support the development of host farms, bed and breakfasts and other holiday opportunities in association with agricultural production as a mechanism to enhance the prosperity of farms.
- Encourage the establishment of tourism related accommodation within the Emerald Golf and Country Resort.

CARDINIA PLANNING SCHEME

- Develop a new cultural and heritage trail link between Gemco and the Museum by developing the existing multi-purpose trail between Kilvington Drive and Nobelius Heritage Park.

Community development

- Develop an integrated library and community centre complex at the library site.
- Develop an integrated arts and culture hub at the Gemco site on Kilvington Drive.
- Support the relocation of the Emerald Fire Station from Worrell Reserve to the new site on Emerald-Monbulk Road.
- Support the upgrade of the SES building at the current location within Worrell Reserve.
- Secure the long term use of land in Kings Road between the school oval and the Emerald Kindergarten for community purposes.
- Deliver appropriate youth facilities within the Emerald District.

Open space

- Provide a legible and permeable interlinked open space network to meet the active and passive recreational needs of a wide range of user groups.
- Ensure the long term management of the environmental and conservation values of open space reserves.
- Provide footpaths along arterial roads within the town centre that are wide enough for shared bicycle/walking use, particularly along Belgrave-Gembrook Road, Emerald Beaconsfield Road and Emerald Monbulk Road where they pass the Emerald town centre.
- Develop an environmental reserve along Menzies Creek tributary extending along the back of properties on Pinnocks Road linking to the amphitheatre.
- Develop a skateboard playground in Emerald.

Traffic and transport

- Upgrade Madigan Way to provide access to the properties north of Belgrave-Gembrook Road between the two roundabouts.
- Upgrade the laneway between the school oval and the shops to provide improved traffic flow, appropriate signage and increased parking.
- Upgrade and extend the footpath network along sealed roads to link public services and facilities including bus stops/walking school bus locations, and to address gaps in pedestrian connectivity within the Emerald town centre and between the town centre and residential areas.

Environment

- Have regard to the treatments set out for the eight priority areas in Emerald as outlined in the *Municipal Wildfire Preparedness Plan 2005* including fire management plans for bushland reserves, fire breaks, buffer zones, water points and community fire programs.

Urban design

- Ensure that any proposed use or development within the Emerald, Clematis and Avonsleigh town centres is generally consistent with the Emerald Town Centre Precinct Plan and Clematis and Avonsleigh Activity Hubs as identified in Figure 13.
- Consider as appropriate the town centre design guidelines set out in Section 12.5 of the *Emerald District Strategy (June 2009)*.
- Create a memorable entry experience to Emerald along key roads and open space linkages.

CARDINIA PLANNING SCHEME

- Ensure that any infill development enhances the visual amenity of the town centre and considers adjoining uses, heritage, landscape values and environmental sustainability.
- Facilitate the redevelopment of the former nursery site on the northern side of Emerald-Beaconsfield Road and Belgrave-Gembrook Road roundabout.

Further strategic work

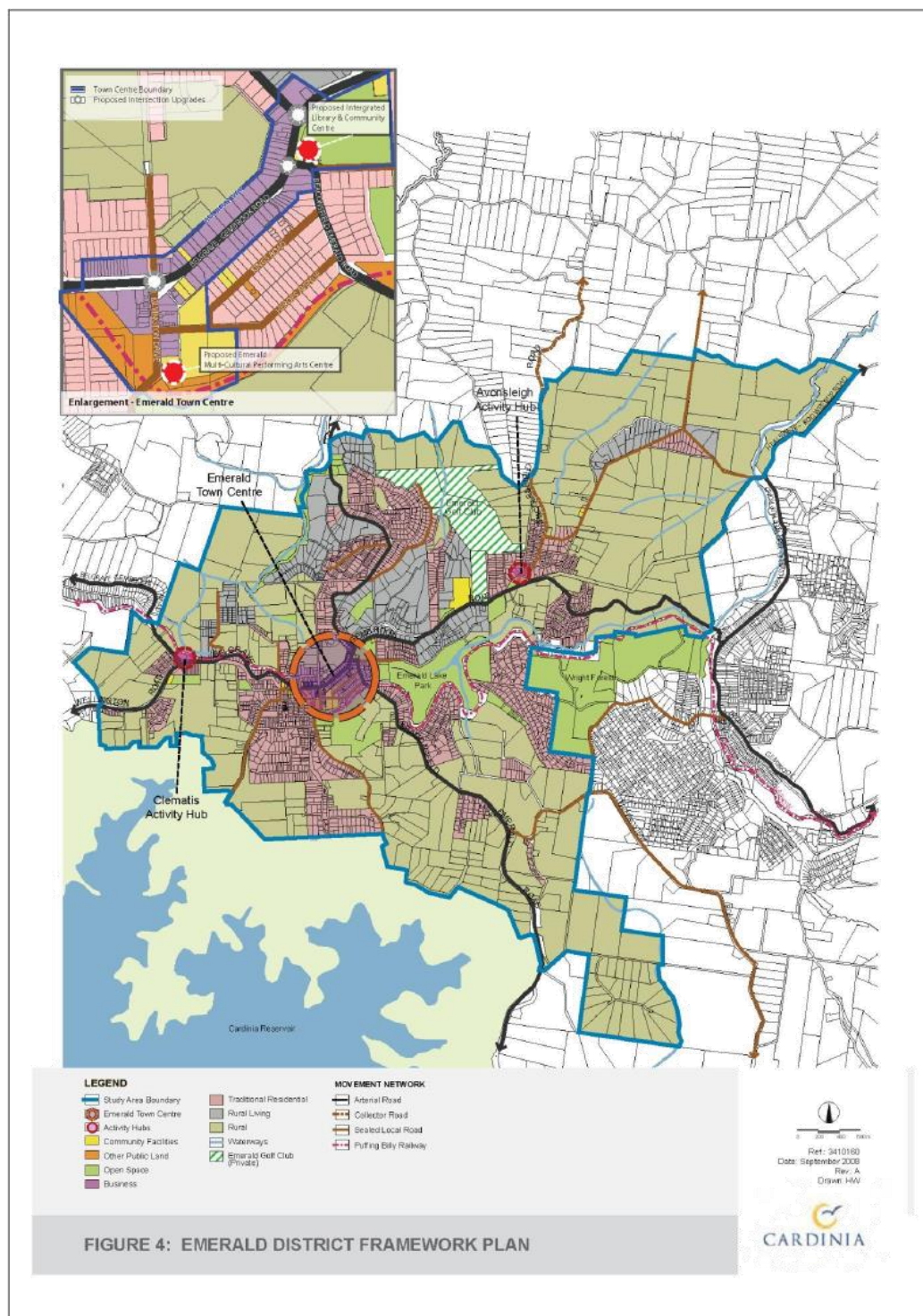
- Revise the Design and Development Overlay applying to land within and around the Emerald District to incorporate the Neighbourhood Context Guidelines set out in the *Emerald District Strategy (June 2009)*.
- Develop and introduce a Design and Development Overlay for the Emerald town centre which incorporates the built form and design guidelines outlined in the *Emerald District Strategy (June 2009)*.

Reference documents

Municipal Wildfire Preparedness Plan 2005

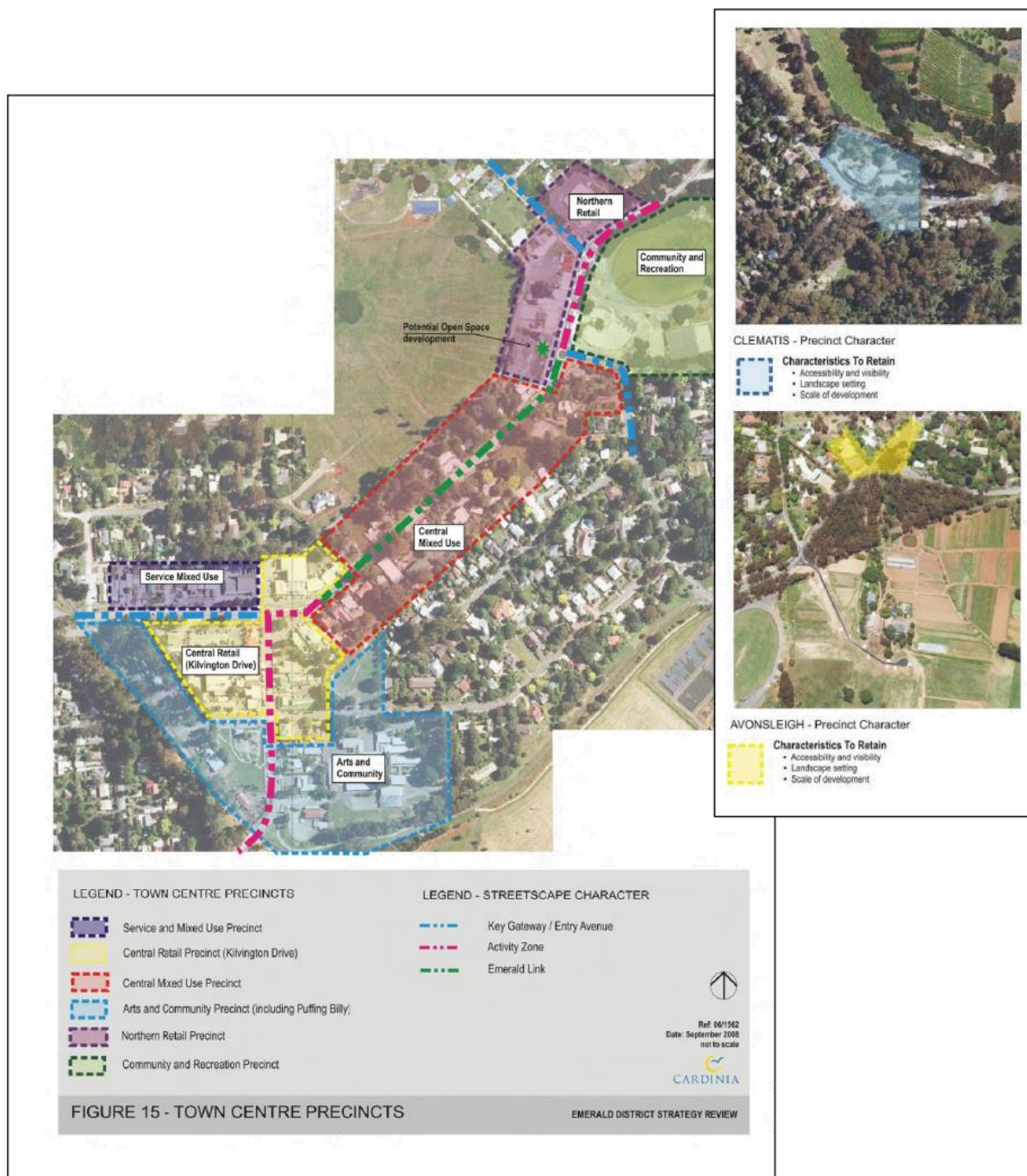
CARDINIA PLANNING SCHEME

Figure 12: Emerald Framework Plan



CARDINIA PLANNING SCHEME

Figure 13: Emerald Town Centre Precinct Plan and Clematis and Avonsleigh Activity Hubs



CARDINIA PLANNING SCHEME

21.07-4 Lang Lang26/04/2013
C167

The Lang Lang Township is located off the South Gippsland Highway approximately 90 kilometres from Melbourne. The conversion of the Koo Wee Rup swamp to farmland started in 1891 and began the rich horticultural and agricultural tradition for the area. Today, dominant activities within and around Lang Lang include residential and rural residential development, rural industries (horticulture and agriculture), sand extraction activities, open space and recreation pursuits. The northern coastline of Western Port south of Lang Lang is an area identified for its environmental significance.

Vision

The vision for the Lang Lang Township is to be a rural township with commercial and community services to service a population of approximately 1,700 people, characterised by a country ambience, with a safe commercial area free of sand truck traffic. Lang Lang is a place where you would like your family to grow up.

Local area implementation

- Ensure that any proposed use or development within or around the Lang Lang township is generally consistent with the *Lang Lang Township Strategy (July 2009)*, including the Lang Lang Framework Plan (Figure 14).

Residential development

- Protect and enhance the 'rural character' of the Lang Lang Township.
- Encourage a diversity of development styles.
- Ensure the long term sustainability of the community by providing residential development for a range of household groups.
- Ensure infill residential development is integrated with existing developments and respects the existing character of the township.
- Locate multi unit development within vicinity of the town centre.
- Maintain a sense of spaciousness between residential allotments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation and encourage the inclusion of native vegetation and garden in new development.
- Consider as appropriate the Precinct Character Guidelines set out in the *Lang Lang Township Strategy (July 2009)* to residential development within the Lang Lang township.
- Ensure that land within the Lang Lang urban growth boundary is released for development in a staged/controlled manner.
- Avoid cul-de-sacs in residential subdivisions, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

Economic development

- Consolidate commercial and retail uses along Westport Road between McDonalds Track and the closed South Gippsland Railway Line, as reflected in the Lang Lang Town Centre Urban Design Framework 2008 and as set out in the *Lang Lang Township Strategy (July 2009)*.

CARDINIA PLANNING SCHEME

- Establish tourist accommodation facilities within and around the Lang Lang township, including bed and breakfasts, farm stays, guest houses or a caravan park.

Community development

- Encourage the establishment of health care and service providers in Lang Lang, including a general practitioner service, in appropriate locations.

Traffic and transport

- Limit direct vehicle access from private land holdings to the proposed Lang Lang sand truck bypass.
- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Establish local road connections between properties as set out in the Lang Lang Framework Plan (Figure 14).
- Upgrade and extend the pedestrian network within Lang Lang.
- Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.
- Maintain generous street, footpath and easement widths in new developments.

Open space

- Provide open space to meet the active and passive recreational needs of the community.
- Secure the ongoing use of Dick Jones Park for open space.
- Progressively improve the Lang Lang Pastoral, Agricultural and Horticultural Showgrounds and Stafford Reserve as the focus for active recreation and sporting activities, including improved access and car parking.
- Progressively improve existing local reserves and open spaces, with priority given to Kester Kitchen Park, Dick Jones Park and Tresize Court Reserve.
- Maintain, upgrade and provide areas for equestrian activities (including a safe and interconnected network of equestrian trails) in and around Lang Lang.
- Support the construction of a multi-use path along the South Gippsland Railway line to create a linkage between the Lang Lang and Koo Wee Rup townships.
- Establish a rail trail along the disused section of the South Gippsland Railway Line.

Environment

- Nominate an offset area in Lang Lang for native vegetation regeneration and replanting as part of the Native Vegetation Framework.

Urban design

- Encourage urban design which creates a strong character and identity for the area, provides for a functional built environment and promotes community and personal safety.
- Encourage urban design that reinforces the character of the town, through sympathetic building design and standard design elements which are in keeping with the rural atmosphere of the town.
- Create a consolidated and active town centre through the development of existing vacant lots and residential lots in the main street between McDonald's Track and South Gippsland Railway Reserve.
- Create a memorable entry experience to the Lang Lang township through entrance and gateway statements.

CARDINIA PLANNING SCHEME

- Support the rezoning of land known as 140 Westport Road and 150 McDonalds Track, Lang Lang to Mixed Used Zone.

Further strategic work

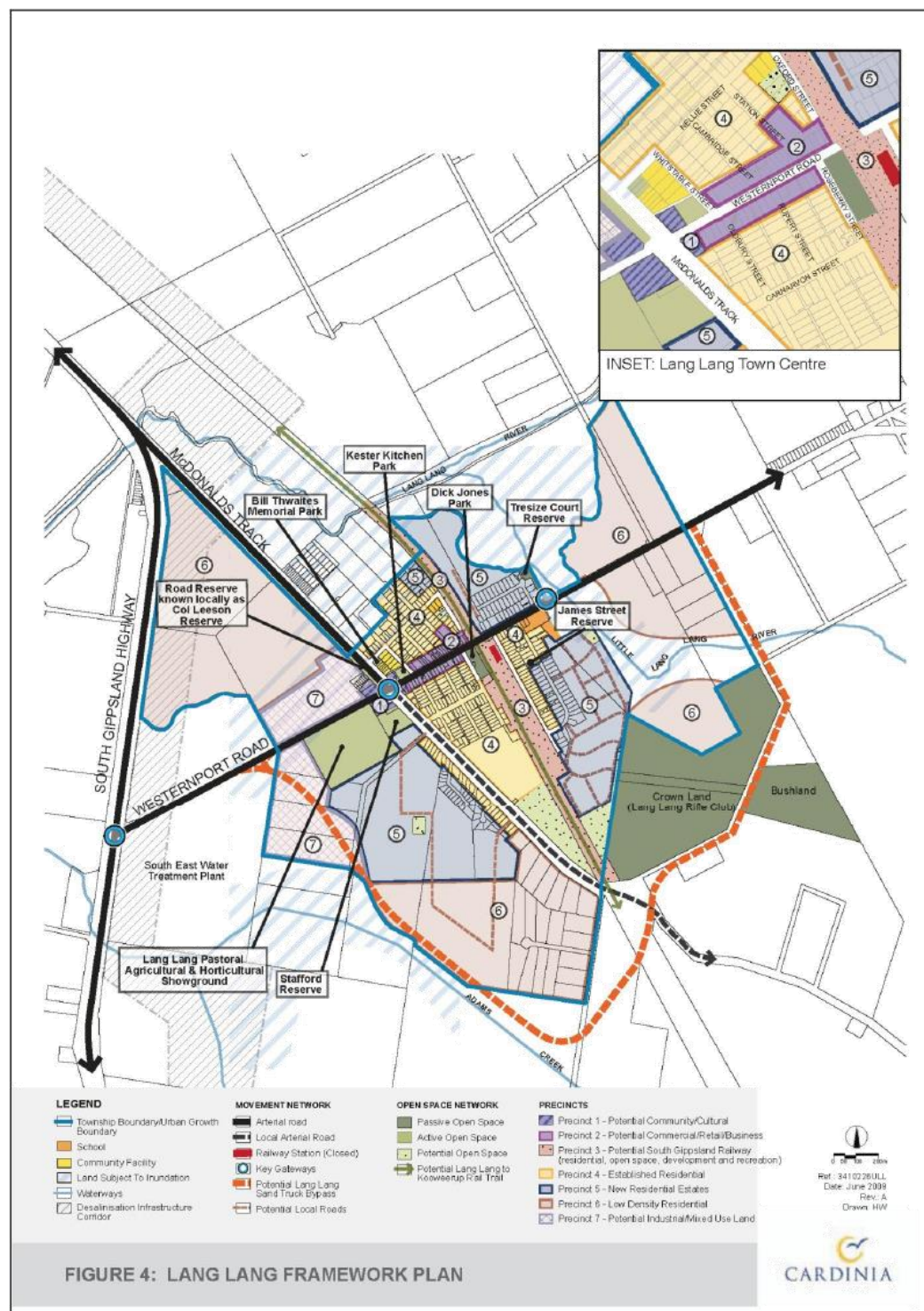
- Develop a vegetation precinct plan for the Lang Lang township that includes all public and private land and road reserves.
- Review the residential zones and the Design and Development Overlay applying to land within the Lang Lang urban growth boundary to reflect the township character guidelines set out in the *Lang Lang Township Strategy (July 2009)*.

Reference documents

Equestrian Strategy (2001)

CARDINIA PLANNING SCHEME

Figure 14: Lang Lang Framework Plan



CARDINIA PLANNING SCHEME

21.07-5 Upper Beaconsfield26/04/2013
C167

Upper Beaconsfield is located approximately 53 kilometres south-east of Melbourne on the southern foothills of the Great Dividing Range. Upper Beaconsfield was a popular tourist destination in the early 1900's, with numerous rural retreats and guest houses. The region later progressed to become an important fruit production district, with at least 40 orchards in the area. Today, Upper Beaconsfield retains much of its rural heritage and country atmosphere with tree-lined streets, rural landscapes hill-top views and bush land. Dominant activities and uses within and around Upper Beaconsfield include residential, rural residential development, open space and recreation. Upper Beaconsfield was severely impacted by the Ash Wednesday fires, suffering the loss of 186 homes and nine lives.

Vision

Upper Beaconsfield is a unique hill-top town nestled within a rural landscape interspersed with residential housing, native bushland and open recreational spaces. Its country atmosphere and unique environment should be actively protected. Upper Beaconsfield has a strong sense of community pride that is an important part of the character and fabric of Upper Beaconsfield.

Local area implementation

- Ensure that any proposed use or development within or around the Upper Beaconsfield township is generally consistent with the *Upper Beaconsfield Township Strategy (July 2009)*, including the Upper Beaconsfield Framework Plan (Figure 15).

Residential development

- Maintain and enhance the 'hill-top bushland character' of Upper Beaconsfield through the retention of larger lots, the retention of existing remnant vegetation (particularly canopy trees and also ground covers where appropriate) and the use of building materials and colours which compliment the natural environment of the area.
- Consider as appropriate the Precinct Character Guidelines set out in the *Upper Beaconsfield Township Strategy (July 2009)*.
- Ensure the long term sustainability of the community by providing residential housing for a range of household groups.
- Avoid residential development where the land has a slope greater than 20% or is designated 'very poor' in the *Land Capability Study for the Cardinia Shire (1997)*.
- Ensure infill residential development is integrated with existing developments and respects the existing character of the township.
- Avoid cul-de-sacs in residential subdivisions, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

Economic development

- Encourage tourism related development in the Upper Beaconsfield township, including restaurants, cafes, galleries, art and craft shops, and tourist accommodation.
- Direct uses that promote evening and weekend activity to the town centre along Beaconsfield-Emerald Road as the preferred location.

Community development

- Encourage the establishment of health care and service providers in Upper Beaconsfield, including a general practitioner service, in appropriate locations.

CARDINIA PLANNING SCHEME

Open space

- Support the creation of a regional open space network along Cardinia Creek and a multi-use trail linking the network to the Upper Beaconsfield township.
- Provide open space to meet the active and passive recreational needs of the community.
- Balance the recreational, environmental and wildfire management objectives of open space reserves.
- Facilitate co-location of community and recreation facilities and joint management of these facilities.
- Provide a legible and permeable, interlinked open space network.
- Progressively improve the Beaconsfield Upper Recreation Reserve as the focus for active recreation and sporting activities, including improved access and car parking.
- Progressively improve Salisbury Gully Reserve and Keith Ewenson Park.

Traffic and transport

- Upgrade the intersection along Beaconsfield-Emerald Road.
- Upgrade and extend the pedestrian, bicycle and equestrian network.
- Ensure all new subdivisions and developments contribute to improving the connectivity of the local road and pedestrian, bicycle and equestrian network.

Environment

- Nominate an offset area in Upper Beaconsfield for native vegetation regeneration and replanting as part of the Native Vegetation Framework.
- Have regard to the treatments set out for the 13 priority areas in Upper Beaconsfield as outlined in the *Municipal Wildfire Preparedness Plan 2005* including fire management plans for bushland reserves, fire breaks, buffer zones, water points and community fire programs.
- Develop 'water-wise' indigenous gardens in public places.

Town centre design

- Ensure that any proposed use or development within the Upper Beaconsfield town centre is generally consistent with the Upper Beaconsfield Town Centre Framework Plan as shown in Figure 16.
- Create a memorable entry experience to the Upper Beaconsfield town centre.
- Progressively upgrade power lines in the Upper Beaconsfield town centre to either be aerial bundled cables or placed underground.

Further strategic work

- Develop a Design and Development Overlay for the Upper Beaconsfield town centre which incorporates the town centre design guidelines outlined in the *Upper Beaconsfield Township Strategy (July 2009)*.
- Review the residential zones and the Design and Development Overlay applying to land within the Upper Beaconsfield township to reflect the township character guidelines set out in the *Upper Beaconsfield Township Strategy (July 2009)*.
- Investigate the preferred use and development of land adjacent to Charing Cross and along Salisbury Road once the Charing Cross intersection has been completed.

CARDINIA PLANNING SCHEME

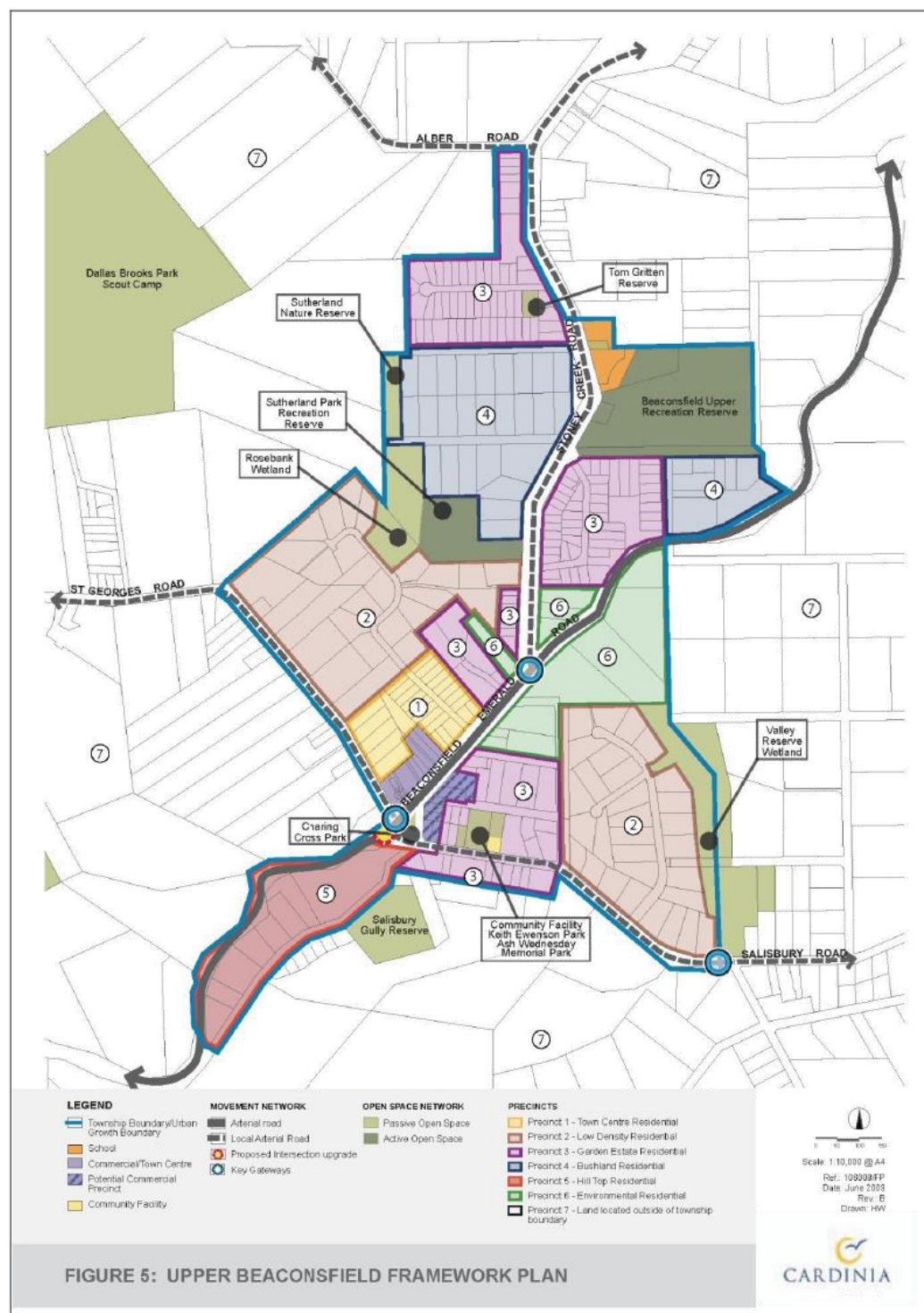
Reference documents

Municipal Wildfire Preparedness Plan 2005

Land Capability Study for the Cardinia Shire (1997)

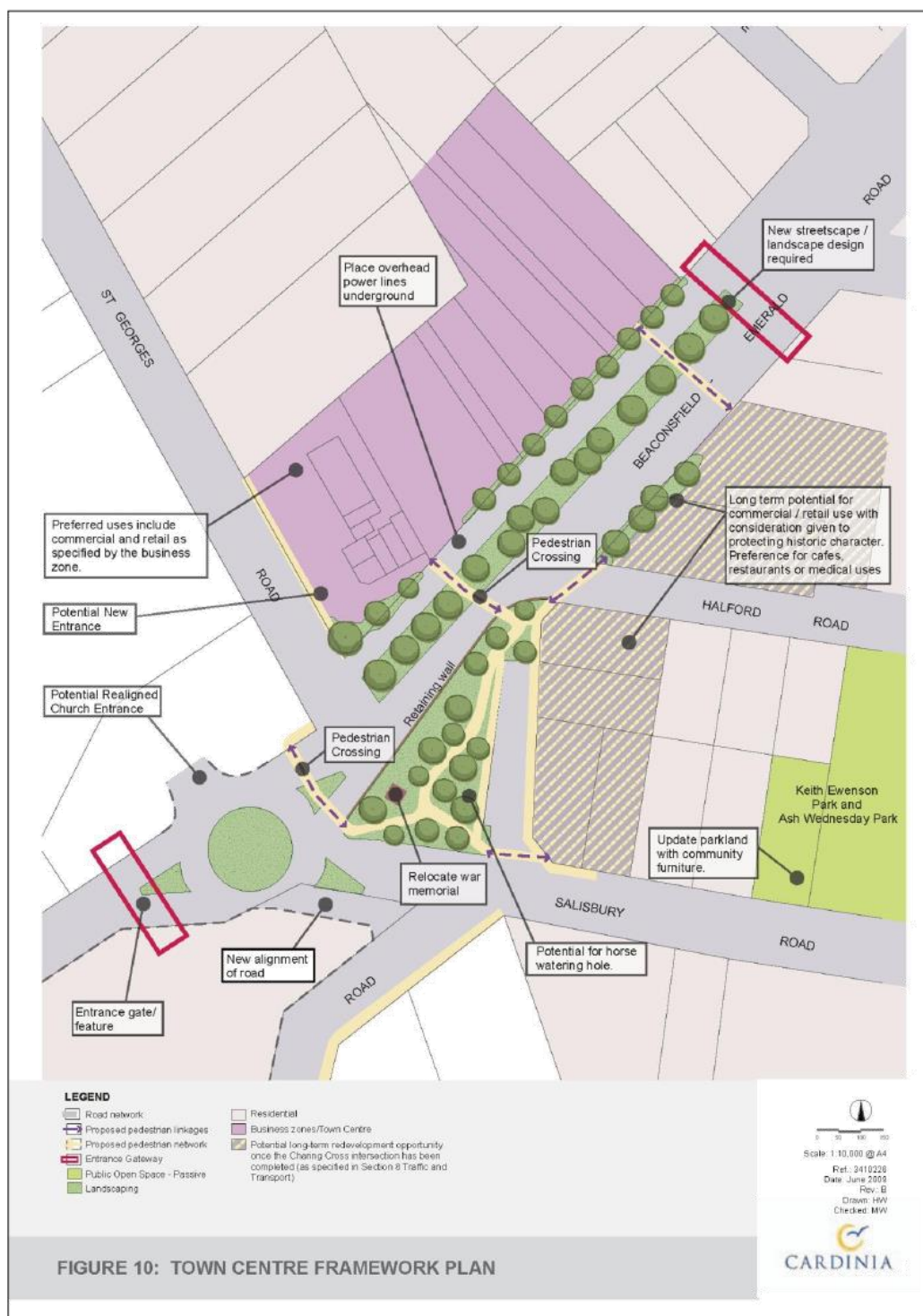
CARDINIA PLANNING SCHEME

Figure 15: Upper Beaconsfield Framework Plan



CARDINIA PLANNING SCHEME

Figure 16: Upper Beaconsfield Town Centre Framework Plan



CARDINIA PLANNING SCHEME

21.07-6**Bunyip**26/04/2013
C167

Bunyip is located approximately 80 kilometres south-east of Melbourne, on the Gippsland railway line and south of the Princes Highway. Historically, Bunyip was an important commercial and agricultural hub within the Cardinia Shire. Today, dominant activities and uses within and around Bunyip include residential and rural residential land uses, open space, rural industries (horticulture and agriculture) and recreation.

Vision

The vision for Bunyip is to be a rural township with extensive recreational opportunities, potential for substantial growth and a commercial and retail centre providing an extensive range of services to the township and nearby residents.

Bunyip will contain a range of housing types that respect the rural character of the town and the natural landscape. Open space areas will be diverse to allow access for active and passive recreation while ensuring the protection of remnant vegetation and wildlife corridors to allow the movement of species through the landscape.

Local area implementation

- Ensure that any proposed use or development within the Bunyip township is generally consistent with the *Bunyip Township Strategy (September 2009)*, including the Bunyip Framework Plan as shown in Figure 17.

Residential development

- Accommodate the growth of Bunyip within the current urban growth boundary.
- Retain wide road verges in the approach to the township.
- Maintain the existing street grid pattern within the township.
- Ensure the long-term sustainability of the community by providing residential development for a range of lifestyle opportunities.
- Ensure that infill residential development is integrated and respects the existing character of the township.
- Maintain generous street, footpath and easement widths in new developments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Consider as appropriate the Precinct Character Guidelines set out in the *Bunyip Township Strategy (September 2009)*.

Economic development

- Direct commercial and retail uses to the Main Street and the southern end of High Street.
- Promote 'infill' development in Main Street and High Street.
- Ensure further development of sites along Main Street does not compromise the future construction of the proposed car park at the rear of these lots.

Traffic and transport

- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Avoid the inclusion of cul-de-sacs in new subdivisions.

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- Construct a new path along Henry and Doran Roads to provide an off-road route to access the Bunyip Sanctuary.
- Ensure future subdivisions and developments do not compromise the future construction of a pedestrian, bicycle and equestrian path linking Garfield and Bunyip along Ti Tree Creek.

Open space

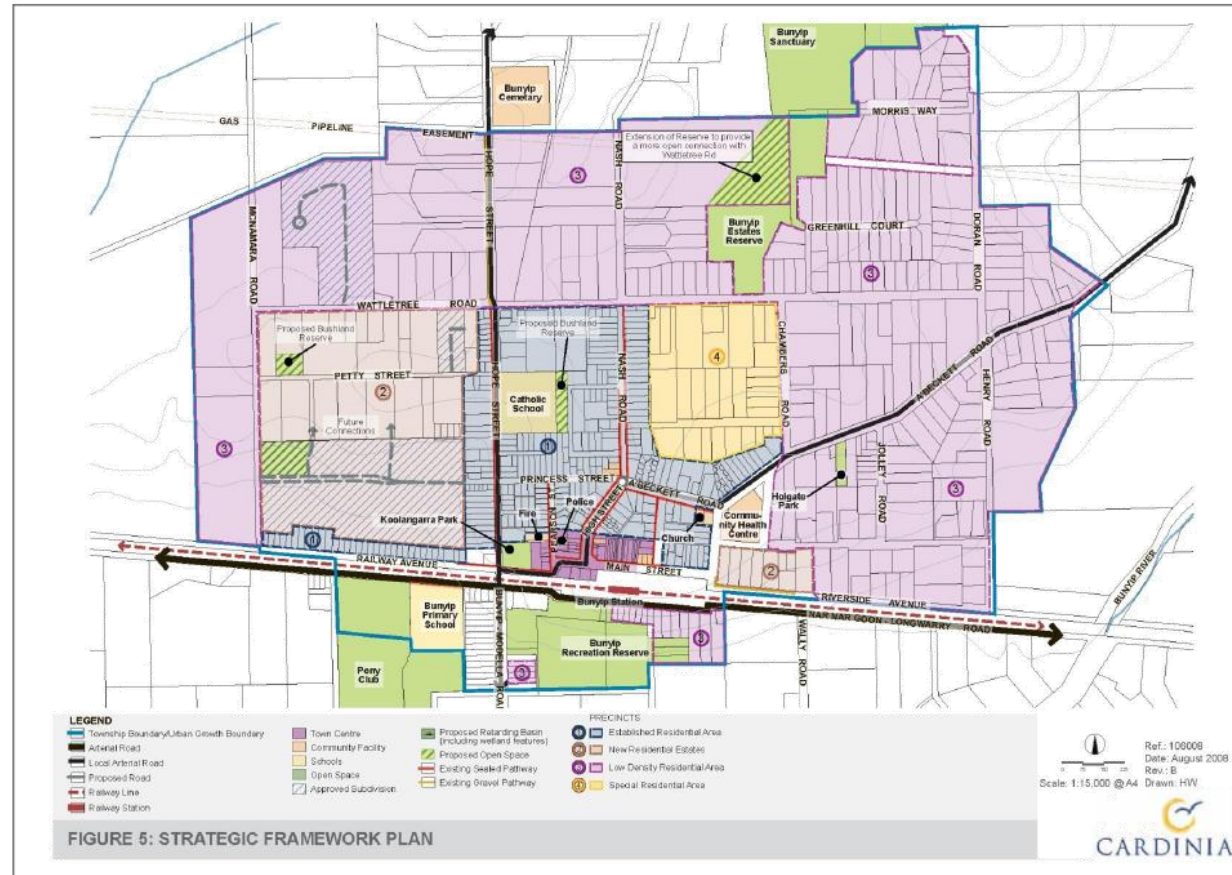
- Provide a series of linking paths for pedestrians and cyclists that will connect recreational facilities with the main residential areas and provide a series of circuits within the community.
- Ensure the protection of waterways including Ti Tree Creek.
- Consider a range of uses when designing existing and new local parks.
- Improve opportunities for passive recreation including by continuing to develop a network of trails.

Urban design (landscape and townscape)

- Create an entrance statement to the Bunyip township.
- Within the Main Street:
 - Encourage active uses at street level.
 - Promote the use of parapet walls.
 - Encourage new verandah's and the reinstatement of old verandah's.
- Where past road reserve widening has been substantial, road reserve widening should be provided as part of the further subdivision of land in order to achieve the wider rural streetscape envisaged by the original policy. If this is not possible, a landscape setback within a lot should be provided to achieve the appearance of a wider street.

CARDINIA PLANNING SCHEME

Figure 17: Bunyip Framework Plan



CARDINIA PLANNING SCHEME

21.07-7

25/02/2016
C189Proposed
d.C235card**Koo Wee Rup**

The Koo Wee Rup Township is located off the South Gippsland Highway approximately 85 kilometres south east from Melbourne, 12 kilometres north of Lang Lang, 17 kilometres south of Pakenham and some 2 kilometres from Western Port. Dominant activities within the strategy area include residential, commercial developments, open space, and recreational pursuits. The function of the township is to provide services to the surrounding rural areas, including retail and commercial centre, education, community services and recreational activities. In addition to providing a destination for first home buyers the township is has a public hospital that provides acute care, residential care and a broad range of community services. These services appeal to retirees and reinforce Koo Wee Rup as a place to downsize and 'retire in place'. Koo Wee Rup also provides a rural lifestyle, which is a point of difference from the growth areas within Cardinia Shire.

Vision

The vision for the Koo Wee Rup Township for the next 10 years can be summarised as:

Koo Wee Rup is a thriving rural township with a diverse population of 4,000 residents, living in a range of housing which has been developed to respect and enhance the township character and heritage. A lively town centre provides a mix of retail and commercial opportunities for the township and surrounding areas.

Local residents participate in the wide range of community and recreational activities that are available. They have ready access to education, health, aged services, transport options and local jobs. Essential utilities such as water, sewerage and telecommunications have been augmented with the provision of reticulated natural gas. Footpaths, roads, piped drains and consistent quality street landscaping ensures that Koo Wee Rup is a sustainable rural township.

Local area implementation

- Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy* (October 2015), including the Koo Wee Rup Framework Plan (Figure 18).

Residential development

Residential development in the township generally extends to the north, north east and south of the town centre along Rossiter Road, Station Street and Sybella Avenue. The township includes housing from the early 19th century through to contemporary architectural designs, on allotments predominately containing single storey, detached brick or weatherboard houses that are set well back from the street.

- Ensure that any proposed residential development is in accordance with the *Koo Wee Rup Township Character Assessment* (2006).
- Support the release of residential land in a staged and controlled manner to accommodate the expected population growth. Protect and enhance the rural township character of Koo Wee Rup.
- Ensure the long term sustainability of the community by providing residential development for a range of household groups.
- Ensure that residential development responds to the issues of flood mitigation and environmental constraints.

Economic development

Koo Wee Rup faces similar issues to most small agricultural service centres around Victoria. These include the difficult trading role of local businesses forced to compete against the regional centre (in this instance, Pakenham and Cranbourne), the rationalisation and

CARDINIA PLANNING SCHEME

withdrawal of services to regional centres, reduced self-sufficiency and increased commuter populations.

- Provide additional industrial land to the south of the township to encourage local employment opportunities.
- Advocate for the provision of adequate infrastructure (especially reticulated gas, water and sewerage) to support business expansion.
- Develop diverse local employment opportunities to meet the needs of a growing residential population.
- Strengthen the role of Koo Wee Rup town centre in order to meet the needs of the local community.
- Facilitate the development of an additional industry and service industry precinct within the Koo Wee Rup township.
- Support industry that relates to agriculture.

Community development

Koo Wee Rup has a range of community services and facilities, many of which are community based rather than provided by the State Government agencies or Cardinia Shire Council which reflects a strong sense of community which is an important part of the township character. Koo Wee Rup is a service centre for the surrounding districts; however public transport is extremely limited which restricts the ability of local residents to access the regional facilities and services located elsewhere.

- Enable residential development that supports housing needs in the area.
- Encourage opportunities to support residents to age in place, potentially through integration with the services provided by Koo Wee Rup Health Service.

Traffic and Transport

A high proportion of Koo Wee Rup residents are dependent on motor vehicles for transport due to the rural location of the township and limited public transport services presently available.

- Encourage pedestrian and bicycle usage to reduce car dependency for short trips within the township.
- Provide a safe, accessible and well-maintained network of footpaths, shared and cycling paths that provide access for all.
- Provide a reliable and regular public transport network which enables Koo Wee Rup residents to access services, education, employment and community networks.
- Provide sufficient car parking within the town centre to meet local needs by consolidating rear yards to provide combined parking courts to the rear of buildings and access via the orderly arranged laneways.

Physical infrastructure

Much of Koo Wee Rup has been developed with the usual physical infrastructure that is generally expected for residential areas, such as sealed roads, underground drainage and sewers. Through a collaborative approach with key stakeholders, reticulated sewage, water, drainage facilities, telecommunications and electricity can be extended to cater for future development in the township.

Koo Wee Rup has two overriding environmental issues – soils and drainage which present challenges for development. Koo Wee Rup's soils expand and contract which means that physical infrastructure, including roads, footpaths and pipes are prone to maintenance issues and require regular inspections, especially where newer developments abut older developments. Koo Wee Rup is built on the site of the Koo Wee Rup swamp which is a tectonically depressed basin. The area is very flat with little fall which effects drainage and

CARDINIA PLANNING SCHEME

places the township at risk from flooding. The township is liable to flooding from local flood waters and overflows from the Bunyip Main Drain. Subsequently, the entire township is covered by a Land Subject to Inundation Overlay.

- Provide or upgrade utility services to improve the health, environment and amenity of residents and to minimise environmental impacts.
- Sensitive land uses, such as residential subdivision and dwellings, child care centre, pre-school centre or primary school, should not be located within 350m from the South East Water Treatment Plant unless permitted by South East Water, the Environmental Protection Authority and Cardinia Shire Council.
- Integrate stormwater treatment into the landscape, protect water quality of water entering Western Port and reduce the overall cost of drainage infrastructure.

Open space and recreation

The Koo Wee Rup community places a high priority on the provision of sufficient sport and recreation facilities. Like many rural townships, the traditional competitive sports of cricket, football, netball and bowls provide the focus for community participation.

- Provide open space to meet the active and passive recreational needs of the community.
- Provide a legible and permeable interlinked open space network.
- Support upgrades and explore opportunities at the Koo Wee Rup Recreation Reserve.

Environment

Koo Wee Rup has been substantially cleared of native vegetation due to the conversion of swampland to farmland during the 1890s until the present time. Presently only 1% of the original vegetation of the Koo Wee Rup swamp area remains intact. Many plants and animals are not locally extinct from the area but also lost from living memory to have ever existed in the region. Notwithstanding this, Koo Wee Rup does retain environmental qualities with conservation significance, including several species which are listed on the Department of Environment, Land, Water and Planning *Flora and Fauna Guarantee Act 1988* Threatened List (July 2012).

- Protect existing remnant indigenous vegetation for its biodiversity values.
- Ensure the adequate provision of land for the protection of areas with environmental significance.
- Identify and protect places of environmental significance.
- Ensure that the siting and design of new buildings and works avoids or minimises the removal and fragmentation of indigenous vegetation.
- Maximise opportunities for habitat corridors and open space along creeks and waterways while maintaining drainage capacity.
- Require future developments to maintain urban stormwater velocity to predevelopment levels.

Heritage

The Koo Wee Rup community has a strong connection with its post European cultural heritage. The township has a variety of sites that have shaped Koo Wee Rup into the township that it is today. There is a desire within the community to maintain and enhance the heritage values of the area.

- Ensure that sites of heritage significance are valued and protected.
- Support the restoration and / or adaptive reuse of buildings of heritage significance.
- Ensure that future development enhances the existing characters of the township.

CARDINIA PLANNING SCHEME

Urban design

The overall objective of urban design within Koo Wee Rup is to provide an attractive, functional and safe township. The township of Koo Wee Rup is flat with limited landscape variety. This determines that all the parts of Koo Wee Rup need to be connected by design elements to provide the consistent look and feel and retain the rural character which is valued by residents. The flat topography also contributes to the threat of flood inundation. The Land Subject to Inundation Overlay provisions, including the requirement to build above flood levels limit the extent of architectural creativity and variety, which also contributes to the uniformity of built form.

- Consider as appropriate the general design guidelines (Town centre) set out in Section 12.4 of the *Koo Wee Rup Township Strategy* (October 2015).
- Create a sense of identity and place for the community.
- Create a consolidated town centre which has active retail, commercial and civic uses.

Further strategic work

- Apply a Development Plan Overlay to the large blocks adjacent to Simms Land, bounded by Simms Lane, Rossiter Road, Supreme Road and the Urban Growth Boundary to guide development and address the issues of access, traffic movement, permeability, infrastructure provision, flood prevention and the protection and creation of habitat areas.
- Apply a Development Plan Overlay to 65,73 and 85 Moody Street and 120 Boundary Drain Road in order to guide development and address issues of access, permeability, infrastructure provision, flood prevention and the protection and creation of habitat areas.
- ~~Rezone and apply a Development Plan Overlay to the property surrounding the Koo Wee Rup Regional Health Service, bounded by Rossiter Road, the Urban Growth Boundary and the Great Southern Rail Reserve from Farming Zone 1 to an appropriate residential zone and to address issues of access, permeability, traffic movement, infrastructure provision, flood prevention and the protection and creation of habitat areas.~~
- Rezone properties to the south of the township bounded by Sybella Avenue, the South East Water sewerage treatment plant and the Great Southern Rail Reserve from Farming Zone 1 to an appropriate industrial zone to provide land for local employment opportunities.
- Investigate the preparation of a planning scheme amendment in conjunction with South East Water to introduce an Environmental Significance Overlay (or similar tool) around the Koo Wee Rup Water Recycling Plant.

CARDINIA PLANNING SCHEME

Figure 18: Koo Wee Rup Framework Plan



CARDINIA PLANNING SCHEME

24/01/2019
C231card**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**24/01/2019
C231card**Application requirements**

None specified

2.020/09/2019
C237card**Heritage places**

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

PS map Heritage place ref		External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
AVONSLEIGH								
HO13	Avonsleigh Church of Christ 17 Avon Road, Avonsleigh	Yes	Yes	Yes	No	No	No	No
BAYLES								
HO146	House 683 Koo Wee Rup-Longwarry Road, Bayles	No	No	No	No	No	No	No
BEACONSFIELD								
HO133	Woods Street Commercial & Civic Precinct Woods Street, Beaconsfield	Yes	No	Yes	No	No	No	No
HO147	Woods Street Residential Precinct 48, 54 & 56 Woods Street, Beaconsfield Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No

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CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO17	Beaconsfield Station Master's Residence and Bunya Bunya tree 20 Beaconsfield Avenue, Beaconsfield and part of adjacent railway land (CA 33A and part of CA33)	Yes	No	Yes (Bunya Bunya tree)	No	No	No	No
HO18	Payne House Part CA56A & CA56B Beaconsfield-Emerald Road, Beaconsfield	Yes	No	Yes	Yes	No	No	No
HO53	Kenilworth Coach House 10 Coach House Lane , Beaconsfield	No	No	Yes	Yes Coach House	No	No	No
HO95	Villa Maria 7-11 Marcanna Place, Beaconsfield	Yes	Yes	Yes	No	No	No	No
HO96	Holm Park 237 O'Neil Road, Beaconsfield	Yes	Yes	Yes	Yes	No	No	No
HO100	Central Hotel 1 Old Princes Highway, Beaconsfield	Yes	No	No	No	No	No	No
HO242	Hybrid Oak 40 Railway Terrace, Beaconsfield	No	No	Yes	No	No	No	No
BEACONSFIELD UPPER								
HO71	Beaconsfield Upper Milk Bar, Former Cormore Tea Rooms	Yes	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	28 Beaconsfield-Emerald Road, Upper Beaconsfield							
HO9	Rosemont 11 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	No	No	No	No
HO8	Fassifern Garden 50 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No
HO7	Calambeen 71 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	No	No	No	No
HO19	Victorian Orchardists Coolstore & Fruit Packaging Company Packing Shed 24-25 Beaconsfield-Emerald Road, Beaconsfield Upper	Yes	No	No	No	No	No	No
HO23	The Towers 194 Berglund Road, Beaconsfield Upper	Yes	No	Yes	No	No	No	No
HO27	Stone Pine at Windy Hills Farm 30 Buchanan Road, Beaconsfield Upper	No	No	Yes	No	No	No	No
HO72	Highland Park 2 McBride Road, Beaconsfield Upper	Yes	No	No	No	No	No	No
HO148	Staverton Garden	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	201 Quamby Road, Beaconsfield Upper							
HO112	Upper Beaconsfield War Memorial Salisbury Road, Beaconsfield Upper	Yes	No	No	No	No	No	No
HO111	Upper Beaconsfield Post Office 4 Salisbury Road, Beaconsfield Upper	Yes	No	No	No	No	No	No
HO110	Kincraik 5-9 Salisbury Road, Beaconsfield Upper	Yes	No	Yes	No	No	No	No
HO149	Former Upper Beaconsfield Assembly Hall 10-12 Salisbury Road, Beaconsfield Upper	No	No	No	No	No	No	No
HO118	Lo-Yuan 84 Split Rock Road, Beaconsfield Upper	Yes	Yes	Yes	No	No	No	No
HO128	Cork Oak & Woodlands 21 Walnut Grove, Beaconsfield Upper	Yes	No	Yes	No	No	No	No
HO272	Huntingdon Elm 10-12 Salisbury Road, Beaconsfield Upper	No	No	Yes	No	No	No	No
HO243	Radiata Pine	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	120 A'Beckett Road, Beaconsfield Upper							
BUNYIP								
HO150	Bunyp, George Street Residential Precinct 3, 5, 7 and 9 George Street, Bunyip Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
HO46	Bunyp Commercial & Civic Precinct 14, 18, 19, 20-22, 21A 21 B 21C, 23, 24, 26, 27-28, 29-30, 32-34 Main Street, War Memorial on Main Street median and 2, 7-9, 11, 15, 21 and 23 High Street, Bunyip Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan.	Yes	No	No	No	No	No	No
HO5	St. Thomas Church of England 16 A'Beckett Road, Bunyip	Yes	Yes	No	Yes	No	No	No
HO6	Ballantrae 190 A'Beckett Road, Bunyip	Yes	No	Yes	No	No	No	No
HO28	Bunyp General Cemetery Part CA30 Bunyip-Tonimbuk Road, Bunyip	Yes	No	Yes	Yes	No	No	No
HO151	House	No	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	4 Hope Street, Bunyip							
HO56	Bunyip Hall 32 Main Street, Bunyip	Yes	Yes	No	No	No	No	No
HO57	Railway Hotel 14 Main Street, Bunyip	Yes	No	No	No	No	No	No
HO58	Former Flett Bros. Grocers 18 Main Street, Bunyip	Yes	No	No	No	No	No	No
HO59	Bakehouse 19 Main Street, Bunyip	Yes	No	No	No	No	No	No
HO60	Nathan's Shop Row 20-22 Main Street, Bunyip	Yes	No	No	No	No	No	No
HO142	Bunyip Railway Sub Station Nar Nar Goon-Longwarry Road, Bunyip	-	-	-	-	Yes Ref No H2025	Yes	No
HO84	Bunyip State School 1290 Nar Nar Goon-Longwarry Road, Bunyip	Yes	No	Yes	No	No	No	No
HO99	Bunyip Fire Station 13 Pearson Street, Bunyip	Yes	No	No	No	No	No	No
HO152	House 5-7 Princess Street, Bunyip	No	No	No	No	No	No	No
HO139	Main Drain Bridge Southbank Road, Bunyip	Yes	No	No	No	No	No	No

BUNYIP NORTH

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO122	Woodlands (later Fern Hill) 50 Topp Road, Bunyip North	Yes	No	Yes	No	No	No	No
CARDINIA								
HO153	Corofin (House) & Hawthorn Hedges 2245 Ballarto Road, Cardinia	No	No	Yes	No	No	No	No
HO154	Cardinia Presbyterian Church 2400 Ballarto Road, Cardinia	No	No	Yes	No	No	No	No
HO155	Cardinia Public Hall 2401 Ballarto Road, Cardinia	No	No	No	No	No	No	No
HO156	House & Canary Island Palms 2416 Ballarto Road, Cardinia	No	No	Yes	No	No	No	No
HO157	E. Gunton Oval Cardinia Recreation Reserve 2440 Ballarto Road, Cardinia	No	No	Yes	No	No	No	No
HO158	House & Stables 2005 Pound Road, Cardinia	No	No	No	Yes Stables	No	No	No
CATANI								
HO159	Lineham Farm complex 35 Linehams Road, Catani	No	No	No	No	No	No	No
HO160	Catani Uniting Church 41 Taplins Road, Catani	No	No	Yes	No	No	No	No
HO161	Former Catani General Store and residence	No	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	72 Taplins Road, Catani							
HO162	Catani Soldiers' Memorial Hall 75 Taplins Road, Catani	No	No	Yes	No	No	No	No
HO163	Hawthorn Hedges Cnr of Walshes Road & Heads Road, Catani	No	No	Yes	No	No	No	No
HO244	Hybrid Oak 55 Taplins Road, Catani	No	No	Yes	No	No	No	No
COCKATOO								
HO164	Cockatoo War memorial 20 Belgrave-Gembrook Road, Cockatoo	No	No	No	No	No	No	No
HO73	Cash & Co. 44 McBride Street, Cockatoo	Yes	No	No	No	No	No	No
HO274	Former Cockatoo Kindergarten 2-10 McBride Street, Cockatoo	-	-	-	-	Yes Ref No H2303	Yes	No
HO97	Providence House 31 Pakenham Road, Cockatoo	Yes	No	Yes	Yes	No	No	No
HO126	Mt. View (Weekender) 14 Viewhill Road, Cockatoo	Yes	No	Yes	No	No	No	No
HO245	Red, Hybrid, English Oak McBride Street, Cockatoo	No	No	Yes	No	No	No	No
HO246	Cherry Laurel	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Alma Treloar Reserve, 79 Pakenham Road, Cockatoo							
CORA LYNN								
HO16	Cora Lynn Cheese Factory 464 Bayles-Tynong Road, Cora Lynn	Yes	No	No	No	No	No	No
HO165	Former Cora Lynn Catholic Parish School 370 Convent School Rd, Cora Lynn	No	No	No	No	No	No	No
HO247	English Oak Cnr of Dessent and Main Drain Road, Cora Lynn	No	No	Yes	No	No	No	No
DALMORE								
HO166	Former Dalmore Post Office & Store 280 Dalmore Road, Dalmore	No	No	No	No	No	No	No
HO167	Glen-Keith Farm complex and trees 250 Peers Road, Dalmore	No	No	Yes	No	No	No	No
HO237	Former Rutter Farm trees 320 Tooradin Station Road, Dalmore	No	No	Yes	No	No	No	No
HO275	Dalmore Hall 231 Dalmore Road, Dalmore	No	No	No	No	No	Yes	No
EMERALD								

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO168	Emerald Country Club, Estate and Landscape Precinct 9, 11, 17, 21 and , 34, 36, 38, 40 and 48 Lakeside Drive and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue, Emerald Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	Yes	Yes Early Garages	No	No	No
HO1	Aboriginal Sacred Rocks Cardinia Reservoir Park	No	No	Yes	No	No	No	Yes
HO250	Cherry Laurel Hedge 29-63 Beaconsfield Emerald Road, Emerald	No	No	Yes	No	No	No	No
HO20	Lawson False Cyprus at Verlys 40 Beaconsfield-Emerald Road, Emerald	No	No	Yes	No	No	No	No
HO253	Lawson's and Hinoki Cypress 356-358 Belgrave Gembrook Road, Emerald	No	No	Yes	No	No	No	No
HO174	Koombahla 395 Belgrave-Gembrook Road, Emerald	No	No	No	No	No	No	No
HO252	Bay Laurel 6 Brookdale Avenue, Emerald	No	No	Yes	No	No	No	No
HO29	Carramar Homestead 5 Carramar Court, Emerald	Yes	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO175	Tyrrell 8 Carramar Court, Emerald	No	No	Yes	No	No	No	No
HO249	Pin Oak 2-28 Emerald Monbulk Road, Emerald	No	No	Yes	No	No	No	No
HO34	Rose Charman's Cottage 77 Emerald-Monbulk Road, Emerald	No	No	No	No	No	No	No
HO106	Emerald Lake Park and landscape Emerald Lake Road, Emerald	Yes	No	Yes	Yes	No	No	No
HO176	Emerald Railway Station Kilvington Drive, Emerald	No	No	Yes	Yes Three goods sheds, water tower, picket fencing	No	No	No
HO270	Former Emerald Bakery 1 Kilvington Drive (rear), Emerald	No	Yes (Bake oven only)	No	No	No	No	No
HO177	Former Emerald Police Station & Lockup 15 Kilvington Drive, Emerald	No	No	No	Yes Lockup	No	No	No
HO171	Oak Lee, House and trees 11 Lakeside Drive, Emerald	No	No	No	No	No	No	No
HO173	Sycamore Lodge 34 Lakeside Drive, Emerald	No	No	No	No	No	No	No
HO181	Emerald Reserve	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	402A Main Street (Gembrook-Belgrave Road), Emerald							
HO178	Pair of shops 369-371 Main Street, Emerald	No	No	No	No	No	No	No
HO179	Former Stephens butcher shop and residence 381 Main Street, Emerald	No	No	No	No	No	No	No
HO180	Emerald Post Office and residence 398 Main Street, Emerald	No	No	No	No	No	No	No
HO3	Silver Birches 1 Mary Street, Emerald	Yes	No	Yes	Yes	No	Yes	No
HO182	Former Barnes' Weekender 11 Ogilvy Road, Emerald	No	No	No	No	No	No	No
HO273	Former Nobelius Nursery, Packing Shed and Railway Siding Princess Avenue and Emerald Lake Road, Emerald	-	-	-	-	Yes Ref No H2285	Yes	No
HO254	Beech Railway Reserve, Sellers Road, Emerald	No	No	Yes	No	No	No	No
HO255	Dutch Elm and Oaks Station Avenue, William Street and Ambrose Street, Emerald	No	No	Yes	No	No	No	No
HO183	Former Cascades Guesthouse	No	No	No	Yes	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	10 Telopea Road, Emerald				Stone dairy			
GARFIELD								
HO85	Garfield Commercial Precinct 33, 37, 41, 51, 55, 57-59, 69, 71, 73-75, 77, 79, 81-83, 87, 89, 95, 97, 101 and 105 Nar Nar Goon-Longwarry Road, Garfield Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan.	Yes	No	No	No	No	No	No
HO256	Cotton Palm 6 Campbell Street, Garfield	No	No	Yes	No	No	No	No
HO70	Smith Orchard House 19 Martin Road, Garfield	Yes	No	No	No	No	No	No
HO86	J. & M. E. Lowndes Bakery & Residence 41 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	No	No	No	No
HO87	Garfield Picture Theatre 51 Nar Nar Goon-Longwarry Road, Garfield	Yes	Yes	No	No	No	No	No
HO88	ANZ Bank 79 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	No	No	No	No
HO186	Teacher's residence & Canary Island Palm 86 Railway Avenue, Garfield	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO187	St Mary's Church of England 90 Railway Avenue, Garfield	No	No	No	Yes Front fence	No	No	No
GARFIELD NORTH								
HO36	Cannibal Hill 260 Garfield North Road, Garfield North	No	No	Yes	No	No	No	No
HO188	Former Garfield North State School No. 3849 375 Garfield North Road, Garfield North	No	No	Yes	No	No	No	No
HO94	Mikado Park 265 Old Sale Road, Garfield North	Yes	No	Yes	Yes	No	No	No
HO101	Towt's Cool Store & Packing Shed 71 Garfield Road, Garfield North	Yes	No	No	No	No	No	No
HO113	Lamble Orchard House 145 Sanders Road, Garfield North	Yes	No	No	No	No	No	No
GEMBROOK								
HO189	Gembrook Commercial Precinct 60, 66, 72 73, 75, 77, 79, 81, 91, 93, 97 Main Street and 100 Station Road, Gembrook Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan.	Yes	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO11	Russell 'Big Mill' (Number 1) Ash Landing Road, Bunyip State Park	No	No	No	No	No	No	No
HO12	Russell 'Little Mill' (Number 2) West of Ash Landing Road, Bunyip State Park	No	No	No	No	No	No	No
HO22	Sunset Guest House 65 Beenak East Road, Gembrook	Yes	No	Yes	No	No	No	No
HO82	Mt. Eirene Guest House 315 Mt Eirene Road, Gembrook	Yes	No	Yes	No	No	No	No
HO37	Californian Redwoods Gembrook Road, Gembrook	No	No	Yes	No	No	No	No
HO38	Gembrook Park Gembrook Road, Gembrook	No	No	Yes	No	No	No	No
HO40	Gilwell Park Scout Camp 2555 Gembrook-Launching Place Road, Gembrook	Yes	Yes	Yes	Yes	No	Yes	No
HO41	Charcoal Burning Kiln Gembrook-Tonimbuk Road, Bunyip State Park	Yes	Yes	No	No	No	No	No
HO190	Wattle Bank 18 Innes Road, Gembrook	No	No	Yes	No	No	No	No
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO258	Hybrid Oaks Redwood Road, Gembrook	No	No	Yes	No	No	No	No
HO259	Messmate Gum Ure Raod, Gembrook	No	No	Yes	No	No	No	No
HO61	Bhutan Pines at Gembrook Railway Station Site Main Street, Gembrook	No	No	Yes	No	No	No	No
HO62	Ranges Hotel 73 Main Street, Gembrook	Yes	Yes	Yes	No	No	No	No
HO63	Sacred Hearth Catholic Church 93 Main Street, Gembrook	Yes	Yes	Yes	No	No	No	No
HO79	Oak Avenue 305 Mountain Road, Gembrook	No	No	Yes	No	No	No	No
HO80	Gembrook Union 438 Mountain Road, Gembrook	Yes	Yes	Yes	No	No	No	No
HO21	Kurth Kiln Soldiers Road, Gembrook	-	-	-	-	Yes Ref No H2012	Yes	No
HO257	Small leaved Linden Bank Smith Drive, Gembrook	No	No	Yes	No	No	No	No
HO125	Silverwells 330 Ure Road, Gembrook	-	-	-	-	Yes Ref No H611	Yes	No
HO134	Balance Ure Farm Complex (Silverwells) 330 Ure Road, Gembrook	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map Heritage place ref		External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HEATH HILL								
HO191	Heath Hill Railway Station residence 1405 Westernport Road, Heath Hill	No	No	No	No	No	No	No
IONA								
HO35	St. Joseph of the Sacred Heart Convent, Catholic Church & Precinct 1215 Bunyip River Road, Iona	Yes	Yes	Yes	No	No	No	No
HO136	Bunyip River Bridge Fourteen Mile Road, Iona	Yes	No	No	No	No	No	No
HO192	Tehennepe 495 Little Road, Iona	No	No	No	No	No	No	No
HO193	Former St John's Presbyterian Church 580 Little Road, Iona	No	No	No	No	No	Yes	No
HO194	House & Oaks 935 Murray Road, Iona	No	No	Yes	No	No	No	No
HO120	Iona State School SS3201 Site 430 Thirteen Mile Road, Iona	No	No	Yes	No	No	No	No
KOO WEE RUP								
HO195	Koo Wee Rup Commercial Precinct	No	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	272, 279-285, 284-6, 287, 290, 297, 300 Rossiter Road and 2-16, 56-58, 68-70, 72-74, 86 Station Street, Koo Wee Rup Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan.							
HO196	Rossiter Road Residential Precinct 360, 362, 370, 372 and 376 Rossiter Road, Koo Wee Rup Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
HO197	Dunlop's cheese factory, cottage & tree 150 Koo Wee Rup-Longwarry Road, Koo Wee Rup	No	No	Yes	Yes Dairy, stalls, machinery room, cheese making room, well, workers' cottages.	No	No	No
HO198	Shepton Mallet 145 Rossiter Road, Koo Wee Rup	No	No	<u>Yes</u> No	No	No	No	No
HO200	St George's Church of England 270 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No
HO230	Former Wattle Theatre 284-286 Rossiter Road, Koo Wee Rup	No	Yes Decorated proscenium arch and ceiling	No	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO203	St Andrew's Presbyterian Church 319 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No
HO204	Mallow House and former Koo Wee Rup Police Lockup 325 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No
HO205	Eason Memorial gates and trees 345 Rossiter Road, Koo Wee Rup	No	No	No	No	No	No	No
HO116	Harewood 3300 South Gippsland Highway, Koo Wee Rup	-	-	-	-	Yes Ref No H284	Yes	No
HO140	Old Yallock 3940 South Gippsland Highway, Koo Wee Rup	No	No	Yes	Yes	No	No	No
HO117	Warrook 4150-4170 South Gippsland Highway, Koo Wee Rup	No	Yes	No	No	No	No	No
HO207	Air Raid Shelter 30 (rear) Station Street, Koo Wee Rup	No	No	No	No	No	No	No
HO208	House 140-146 Station Street, Koo Wee Rup	No	No	No	No	No	No	No
HO269	Royal Hotel	No	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

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	96-102 Station Street, Koo Wee Rup							
HO127	The Grange Lot 1, PS 318270, Walker Street, Koo Wee Rup	No	No	Yes	No	No	No	No
LANG LANG								
HO210	Carnarvon & Rupert Streets Precinct 10, 12, 14, 16, 20, 22, 23 and 25 Carnarvon Street and 12, 14 and 14A-C Rupert Street, Lang Lang Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
HO212	Lang Lang Railway Houses Precinct 17, 20, 22, 24 and 26 Roseberry's Street, Lang Lang Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
HO50	Bay View (House, Dairy Shed & Well) 115 Jetty Road, Lang Lang	No	No	Yes	Yes	No	No	No
HO213	Lang Lang Cemetery & trees McDonalds Track, Lang Lang	No	No	Yes	No	No	No	No
HO214	Palace Hotel	No	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

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	140 McDonalds Track, Lang Lang							
HO215	House & former dairy 1 Westernport Road, Lang Lang	No	No	No	No	No	No	No
HO216	Former Lang Lang Infant Welfare Centre & Lang Lang War Memorial 1 & 3 Whitstable Street, Lang Lang	No	No	Yes	No	No	No	No
HO217	House 13-17 Westernport Road, Lang Lang	No	No	No	No	No	No	No
HO218	Missions Butchers Shop & residence 34-36 Westernport Road, Lang Lang	No	No	No	Yes Front fence	No	No	No
HO219	ANZ Bank 47 Westernport Road, Lang Lang	No	No	No	No	No	No	No
HO220	Finlay McQueen Uniting Church complex 46 Westernport Road, Lang Lang	No	Yes	No	No	No	No	No
HO221	Priestley's store site & Oak 49 (rear) Westernport Road, Lang Lang	No	No	Yes	No	No	No	No
HO239	Brick Trough 190 Westernport Road, Lang Lang	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

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HO222	Stafford House & hedge Lot 1, TP109006 Westernport Road, Lang Lang	No	No	Yes Hawthorn hedge only	No	No	No	No
HO131	Cottages 4 Whitstable Street, Lang Lang	Yes	No	No	No	No	No	No
HO223	St John The Evangelist Anglican Church complex 6-10 Whitstable Street, Lang Lang	No	Yes	No	No	No	No	No
MARYKNOLL								
HO55	Maryknoll Precinct 23 & 70 Girrahween Road , 6, 9, 19, 41, 45, 51 and 61 Koolbirra Road and Bush Bush Reserves, Manoora Reserve, Manoora Road, Wirragulla Reserve, Barongarook Road North, Koala, Koolbirra Road, St Joseph's Square, Turrumurra Road, Sister Chancel Reserve and Nagle Crescent, Maryknoll Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.	No	No	Yes	Yes	No	No	no
HO54	Holy Family Church 6 Koolbirra Road, Maryknoll Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.	No	Yes	Yes	No	No	No	No
MONOMEITH								

CARDINIA PLANNING SCHEME

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HO77	Monomeith Homestead 405 Monomeith Road, Monomeith	-	-	-	-	Yes Ref No H452	Yes	No
HO78	Monomeith Park 490 Monomeith Road, Monomeith	No	No	Yes	Yes	No	No	No
NAR NAR GOON								
HO225	Nar Nar Goon North Hall 642 Dore Road, Nar Nar Goon	No	No	No	No	No	No	No
HO83	Commercial Bank of Australia 3 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	No	No	No	No
HO39	St James Catholic Church 60 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	No	No	No	No
HO114	St. Johns Church of England 6-8 Main Street, Nar Nar Goon	Yes	Yes	Yes	No	No	No	No
NAR NAR GOON SOUTH								
HO15	Shady Oaks 615 Bald Hill Road, Nar Nar Goon South	Yes	No	No	No	No	No	No
HO32	McCutcheon Farm 350 Eight Mile Road, Nar Nar Goon South	Yes	No	Yes	Yes	No	No	No
NAR NAR GOON NORTH								

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO31	Aringa 40 Clark Road, Nar Nar Goon North	Yes	No	Yes	Yes	No	No	No
HO132	Wilson Farm Part CA137, Wilson Road, Nar Nar Goon North	Yes	No	Yes	Yes	No	No	No
OFFICER								
HO90	Kaduna Park 270 Cardinia Road, Officer	Yes	No	Yes	No	No	No	No
HO144	Mature Oak, Greenslopes 15 Bayview Road, Officer	No	No	Yes	No	No	No	No
HO91	Cardinia Park 410 Officer South Road, Officer	Yes	No	No	No	No	No	No
HO92	Jesmond Dene 425 Officer South Road, Officer	No	No	Yes	No	No	No	No
HO105	Berwick Pottery 350 Princes Highway, Officer	Yes	Yes	Yes	Yes	No	Yes	No
HO102	Primrose Park 250 Princes Highway, Officer	Yes	No	Yes	No	No	Yes	No
HO103	Firwood Park 265 Princes Highway, Officer	Yes	No	Yes	No	No	Yes	No
HO104	James Hicks Pty. Ltd. Pottery 365 Princes Highway, Officer	Yes	Yes	No	Yes	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO143	Officer Union Church & Officer Public Hall 16 to 18 Tivendale Road, Officer	Yes	Yes (Church only)	No	No	No	Yes	No
HO130	Grant House 36 Whiteside Road, Officer	Yes	Yes	Yes	No	No	Yes	No
HO262	Hybrid Oaks 13-23 Tivendale Road, Officer	No	No	Yes	No	No	No	No
PAKENHAM								
HO10	Salvation Army Commandant's & Nurses Barracks 34 Army Settlement Road, Pakenham	Yes	No	No	No	No	No	No
HO226	Pakenham War Memorial Corner of Henry and John Streets, Pakenham	No	No	No	No	No	No	No
HO227	Grason 6 Henty Street, Pakenham	No	No	Yes	No	No	No	No
HO228	House 21 James Street, Pakenham	No	No	Yes	Yes Fences and carriage gates	No	No	No
HO49	Pakenham Scout Hall 34 James Street, Pakenham	Yes	Yes	No	No	No	No	No
HO65	St. James Church of England 1A Main Street, Pakenham	Yes	Yes	No	Yes	No	No	No
HO264	Algerian Oak	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	9-13 Main Street, Pakenham							
HO66	Pakenham Gazette & Berwick City News Offices 96-100 Main Street, Pakenham	Yes	No	No	No	No	No	No
HO64	Pakenham Hotel 153 Main Street, Pakenham	Yes	No	Yes	No	No	No	No
HO76	Koo-Man-Goo-Nong 85 McGregor Road, Pakenham	Yes	No	Yes	Yes	No	No	No
HO229	I.Y.U. Pre-emptive right homestead site 245 McGregor Road, Pakenham	No	No	Yes	No	No	No	No
HO81	Mt. Ararat Pre-emptive Right 125 Mt. Ararat Road North, Pakenham	Yes	No	Yes	No	No	No	No
HO98	Oak Drive at Oak Springs 415 Pakenham Road, Pakenham	No	No	Yes	No	No	No	No
HO271	Former St Patrick's Catholic Church 144 Princes Highway, Pakenham	No	No	No	No	No	No	No
HO263	English Oak 30 metres west of intersection Princes Highway and Oaktree Drive, Pakenham	No	No	Yes	No	No	No	No
HO108	Bourke House & Stables 65 Racecourse Road, Pakenham	Yes	No	Yes	Yes	No	No	No

CARDINIA PLANNING SCHEME

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HO265	English Oak North-east corner of Syme and Toomuc Valley Road, Pakenham	No	No	Yes	No	No	No	No
HO233	Pakenham Cemetery 50 Thewlis Road, and Cemetery Road, Pakenham	No	No	No	No	No	No	No
HO121	Whangarei 745 Toomuc Valley Road, Pakenham	Yes	Yes	Yes	Yes	No	No	No
HO279	House 18A Henry Street, Pakenham	No	No	No	No	No	No	No
HO281	House (H.B. Thomas House) 49 James Street, Pakenham	No	No	No	No	No	No	No
HO283	House 39 Main Street, Pakenham	No	No	No	No	No	No	No
HO284	Shop 62 Main Street, Pakenham	No	No	No	No	No	No	No
HO285	House 84 Main Street, Pakenham	No	No	No	No	No	No	No
HO286	Shop and Residence 90-92 Main Street, Pakenham	No	No	No	No	No	No	No
HO287	Group Listing Pakenham State Bank and War Services Homes Group	No	No	No	No	No	No	No

CARDINIA PLANNING SCHEME

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	11, 14, 17 & 5/19 Rogers Street, Pakenham							
HO288	Shop 1 Station Street, Pakenham	No	No	No	No	No	No	No
HO290	House 23 Rogers Street, Pakenham	No	No	No	No	No	No	No
HO291	St James Village Precinct, Dame Pattie Avenue Pakenham 1-17 & 2-18 Dame Pattie Avenue, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
HO292	Henty Street Precinct 3-5, 7-10 Henty Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
HO293	James Street Precinct 5-19 (West Side), 20-32 (East Side) James Street and 1 Snodgrass Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	No	No	No	No
PAKENHAM SOUTH								
HO25	Snow View	Yes	No	Yes	No	No	No	No

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	300 Bourke Road, Pakenham South							
HO42	I.Y.U. Milking Shed 100 Green Hills Road, Pakenham South	Yes	No	No	No	No	No	No
HO74	Wood Farm Complex 575 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	No	No	No
HO75	Ellett Farm 615 McDonalds Drain Road, Pakenham South	Yes	No	Yes	No	No	No	No
HO234	Pakenham South Hall 815 McDonalds Drain Road West, Pakenham South	No	No	Yes	No	No	No	No
PAKENHAM UPPER								
HO24	Pakenham Upper Civic & Residential Precinct Bourke Creek Road & Old Gembrook Road, Pakenham Upper	Yes	No	No	No	No	No	No
HO48	The Grange 15 Huxtable Road, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No
HO69	Goronga Lot CM, Lot 4, Lot 6 and part Lot 5 PS317138, 20 Matilda Drive, Pakenham Upper	Yes	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

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HO93	Pakenham Upper Church Hall Old Gembrook Road, Pakenham Upper	Yes	Yes	Yes	No	No	No	No
HO266	Spotted and Scarlet Flowering Gum Cnr of Bourke's Creek Road and Pakenham Road, Pakenham Upper	No	No	Yes	No	No	No	No
HO231	Valley View Orchards Manager's House & former Coolstore 15 & 30 Shelton Road, Pakenham Upper	No	No	No	No	No	No	No
RYTHDALE								
HO47	Dalmore Well In the road reserve adjacent to 75 Hobson Road, Rythdale	Yes	Yes	No	No	No	No	No
HO115	Hobson's (Soldier Settler) House 194 Soldiers Road, Rythdale	Yes	No	Yes	No	No	No	No
HO235	Rythdale Reserve trees 205 Soldiers Road, Rythdale	No	No	Yes	No	No	No	No
TONIMBUK								
HO236	Tonimbuk Hall 1900 Gembrook-Tonimbuk Road, Tonimbuk	No	No	No	No	No	No	No
TYNONG								
HO26	Bunya Bunyas	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

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	195 Browning Road, Tynong							
HO89	Killary 130 (Lot 1, TP120736) Nine Mile Road, Tynong	Yes	Yes	Yes	Yes	No	No	No
HO107	Vaughan & Lodge Tynong Quarry 20 Quarry Road, Tynong	No	No	No	No	No	No	No
HO240	Tynong general store & stock feed 40 Railway Avenue, Tynong	No	No	No	No	No	No	No
HO124	Bunya Bunya 76 Tynong Road, Tynong	No	No	Yes	No	No	No	No
HO123	Waterhousea Floribunda 19-21 Tynong North Road, Tynong	No	No	Yes	No	No	No	No
HO267	Chestnut Oak Railway Avenue, Tynong	No	No	Yes	No	No	No	No
TYNONG NORTH								
HO30	Tynong North Methodist Church 32 Clark Road, Tynong North	Yes	Yes	No	No	No	No	No
HO129	Weatherhead (Horatio) Timber Mill Weatherhead Hill Track, Bunyip State Park	No	No	No	No	No	No	No
YANATHAN								

CARDINIA PLANNING SCHEME

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HO43	Glenafton Stud 210 Heads Road, Yannathan	Yes	No	Yes	Yes	No	No	No
HO44	Myrtlewood 275 Heads Road, Yannathan	Yes	No	No	No	No	No	No
HO241	Yannathan Public Hall, Union Church & Canary Island Palms 491-495 South Yannathan Road & 225-227 Heads Road, Yannathan	No	No	Yes	No	No	No	No
HO119	Budgerie (Farmhouse) 130 Swamp Road, Yannathan	Yes	No	Yes	No	No	No	No
OTHER								
HO2	Bowman's Track Launching Place	No	No	Yes	No	No	No	No
HO4	Upper Ferntree Gully to Gembrook Railway Emerald, Cockatoo and Gembrook	Yes	No	Yes	Yes	No	No	No

