

6 Ordinary Business

6.1 Town Planning Reports

6.1.2 Cardinia Planning Scheme Amendment C270card - Significant Tree Register

Responsible GM: Lili Rosic
Author: Flora Lau

Recommendation(s)

That Council:

1. Adopt the modified Amendment C270card to the Cardinia Planning Scheme under Section 29 of the *Planning and Environment Act 1987*, with changes, generally in accordance with attachment 1 and 2.
2. Submit adopted Amendment C270card to the Cardinia Planning to the Minister for Planning for approval under Section 31 of the *Planning and Environment Act 1987*.

Attachments

1. Amendment C270 Documents for Adoption [6.1.2.1 - 61 pages]
2. Significant Trees - Statement of Significance January 2021 for Adoption [6.1.2.2 - 73 pages]

Executive Summary

On 17 March 2016, the Minister for Planning approved Amendment C162 which implemented the findings of Cardinia Shire Council's significant tree study. During the Panel Hearing for C162, Council advised that it would undertake a community nomination process for additional trees to be assessed for significance every two years.

During June to September 2018, the community nomination consultation process and the preparation of various technical reports were completed to assess the nominated trees. Nine (9) trees across seven (7) properties have been identified as having historical significance. The recommended tool for protection in the Cardinia Planning Scheme to protect these trees is the application of the Heritage Overlay.

Amendment C270 facilitates the following changes to the Cardinia Planning Scheme:

- Amends the Schedule to Clause 43.01 Heritage Overlay to insert the Heritage Overlay on nine (9) historically significant trees over seven (7) properties as recommended in the Cardinia Shire Council, Significant Trees – Statement of Significance January 2021.
- Amends Clause 21.02 Environment by adding the Cardinia Shire Council, Significant Trees – Statement of Significance January 2021 as a reference document.

The Amendment was placed on public exhibition from 17 March 2022 to 21 April 2022 as per the requirements of the *Planning and Environment Act 1987*.

During this time, one (1) late submission from the CFA was received on 9 May 2022; whereby they requested clarification on the impact the amendment would have with bushfire exemptions under Clause 52.12 and what impact the introduction of the Heritage Overlay

would have on bushfire risk. Following further discussions and additional information provided, the CFA have indicated in writing that they understand the amendment is unlikely to have an impact on the exemptions for vegetation removal. As such, their submission is considered to have been resolved.

Given this submission has been resolved, it is recommended that the Amendment be adopted by Council under Section 29 of the *Planning and Environment Act 1987* (the Act) and submitted to the Minister for Planning for approval pursuant to Section 31 of the Act.

Background

The Cardinia Significant Tree Study (May 2009) was adopted by Council on 20 July 2009 which identified trees of cultural and heritage significance within the Shire, with the aim of providing adequate protection of these trees. Amendment C162 implemented the findings of the Cardinia Shire Council, Significant Tree Study, May 2009 Volume 1 and 2 by:

- Applying a Heritage Overlay to 24 sites and 169 historically significant trees and a hedge.
- Inserting the Cardinia Shire Council Significant Tree Study May 2009 – Volume 1 into the Cardinia Shire Planning Scheme as a reference document at Clause 21.02 – Environment.
- Include the Cardinia Shire Council Significant Tree Study (May 2009) – Volume 2 into the Cardinia Shire Planning Scheme into Clause 81.01 as an incorporated document.

After the public exhibition of Amendment C162, an independent Planning Panel Hearing was held, where the following was raised:

Council advised at the Hearing that it intends to call for community nominations every two years for additional trees to be assessed for the heritage significance and potentially be added to the HO. In addition to public advertising, Council undertook to contact directly those organisations that had proposed additional trees for listing (as part of the Amendment C162 process), including Beaconsfield Progress Association, Emerald for Sustainability and the National Trust.

The Panel strongly supports Council in its intention to involve the community in nominations of additional trees for assessment and potential protection. The three trees in Emerald that are on the National Trust register but not currently proposed for protection should have a high priority for assessment.

In response to the statements made by the Panel, an online nomination form was developed and made available to the community from June 2018 to September 2018 for the nominations of trees believed to be of significance. In response to the recommendations from the Panel Report in relation to trees on the National Trust Register, the National Trust was consulted and they provided a list of potential trees to be included in the amendment. All nominations were reviewed, and any nominations that were not suitable for this process were removed.

A final list of 12 nominations with a total of 16 trees or groups of trees was developed and referred to Greenwood Consulting P/L for assessment. This determined their significance and provided a recommendation on whether the trees warranted additional protection through the Cardinia Planning Scheme.

Greenwood Consulting P/L provided Cardinia Shire Council with the *Significant Tree Assessment report 2019*, which recommended 12 trees required additional planning controls to ensure adequate protection. John Patrick Landscape Architects were then engaged to review the *Significant Tree Assessment report 2019*, to determine which planning controls

were appropriate and prepare a Statement of Significance for each tree. A total of nine (9) trees, (three of which are located on the same property), met the test for the application of the Heritage Overlay.

Amendment C270card proposes to apply the Heritage Overlay to nine (9) historically significant trees in the following locations:

- Road reserve, 185 Mountain Road, Gembrook
- 45 Mentiplay Road, Gembrook
- 4 Dewhurst Road, Emerald
- 44 Beaconsfield-Emerald Road, Emerald
- 8 Benson Street, Emerald
- 79 Emerald-Monbulk Road, Emerald
- Cochranes Park, Rossiter Road, Koo Wee Rup

Amendment C270 facilitates the following changes to the Cardinia Planning Scheme:

- Amends the Schedule to Clause 43.01 Heritage Overlay to insert the Heritage Overlay on nine (9) historically significant trees over seven (7) properties as recommended in the Cardinia Shire Council, Significant Trees – Statement of Significance January 2021.
- Amends Clause 21.02 Environment by adding the Cardinia Shire Council, Significant Trees – Statement of Significance January 2021 as a reference document.
- Amends the Schedule to Clause 72.04 Documents incorporated in this planning scheme.

The attached explanatory report provides further detail on the affected landowners and the changes that are proposed in Amendment C270card.

On September 22, 2021, Council resolved to lodge request for authorisation to the Minister for Planning to prepare the Amendment C270card to the Cardinia Planning Scheme. Authorisation was received, the Amendment was placed on public exhibition from 17 March 2022 to 21 April 2022.

Changes to the Amendment post exhibition

The exhibited Amendment documents have been updated due to a clerical error that was identified during the exhibition period.

The exhibited Amendment documents have indicated that Amendment C270 seeks to amend Clause 21.02 Environment by adding the Cardinia Shire Council, Significant Trees – Statement of Significance January 2021 as an incorporated document. This is incorrect as it should be referred in the Cardinia Planning Scheme as a reference document instead of as an incorporated document.

It is a clerical error and has no consequence to outcomes of the amendment.

All amendment documents have since been updated to confirm the document titled Cardinia Shire Council, Significant Trees – Statement of Significance January 2021 is to be referred as a reference document.

Policy Implications

Amendment C270card is consistent with *Plan Melbourne Metropolitan Planning Strategy* (2017-2050), State Planning Policy and Local Planning Policy. The full strategic assessment is provided in the Explanatory Report contained in Attachment 1.

Relevance to Council Plan

3.1 We value our natural assets and support our biodiversity to thrive

3.1.3 Work with community to improve and manage our natural assets, biodiversity and cultural heritage.

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Climate Emergency Consideration

The proposed Amendment applies a statutory planning tool which will protect nine (9) trees across the Shire, therefore discouraging the removal of and encouraging the retention of these trees, contributing to mitigating the effects of climate change.

Consultation/Communication

The Significant Tree Register was open for nomination from June 2018 to September 2018, which gave the community, Council officers, and Councillors the opportunity to nominate any tree they believed to be significant. Various media releases occurred during that consultation period and the nomination process and form was advertised on Council's webpage and social media. Advertisements were placed in the local newspaper and key land care and community groups were notified.

All landowners regardless of whether a tree on their property was nominated by themselves or someone else, were notified of the nomination and whether it was successful in making it to the Planning Scheme Amendment stage.

Amendment C270card documents have been exhibited to the public from 17 March 2022 to 21 April 2022 as part of the Planning Scheme Amendment process.

Notice was given to prescribed Ministers as required by Section 19(1)(c) of the Act.

Notice was also given by post to 39 addresses that may be affected by or have an interest in Cardinia Planning Scheme Amendment C270.

Community groups, relevant public authorities, and Prescribed Ministers were also notified of the exhibition of the Amendment.

In addition to the above, the Amendment was exhibited using the following methods:

- Public Notice in the Pakenham Gazette – 16 March 2022
- Public Notice in the Government Gazette – 17 March 2022
- Display on Cardinia Shire Council website - from 17 March 2022 to 21 April 2022
- Display on DELWP website - from 17 March 2022 to 21 April 2022

During this time, one (1) late submission from the CFA was received on 9 May 2022. CFA has raised in its submission that a number of trees that have been nominated for protection are within either a Bushfire Management Overlay (BMO) or a designated bushfire prone area (BPA), or both. CFA is unclear on the impact C270card would have with bushfire protection exemptions at Clause 52.12 and what impact the introduction of the Heritage Overlay could have on bushfire risk.

In response to CFA's submission, a desktop analysis of each of the nominated trees in relation to Clause 52.12 Bushfire Protection Exemptions was conducted by Council. The analysis identified that three (3) out of the nine (9) trees nominated by the amendment may be exempt

from planning permit requirements pursuant to Clause 52.12 should those trees be identified to be removed for bushfire protection purposes. The analysis also confirmed that the introduction of Heritage Overlay over these trees would not interfere with the bushfire protection exemptions at Clause 52.12 and would not have impact on bushfire risk. The information contained within the desktop analysis satisfied CFA and enabled them to understand that the amendment is unlikely to have an impact on the exemptions for vegetation removal. CFA's concerns raised in their submission have been resolved.

Next Steps

We are at Stage 4 of the Planning Scheme Amendment Process as detailed below in Figure 1.



Figure 1. Steps in the Planning Scheme Amendment Process

If Council resolves to adopt the Amendment, 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.

Financial and Resource Implications

There are no additional resource implications associated with undertaking the Amendment. Costs associated with this process are provided for by the current and proposed Planning Strategy budget.

Conclusion

Amendment C270 proposes to implement the recommendations of the Cardinia Shire Council, Significant Trees – Statement of Significance January 2021 prepared by John Patrick Landscape Architects by providing protection to nine (9) significant trees by applying the Heritage Overlay.

The amendment will ensure that the heritage values of these trees are considered in any future planning permit application process and to ensure the protection of vegetation relevant to Cardinia Shire's cultural, aesthetic, and environmental heritage.

Amendment C270 was on exhibition from Thursday, 17 March 2022 to 21 April 2022 and during the exhibition period, one (1) submission was received from the CFA.

Given that this submission has been resolved it is recommended that Council resolve to adopt Amendment C270 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

CARDINIA PLANNING SCHEME

AMENDMENT C270

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of Cardinia Shire Council.

Land affected by the amendment

Location	Address	Species	No. of trees	Common Name	Private or Public Land	Proposed HO No.
Gembrook	Road reserve, 185 Mountain Road GPS: -37.92800, 145.52199	Eucalyptus dalrympleana	1	Mountain White Gum	Public	HO294
Gembrook	45 Mentiplay Road GPS: -37.95321, 145.58864	Eucalyptus sieberi	1	Silvertop Ash	Private	HO300
Emerald	4 Dewhurst Road GPS: -37.94116, 145.44938 GPS: -37.94125, 145.44970 GPS: -37.94172, 145.45027	Sequoia sempervirens	3	Coast Redwood	Private	HO295
Emerald	44 Beaconsfield-Emerald Road GPS: -37.94139, 145.45047	Sequoia sempervirens	1	Coast Redwood	Private	HO296
Emerald	8 Benson Street GPS: -37.93483, 145.43895	Fagus sylvatica	1	Purple Beech	Private	HO297
Emerald	79 Emerald-Monbulk Road GPS: -37.91517, 145.44525	Angophora costata	1	Smooth-barked Apple	Private	HO299
Koo Wee Rup	Cochranes Park, Rossiter Road GPS: -38.19921, 145.48650	Quercus robur	1	English Oak	Public	HO298

What the amendment does

The amendment applies the Heritage Overlay to historically significant trees within the Cardinia Shire as identified within the *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021* prepared by John Patrick Landscape Architects.

Specifically, the Amendment:

- Amends the Schedule to Clause 43.01 Heritage Overlay to insert the Heritage Overlay on nine (9) historically significant trees over seven (7) properties as recommended in the *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021*.
- Amends Clause 21.02 Environment by adding the *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021* as ~~a reference document~~, ~~an incorporated document~~.
- Amends the Schedule to Clause 72.04 Documents incorporated in this planning scheme.

Strategic assessment of the amendment

Why is the amendment required?

On 17 March 2016 the Minister for Planning approved Amendment C162 which implemented the findings of Cardinia Shire Council's significant tree study by applying various Heritage Overlays. As part of the Panel Hearing for C162 Council advised that it intended to call for community nominations every two years for additional trees to be assessed for their heritage significance and potentially be added to the Heritage Overlay, the Panel strongly supported Council in its intention to involve the community in nominations of additional trees for assessment and potential protection.

In response to the statements made by the Panel, an online nomination form was developed and made available to the community from June 2018 to September 2018 for the nominations of trees believed to be of significance. All nominations were reviewed, and any nominations that were not suitable for this process were removed. A final list of 12 nominations with a total of 16 trees or groups of trees was developed and referred to Greenwood Consulting P/L for assessment to determine their significance and provide a recommendation on whether or not the trees warranted additional protection through the Cardinia Planning Scheme.

Greenwood Consulting P/L provided Cardinia Shire Council with the *Significant Tree Assessment report 2019* which recommended that twelve trees required additional planning controls to ensure adequate protection. John Patrick Landscape Architects were then engaged to review the *Significant Tree Assessment report 2019* and prepare a Statement of Significance for each tree that met the test for the application of the Heritage Overlay.

The Amendment is therefore required to implement the recommendations of the *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021* prepared by John Patrick Landscape Architects by providing protection to nine (9) significant trees to ensure that the heritage values of these trees are considered in any future planning permit application process and to ensure the protection of vegetation relevant to Cardinia Shire's cultural, ~~aesthetic~~~~aesthetic~~, and environmental heritage.

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

The ~~proposed~~ amendment gives effect to and is consistent with the following objective of planning in Victoria identified in section 4(1) of the *Planning and Environment Act 1987*:

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The ~~proposed~~ Amendment ~~will identify~~~~iesy~~ and acknowledges each of the trees as being significant and as having historical value. The application of the Heritage Overlay will trigger a planning permit application to remove, destroy or lop the significant trees, which will enable the heritage values (historical, social, environmental and aesthetic) to be recognised and reviewed as part of the planning permit process. The heritage controls will give greater influence to ensure the trees are protected for present and future generations.

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

The Amendment ~~protects will protect~~ Cardinia Shire's cultural, aesthetic and environmental heritage by applying heritage controls to trees of significant heritage value within the municipality. Amendment C270 ~~has will also have~~ positive environmental and social effects as it ~~enables will enable~~ the heritage values of the significant trees to be considered and protected in any planning permit application. The Amendment ~~encourages will encourage~~ the retention of trees identified as significant by *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021*. The retention of these trees will provide positive social benefit to the broader community in that a link to Cardinia's rich cultural history will be preserved.

Does the amendment address relevant bushfire risk?

The Amendment seeks the protection of existing significant trees which will not cause an increase in bushfire risk to the area or wider municipality. The Amendment also does not seek to facilitate the intensification of development in a bushfire risk area. Therefore, the amendment is not likely to have a significant impact on bushfire risk.

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

This amendment is consistent with the *Ministerial Direction on Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

The amendment is consistent with *Ministerial Direction 9 – Metropolitan Planning Strategy* which requires a Planning Authority to have regard to the Metropolitan Strategy, Plan Melbourne (2017-2050). It is considered the amendment assists in achieving the following directions of Plan Melbourne:

- Direction 4.4 - Respect Melbourne's heritage as we build for the future.
 - Policy 4.4.1 – Recognise the value of heritage when managing growth and change.
 - Policy 4.4.4 – Protect Melbourne's heritage through telling its stories.

Ministerial Direction 11 – Strategic Assessment of Amendments requires a comprehensive strategic evaluation of the amendment and its outcomes to determine whether an amendment supports or implements State and local planning policy of the relevant planning scheme. The amendment complies with the requirements of this Ministerial Direction as set out in this Explanatory Report.

Ministerial Direction 15 – The Planning Scheme Amendment Process provides directions on the planning scheme amendment process. This amendment will follow an appropriate process.

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

The amendment is consistent with the objectives and strategies of the following clauses of the Planning Policy Framework (PPF):

Clause 12.05-2S Landscapes discusses the need to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. Ensuring that important natural features are protected and enhanced.

Clause 15.01-1S Urban design discusses the need for development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Clause 15.03-1S Heritage conservation seeks to ensure the conservation of places of heritage significance by encouraging the identification, assessment and documentation of places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme. This clause also places an emphasis on providing protection of natural heritage sites.

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

The amendment is consistent with, and has been prepared in accordance with, the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS) as outlined below.

Clause 21.01 Cardinia Shire Key Issues and Strategic Vision, specifically Clause -21.01-3 (Key Issues) identifies the following key issue:

- *The protection and enhancement of areas and places of heritage significance.*

A Key issue of **Clause 21.02-6 (Post-contact heritage)** is:

- *Recognising and protecting significant trees*

The Amendment also supports the following objective of Clause 21.02-6:

- *To provide for the protection and appropriate management of sites of heritage significance.*

And the following strategies:

- *Protect sites of State, regional and local heritage significance.*
- *Protect the conservation of sites of local heritage interest.*

This Amendment responds to the above key ~~issues, and~~ **issues and** seeks to assist in achieving the above objective by implementing the strategies of Clause 21.02 by applying the Heritage Overlay to those trees that have satisfied the criteria of having heritage significance to ensure they are protected for present and future generations.

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

The Amendment makes proper use of the Victorian Planning Provisions by applying the Heritage Overlay to nine (9) trees. The Heritage Overlay is the most appropriate planning tool to use to identify any heritage place with a recognised heritage statement of significance.

The Heritage Overlay (HO) requires a planning permit for buildings and works, and for the removal, destruction or lopping of a significant tree (where specified). As such, the heritage overlay has advantages over the Vegetation Protection Overlay (VPO), which does not provide for the regulation of buildings and works; and over the Significant Landscape Overlay (SLO) which is more limited in scope applying only to trees that make a significant contribution in the context of a significant landscape. The Heritage Overlay is therefore considered to be the preferred planning mechanism for the protection of these trees identified as having heritage significance.

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

The views of relevant agencies ~~were will be~~ sought and considered as part of the formal exhibition of this amendment under Section 23 of the *Planning and Environment Act 1987*.

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

The amendment ~~has no will not have~~ significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

The Amendment ~~has no will not have a~~ significant impact on the resource and administrative costs of the responsible authority.

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
- Cardinia Shire Council website at: <https://www.cardinia.vic.gov.au/>
- the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

~~Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 5pm Thursday 21st April 2022.~~

~~Electronic submissions are preferable and should be sent to mail@cardinia.vic.gov.au (please include Amendment C270 in the e-mail title)~~

~~Or mailed to:~~

~~Cardinia Shire Council~~

~~Planning Strategy and Urban Design~~

~~Amendment C270~~

~~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: To commence in the week of Monday, 1 August 2022~~
- ~~• Panel hearing: To commence in the week of Monday, 12 September 2022~~

ATTACHMENT X - Mapping reference table

Location	Land /Area Affected	Mapping Reference		
Koo Wee Rup	Cochranes Park, Rossiter Road	Cardinia Exhibition	C270	001hoMap27 Adoption
Emerald	79 Emerald-Monbulk Road	Cardinia Exhibition	C270	002hoMap06 Adoption
Emerald	8 Benson Street	Cardinia Exhibition	C270	003hoMap06 Adoption
Emerald	4 Dewhurst Road	Cardinia Exhibition	C270	003hoMap06 Adoption
Emerald	44 Beaconsfield- Emerald Road	Cardinia Exhibition	C270	003hoMap06 Adoption
Gembrook	Road Reserve, 185 Mountain Road	Cardinia Exhibition	C270	004hoMap07 Adoption
Gembrook	45 Mentiplay Road	Cardinia Exhibition	C270	005hoMap10 Adoption

Planning and Environment Act 1987

CARDINIA PLANNING SCHEME

AMENDMENT C270

INSTRUCTION SHEET

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

The Cardinia Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 5 attached maps sheets.

Overlay Maps

1. Amend Planning Scheme Map No 27HO in the manner shown on the 1 attached map marked "Cardinia Planning Scheme, Amendment C270".
2. Insert new Planning Scheme Map No 6HO in the manner shown on the 2 attached map marked Cardinia Planning Scheme, Amendment C270".
3. Insert new Planning Scheme Map No 7HO in the manner shown on the 1 attached map marked Cardinia Planning Scheme, Amendment C270".
4. Insert new Planning Scheme Map No 10HO in the manner shown on the 1 attached map marked Cardinia Planning Scheme, Amendment C270".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In **Local Planning Policy Framework** – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
6. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
7. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

OFFICIAL

CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C270



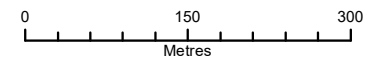
LEGEND

- HO - Heritage Overlay
- Local Government Area

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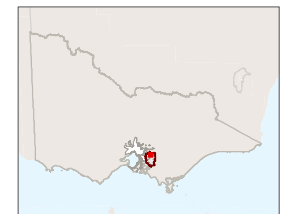
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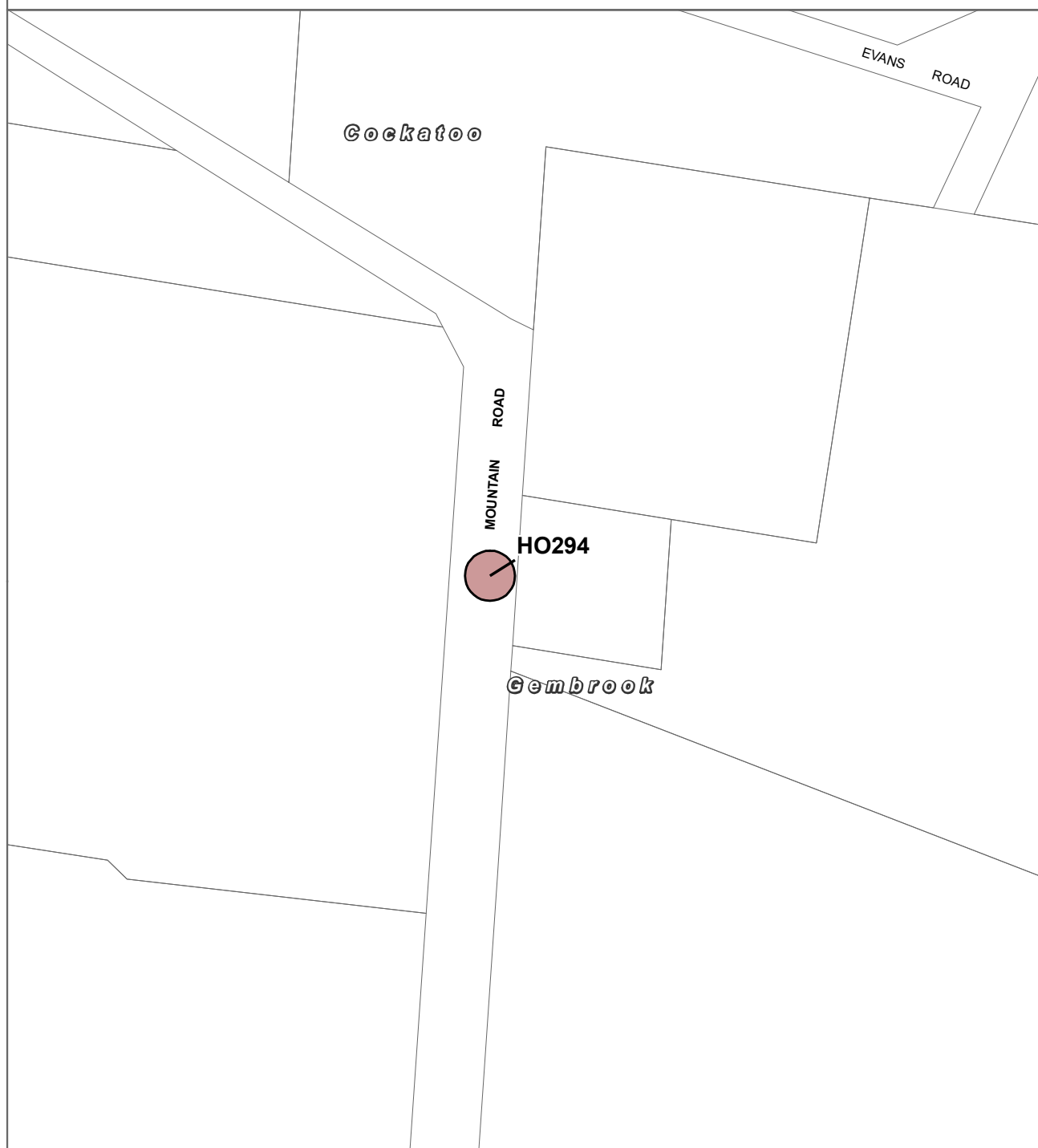
Environment,
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Part of Planning Scheme Map 10HO





CARDINIA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C270



LEGEND

-  HO - Heritage Overlay
-  Local Government Area



Part of Planning Scheme Map 7HO

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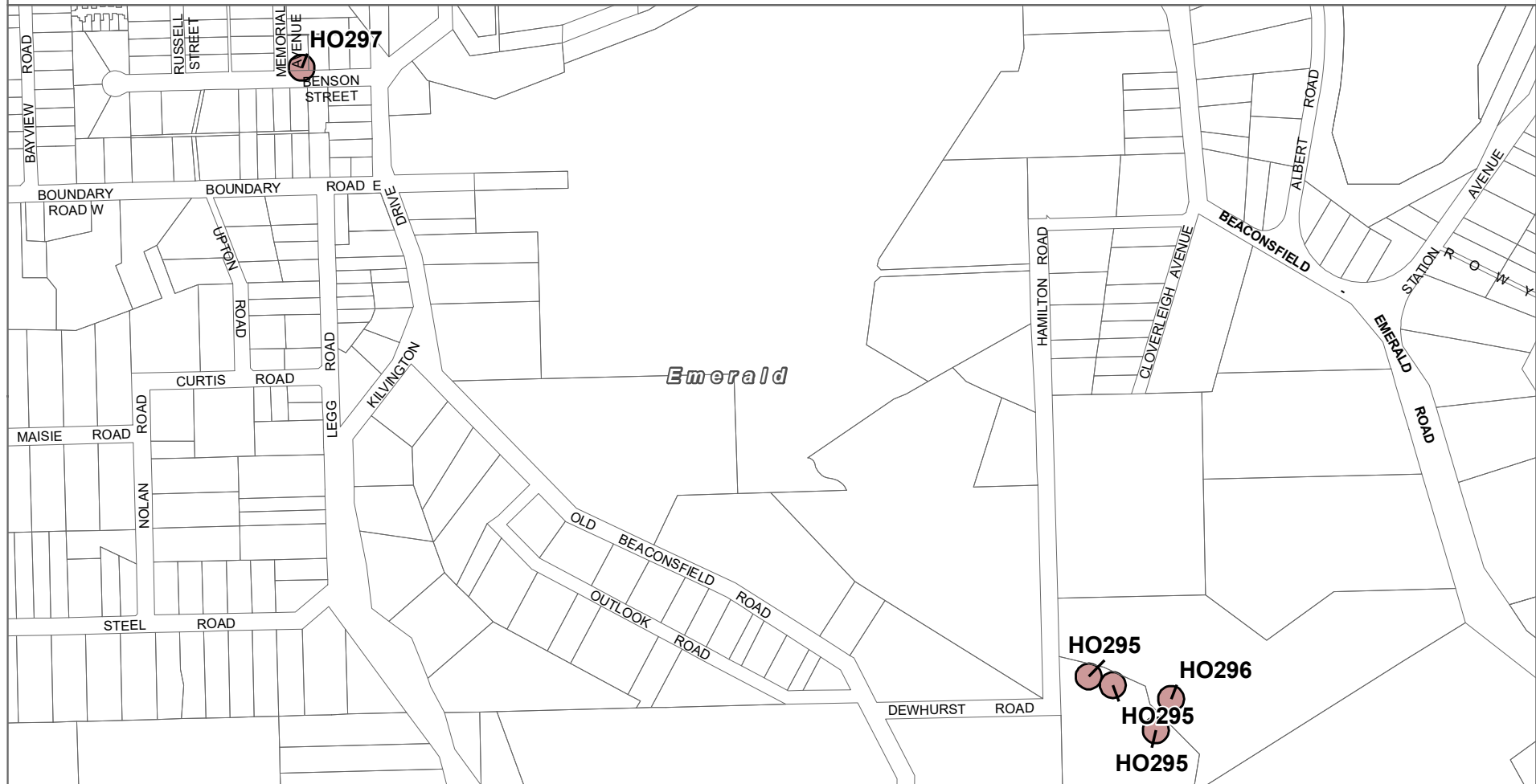
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LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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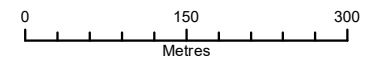
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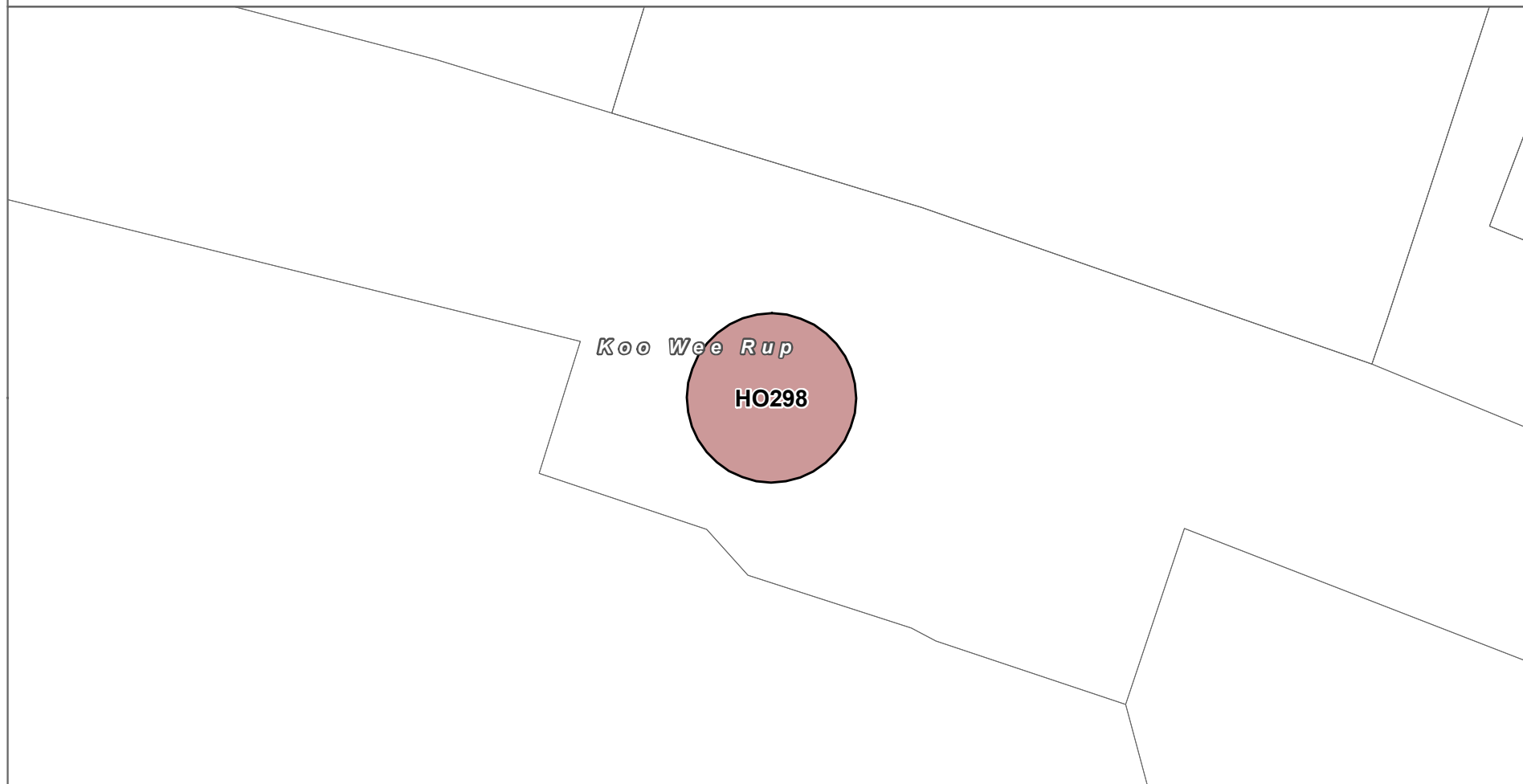


Environment,
Land, Water and Planning

Part of Planning Scheme Map 6HO



CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C270



LEGEND

- HO - Heritage Overlay
- Local Government Area

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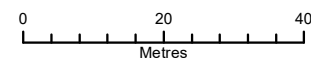
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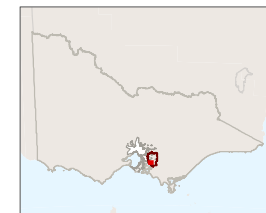
Print Date: 12/03/2021

Amendment Version: 1



Environment,
Land, Water
and Planning

Part of Planning Scheme Map 27HO



Planning and Environment Act 1987**CARDINIA PLANNING SCHEME****Notice of the preparation of an amendment****Amendment C270card**

The Cardinia Shire Council has prepared Amendment C270card to the Cardinia Planning Scheme.

The land affected by the amendment is:

- Road reserve, 185 Mountain Road, Gembrook
- 45 Mentiplay Road, Gembrook
- 4 Dewhurst Road, Emerald
- 44 Beaconsfield-Emerald Road, Emerald
- 8 Benson Street, Emerald
- 79 Emerald-Monbulk Road, Emerald
- Cochranes Park, Rossiter Road, Koo Wee Rup

The amendment proposes to apply the Heritage Overlay to historically significant trees within the Cardinia Shire.

Specifically, the Amendment:

- Amends the Schedule to Clause 43.01 Heritage Overlay to insert the Heritage Overlay on nine (9) historically significant trees over seven (7) properties as recommended in the *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021*.
- Amends Clause 21.02 Environment adding the *Cardinia Shire Council, Significant Trees – Statement of Significance January 2021* as a reference document~~an incorporated document~~.
- Amends the Schedule to Clause 72.04 Documents incorporated in this planning scheme

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- during office hours, at the office of the planning authority, Cardinia Shire Council, 20 Siding Avenue, Officer.
- at the Department of Environment, Land, Water and Planning website www.planning.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 5pm on Thursday, 21 April 2022. A submission must be sent to the Cardinia Shire Council at:

mail@cardinia.vic.gov.au or

Cardinia Shire Council
Amendment C270card
PO Box 7
PAKENHAM VIC 3810

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Luke Connell
Manager Policy, Design & Growth Area Planning

CARDINIA PLANNING SCHEME

21.0220/11/2020
C250card**21.02-1**20/11/2020
C250card**ENVIRONMENT****Catchment and coastal management****Overview**

The majority of the Cardinia Shire is contained in the Western Port catchment, which is a Ramsar wetland, with a small section in the northern part of the municipality being within the Yarra catchment. The *Port Phillip & Western Port Regional Catchment Strategy* (www.ppwrcs.vic.gov.au) describes the catchment assets and how they are interrelated. It indicates what needs to be done to manage and use the assets in a sustainable and integrated way, and outlines goals and priorities for the future.

Key issues

- Recognising that a catchment is an integrated environmental system, and that development and actions undertaken in one part of the catchment have an effect on other parts of the catchment.
- Retaining and re-establishing native vegetation along waterways to minimise erosion and sediment.
- Managing stormwater and effluent in both urban and rural areas.
- Recognising that areas within the municipality have a shallow groundwater table, which increases the potential for salinity and its impacts on infrastructure and the environment.
- Controlling the amount of water entering the groundwater table in recharge areas in order to manage salinity.
- Recognising that climate change will increase the risk from flooding.

Objective 1

To protect and improve the environmental health and social and economic values of water resources and ensure their efficient management.

Strategies

- Encourage the retention and, where appropriate, the re-establishment of native vegetation to minimise erosion and sediment entering waterways, reduce salinity and protect areas of landscape and biodiversity value.
- Encourage the protection of waterway environs including the fencing off of waterways and the re-establishment of riparian vegetation, especially in rural areas degraded by the impact of stock.
- Encourage the maintenance and upgrade of levee banks in the Koo Wee Rup Flood Protection District, particularly along the Bunyip Main Drain.
- Protect groundwater resources in the Western Port Basin.
- Protect Western Port and the associated significant estuarine, intertidal and immediate marine habitat of Western Port and promote sustainable outcomes.
- Minimise erosion and the entry of sediment into waterways associated with earthworks.

Objective 2

To effectively manage development to mitigate impacts on the operation and health of waterway systems.

CARDINIA PLANNING SCHEME**Strategies**

- Encourage the use of measures to manage and treat stormwater quality in both urban and rural areas including wetlands, litter and pollution traps, retarding basins and revegetation along waterways.
- Provide for the retention and treatment of domestic wastewater on-site in accordance with the *State Environment Protection Policy (Waters,)* October 2018, where reticulated sewerage is not available.
- Maximise the potential to utilise recycled wastewater for agricultural, urban and other purposes.
- Require best practice water sensitive urban design and improvements in drainage in all new developments.

Objective 3

To minimise the impact of shallow groundwater conditions and salinity on the built and natural environment, including both native vegetation and agricultural land, and to ensure that development does not contribute to increasing the risk or extent of salinity.

Strategies

- Ensure any development in an identified shallow ground water or potential salinity risk area is subject to a risk assessment which identifies appropriate mitigation measures.
- Discourage development that will be at risk from salinity or that will potentially increase the risk or extent of impacts from salinity.

Objective 4

To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.

Strategies

- Minimise development on land liable to flooding and inundation, and where development is permitted, ensure that the siting of buildings and works takes into account the potential depth of flooding, the route of major floodways, and the impact on the operation of the waterway system.

Implementation**Further strategic work**

- Identify land that is at risk from land-slip and investigate the application of an appropriate environmental overlay.
- Identify land that is at risk from salinity and investigate the application of an appropriate environmental overlay.

Reference documents

Land Capability Study of the Cardinia Shire, 1997

Salinity - Land Capability Study 2004 (Cardinia Shire)

Planning Decision Support Framework for Salinity, 2005 (Cardinia Shire)

Domestic Wastewater Management Plan, 2007 (Cardinia Shire)

Cardinia Shire Integrated Water Management Plan 2015-2025, September 2015

Cardinia Shire Waste and Resource Recovery Strategy 2017-2026, December 2017

Cardinia Shire Sustainable Environment Policy 2018-2028, June 2018

Yarra Valley Future Water: Water Plan 2013/14 to 2017/18, October 2012

CARDINIA PLANNING SCHEME

South East Water: 2013-2018 Water Plan

Port Phillip & Western Port Regional Catchment Strategy - www.ppwrcs.vic.gov.au,

Summary of the Regional Catchment Strategy for the Port Phillip & Western Port region, August 2015

State Environment Protection Policy (Waters), October 2018

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C234card

Landscape**Overview**

The diverse landscapes within the Cardinia Shire are one of the municipality's strongest attributes. Five areas within the Cardinia Shire have been recognised as significant landscapes by the National Trust. These are the Western Port Coast, Heath Hill, Cockatoo Creek, Puffing Billy Corridor and Menzies Creek Valley.

Key issues

- Protecting significant landscapes, including the protection of the specific features of each landscape.
- Recognising that the landscape is an important element in the sustainable development of tourism in the municipality.
- Acknowledging that ridgelines are particularly vulnerable to inappropriate development.
- Recognising the pressures to develop land in locations of high scenic value.

Objective

To recognise and protect the diverse landscape and areas of significant landscape value.

Strategies**Landscape values**

- Protect significant landscapes recognised by the National Trust including the Western Port Coast, Heath Hill, Cockatoo Creek and Menzies Creek Valley from development that is inconsistent with the landscape values and built form of the surrounds.
- Protect the scenic corridor of the Puffing Billy Tourist Railway from extensive native vegetation removal and development that is inconsistent with the landscape values of the existing corridor.
- Recognise the value of the landscape to the community and as a competitive strength for the sustained development of tourism in the municipality.
- Ensure that development in the urban growth area does not intrude or adversely impact on the landscape values of the area north of the Princes Highway and maintains significant vistas.
- Recognise the landscape values associated with rural land including areas south of the Princes Highway.
- Recognise the contribution of drains and bridges to the character of the rural landscape.
- Protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area.
- Minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

Design and built form

CARDINIA PLANNING SCHEME

- Require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas.
- Ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation.

Implementation**Application of zones and overlays**

- Applying a Significant Landscape Overlay to protect the significant landscapes of the Koo Wee Rup Swamp area recognised by the National Trust and progressively over other identified significant landscapes and ridgelines.
- Applying an Environmental Significance Overlay over the northern hills area and other sites of significance to protect landscape and environmental values.
- Applying a Vegetation Protection Overlay to hills areas where vegetation is a significant factor in the landscape character.

Further strategic work

- Identify significant landscapes of the Koo Wee Rup Swamp area other than those recognised by the National Trust.
- Development of a policy for replacement planting ratios for the removal of vegetation in an Environmental Significance Overlay, Significant Landscape Overlay and Vegetation Protection Overlay.
- Prepare local policies to address the siting and design of horticultural structures, and the siting and design of large sheds in rural areas, and investigate whether a single policy can address both issues.
- Undertake a cultural landscape assessment of the Cardinia Western Port Green Wedge to consider the cultural landscape significance of the former Dalmore and Koo Wee Rup swamp environs and the Western Port coastline, including consideration of Indigenous history, the drainage of the swamp, former railway lines and the Soldier Settlement period.

Reference documents

Cardinia Shire Sustainable Environment Policy 2018-2028, June 2018

Puffing Billy Corridor Landscape Evaluation Study (1992)

Guidelines for Slope Management in Subdivisions (December 2017)

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Biodiversity**Overview**

Cardinia Shire contains a diverse environment with a wide range of native flora and fauna habitats. The municipality is known to contain State and Nationally significant rare and threatened species including the Southern Brown Bandicoot, Growling Grass Frog, Swamp Skink, Masked Owl, Helmeted Honeyeater, Powerful Owl, Emerald Star Bush, Matted Flax-Lily and indigenous grasslands, dwarf galaxias and Australian grayling.

The decline and fragmentation of habitats resulting in the loss of biodiversity is a key issue. Over 75% of the native vegetation in Cardinia Shire has been cleared leaving those areas of remnant vegetation of particular significance and value in terms of maintaining biodiversity within the Municipality.

Cardinia Shire forms part of the UNESCO Mornington Peninsula and Westernport Biosphere Reserve, protection of this biosphere relies on good environmental management of the catchment of which Cardinia shire is a key part.

CARDINIA PLANNING SCHEME**Key issues**

- Recognising that native vegetation provides habitat for key fauna species and provides for diverse flora species throughout the municipality.
- Maintaining biodiversity especially in areas of significance.
- Maintaining and re-establishing wildlife corridors.
- Recognising that soil erosion occurs on steep land where there are dispersible soils and in areas prone to landslips as a result of native vegetation removal.
- Controlling the spread and extent of pest plants and animal within the municipality.

Objective 1

To achieve no net loss in the quantity and quality of native vegetation in the municipality.

Strategies

Encourage the retention and re-establishment of native vegetation to protect areas of habitat and landscape value, minimise erosion, reduce sediment entering waterways and Western Port, reduce the potential for flooding on the Koo Wee Rup Swamp, and to reduce the potential for salinity.

- Protect areas of significant remnant vegetation (particularly endangered and vulnerable Ecological Vegetation Classes) as shown on the mapped Ecological Vegetation Classes provided by the Department of Environment, Land, Water and Planning.
- Ensure that the siting of buildings and works avoids and minimises the removal or fragmentation of native vegetation, especially in areas of biodiversity significance, and where appropriate, building envelopes should be approved as part of subdivision plans to minimise the removal of vegetation.
- Require the replanting of indigenous vegetation where earthworks have been undertaken, particularly on steeply sloping land, on land subject to erosion, or in close proximity to a watercourse to manage and reduce sediment generation

Objective 2

To maintain and enhance the diversity of indigenous habitats and species.

Strategies**Areas of biodiversity significance**

- Avoid the fragmentation of land in areas of biodiversity significance and create new habitat corridors/biolinks.
- Encourage or, if appropriate, require landowners to undertake steps to conserve and enhance sites of biodiversity significance through a Conservation Covenant, or agreements under Section 173 of the Planning and Environment Act 1987.
- Protect and enhance biodiversity within natural waterways and man-made drains and dams through subdivision design, development design and appropriate management.
- Protect and enhance the environmental and landscape values of the land including habitat of botanical and zoological significance.
- Ensure the identification, protection and linking of important biodiversity areas within the growth area through Precinct Structure Plans including the provision of Native Vegetation Precinct Plans and Biodiversity Management Plans where required.

Threatened species

- Protect and enhance the habitat of threatened flora and fauna species, including the growling grass frog and southern brown bandicoot.

CARDINIA PLANNING SCHEME**Objective 3**

To reduce the spread and extent of pest plants and animals.

Strategies

- Encourage land management practices which control and remove noxious and environmental weeds.

Implementation**Application of zones and overlays**

- Applying a Rural Conservation Zone or a Public Conservation and Resource Zone in areas of high biodiversity value.

Further strategic work

- Developing Native Vegetation Precinct Structure Plans and Biodiversity Management Plans in the Urban Growth Area.
- Identifying and mapping areas of endangered flora and fauna such as Growling Grass Frog and Southern Brown Bandicoot for inclusion in the Environmental Significance Overlay or Vegetation Protection Overlay.

Reference documents

Pest Plant Management Strategy 2012-2017

*Targeted Survey and Conservation Management Plan for the Growling Grass Frog *Litoria reniformis*: Pakenham Urban Growth Corridor, Ecology Partners, 2006*

Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp Area, Ecology Australia, 2009

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Bushfire management**Overview**

Areas within the Cardinia Shire, particularly north of the Princes Highway, are prone to bushfires due to the topography and vegetation cover. During the Ash Wednesday fires of 1983, there was a significant loss of life and property in the Upper Beaconsfield and Cockatoo areas.

Bushfire risk is the product of a number of factors including fuel levels, slope, climatic conditions, population and the degree of preparation of individual property owners to cope with a fire. Other factors such as the accessibility of land to fire fighting vehicles and the availability of water will affect the risk levels for individual properties.

Key issues

- Recognising that climate change will increase the risk from bushfires.
- Prioritising human life over all other policy considerations.
- Directing new development to low risk locations.
- Where new development is permitted in high risk areas, safe access is provided.
- Ensuring that any further strategic work has regard to the significant bushfire risk faced by many parts of the Shire, including the development of township strategies and structure plans.
- Ensuring that any development in bushfire risk areas can implement bushfire protection without unacceptable biodiversity impacts.

CARDINIA PLANNING SCHEME**Objective**

To recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment.

Strategies**Subdivision**

- Ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of bushfire, particularly with regard to the location of building envelopes.

Siting and design

- Ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.
- Ensure all development has appropriately designed access for emergency vehicles.
- Ensure development provides adequate access to water.
- Encourage the use of roads as a buffer between housing and bushland.

Fuel reduction

- Encourage the use of controlled burning to reduce ground fuel levels and to help maintain healthy and diverse forests and woodlands consistent with the Ecological Vegetation Class (EVC).
- Support the implementation of the *Cardinia Municipal Fire Prevention Plan, 2016* and *Cardinia Municipal Wildfire Preparedness Plan 2005*.

Reference documents

Cardinia Municipal Fire Prevention Plan, 2016

Cardinia Municipal Wildfire Preparedness Plan, 2005

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Open space**Overview**

Cardinia Shire has a significant amount of regional open space, including Aura Vale Lake Park at Cardinia Reservoir, Gembrook Regional Park, Bunyip State Park, and Emerald Lake Park. In addition, regional parklands are proposed along the Cardinia Creek for the protection of the environmental values of the corridor and the provision of a regional passive recreation resource in recognition of the projected population growth in the Casey-Cardinia Growth Area.

There are also other significant waterways and streams throughout the Municipality that provide passive open space linkages. The *Pedestrian and Bicycle Strategy, August 2017* identifies primary, secondary and township path and trails network providing and improving access to key community and recreation facilities.

Key issues

- Providing open space to produce an attractive urban environment with a clear sense of place and identity and building a cohesive community.
- Providing active, passive and environmental open space, including varied play spaces, within the Urban Established Areas, Urban Growth Area, and townships to meet the needs of current and future communities and to protect environmental values.
- Developing open space linkages.
- Providing off road tracks and trails for walking and cycling.

CARDINIA PLANNING SCHEME

- Developing and maintaining appropriate infrastructure for recreational horse riding.
- Providing for greater connectivity and amenity that encourages physical activity (including walking and cycling) throughout the Shire.

Objective 1

- 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.

Strategies**Open space contributions**

- Ensure adequate active and passive open space is provided for communities and ensure that this is not constrained by environmental, drainage or other constraints.
- A minimum public open space contribution of 8% of the land to be subdivided must be provided as part of the subdivision of land for urban residential purposes.
- An 8% public open space contribution shall comprise land unencumbered by other constraints (eg: land required by Melbourne Water for drainage purposes, land within service easements) to allow its full use for recreation purposes.
- Any encumbered public open space should be provided in addition to the 8% public open space contribution for recreation purposes.

Location and design

- Balance the recreational, environmental and bushfire management objectives of open space reserves.
- Recognise the importance of open space in contributing to an attractive urban environment with a clear sense of place and identity.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Provide play spaces within open space in accordance with *Cardinia Shire Play Space Strategy, 2014*.
- Discourage the fragmentation of open space within new developments and subdivisions.
- Ensure that the design of open space is functional having regard to its intended use, minimises maintenance and ensures community and personal safety.
- Support the ongoing development of recreation reserves in the rural townships in the municipality as an important focus of recreational activities for the community.
- Support the progressive development of the Cardinia Creek Regional Parklands as a regional passive recreation resource and for the protection of the creek environs as outlined in the *Cardinia Creek Parklands Future Direction Plan, 2002*.
- Recognise open space of high environmental value (e.g. Chambers Reserve, Mt Cannibal, and creek reserves) and ensure that the management of such open space protects and enhances the environmental values of the land.
- Develop open space corridors along major waterways which can be used for passive open space to improve water quality and act as wildlife corridors.
- Develop and maintain a network of off-road pedestrian, bicycle and equestrian trails within the municipality.

CARDINIA PLANNING SCHEME**Objective 2**

To provide open space which allows people to choose to be active in an environment that is convenient safe and pleasant.

Strategies

- Ensure the location of open space is planned to allow residents to maximise opportunities to undertake physical activity.
- Ensure that open space is well connected to encourage physical activity.

Implementation**Application of zones and overlays**

- Applying the Infrastructure Contributions Overlay (ICO), or Development Contributions Plan Overlay (DCPO), as appropriate, in areas within the Urban Growth Area and the Urban Established Area, to fund the acquisition and development of district open space and linear open space along major waterways.

Further strategic work

- Develop a policy for the provisions of open space in commercial and industrial areas for inclusion in the schedule to Clause 53.01 seeking a contribution rate of 2%.
- Finalise the draft Developer Landscape Guidelines and implement appropriate planning policy.

Reference documents

Equestrian Strategy (2014)

Cardinia Creek Parkland Future Direction Plan, Parks Victoria, 2002

Recreation Open Space Strategy 2000

Cardinia Growth Corridor Sports Strategy (2005)

Any listed at Clause 11.04 (Open space) of the State Planning Policy Framework

Healthy by Design (January 2017)

21.02-6

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Post-contact heritage**Overview**

The rich and diverse cultural heritage of Cardinia Shire illustrates the historic use, development and occupation of the land. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees, landscapes and archaeological sites. These places give Cardinia a sense of historic continuity as well as demonstrating the economic, social and political circumstances of the time.

Key issues

- Protecting recognised sites and precincts of heritage significance with State, Regional and Local Significance.
- Defining the extent of heritage places to be included in a Heritage Overlay.
- Recognising and protecting significant trees.

Objective

To provide for the protection and appropriate management of sites of heritage significance.

Strategies

- Protect sites of State, regional and local heritage significance.

CARDINIA PLANNING SCHEME

- Promote the conservation of sites of local heritage interest.
- Encourage and support the reuse of existing heritage places for appropriate land uses, including, where appropriate, prohibited uses if that use will assist in the preservation of the heritage site
- Give consideration to the heritage context of sites which adjoin sites of heritage significance.
- Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.
- Recognise and protect the cultural significance of war memorials and avenues of honour in the municipality.
- Recognise and protect the cultural significance of the Western Port Green Wedge, particularly the significance of the former Dalmore and Koo Wee Rup swamp environs and the Western Port coastline.

Implementation**Further strategic work**

- Investigate development and implementation of a Heritage Policy to assist with assessment of proposals for heritage properties and adjoining properties that addresses a range of issues including subdivision, demolition, redevelopment and urban design.

Reference documents

Cardinia Shire (North) Heritage Study – Volume 1 Heritage Program (1996)

Cardinia Shire (North) Heritage Study – Volume 2 Environmental History (1996)

Cardinia Shire (North) Heritage Study – Volume 3 Heritage Places (1996)

Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study – Volume 1 Environmental History (1998)

Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study – Volume 2 Heritage Places (1998)

Cardinia Local Heritage Study Review – Volume 1: Executive Summary (May 2013) (Sept 2015)

Cardinia Local Heritage Study Review – Volume 2: Key Findings & Recommendations (May 2013) (Sept 2015)

Cardinia Local Heritage Study Review – Volume 3: Heritage Place and Precinct Citations - Revised September 2017

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (2013)

Old Emerald Bakehouse – 1 Kilvington Drive (rear), Emerald (December 2012)

Cardinia Shire Council Significant Tree Study (May 2009)

Significant Trees – Statement of Significance (January 2021)

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20/11/2020
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Aboriginal cultural heritage**Overview**

The Cardinia Shire Council acknowledges that the municipality contains Aboriginal heritage sites and places of cultural significance, some of which have been identified and formally recorded but many which have not. All Aboriginal heritage sites, whether formally registered or not, are protected under the *Aboriginal Heritage Act 2006*. Aboriginal heritage sites and places are highly valued by traditional and contemporary Aboriginal groups and should also be valued by the broader Australian community. The Cardinia Shire Council seeks to promote best heritage practices by ensuring heritage sites and places are preserved for current and future generations.

CARDINIA PLANNING SCHEME**Key issue**

- Identifying and protecting sites of significant Aboriginal heritage.

Objective

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.

Strategies**Consultation**

- Work in partnership with Registered Aboriginal Party/s and any other relevant stakeholders to manage and protect indigenous cultural heritage values
- Develop a process of consultation with Registered Aboriginal Party/s which will allow them to have input into development decisions at a strategic planning level.

Conservation sites

- Use public open space or linked corridors of public open space, within and between development areas, where possible, to conserve Aboriginal heritage sites, taking into account and balancing other community and environmental needs.

Reference documents

Shire of Cardinia Urban Growth Corridor Aboriginal Heritage Study (2004)

21.02-8

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C250card

Resource conservation

Conserving, reducing and effectively managing the resources we use are essential to achieving ecological sustainable development. The use of fossil fuels, particularly in electricity generation and transport has been the major source of greenhouse gas emissions resulting in climate change. The community needs to respond to climate change through strategies to reduce greenhouse gas emissions and the implementation of adaptation strategies to reduce vulnerability to projected future impacts of climate change. Three key areas for reducing the impact on the environment within the municipality are air, water and general waste.

Key issues

- Minimising greenhouse gas emissions and developing greenhouse adaptation strategies.
- Reducing water consumption and improving water quality.
- Reducing waste generation and minimising waste going to land fill.
- Recognising the need to reduce and divert food waste from landfill and reuse water to grow food.

Objective

To develop and promote more environmentally sustainable ways of living and working, including greenhouse gas emission reductions.

Strategies**General**

- Support the implementation of key regional activities identified through Western Port Greenhouse Alliance to reduce greenhouse gas emissions.

Reduction of greenhouse gas emissions

CARDINIA PLANNING SCHEME

- Encourage developments that are based around public transport and alternative forms of transport including walking and cycling.
- Promote sustainable communities through appropriate urban design that encourages alternate forms of transport to reduce energy consumption.

Reduction in water consumption

- Ensure water sensitive urban design principles for all developments and subdivisions including the use of the third pipe recycled water systems and the use of water tanks where appropriate.
- Encourage the use of recycled or alternative water in the construction of roads in all subdivision and in other works and ongoing maintenance activities, where this water is available.

Design and construction

- Encourage the use of environmentally sustainable construction materials and techniques.
- Encourage development that incorporates sustainable building design including design that promotes the health and well being of occupants.
- Encourage the inclusion of, or provision for, sustainable technology in the design of new buildings.
- Provide and preserve landscaping that enhances amenity and maintains ecosystems.

Implementation**Further strategic work**

- The development of local sustainable buildings guidelines.

Reference documents

Sustainable Development and Greenhouse Reduction Strategy – Cardinia Local Action Plan 2006

Sustainable Water Use Plan (2006)

Cardinia Shire Council Stormwater Management Plan (2002)

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

None specified

2.018/02/2021
C249card**Heritage places**

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

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?
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 War memorial on Old Princes Highway, 11-17, 19-21, 23-25, 24-26 and 37 Woods Street, Beaconsfield	Yes	No	Yes	No	No	No	No
HO147	Woods Street Residential Precinct 48, 54 & 56 Woods Street, Beaconsfield	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.							
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

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?
BEACONSFIELD UPPER								
HO71	Beaconsfield Upper Milk Bar, Former Cormore Tea Rooms 28 Beaconsfield-Emerald Road, Upper Beaconsfield	Yes	No	No	No	No	No	No
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	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2 McBride Road, Beaconsfield Upper							
HO148	Staverton Garden 201 Quamby Road, Beaconsfield Upper	No	No	Yes	No	No	No	No
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	No	No	Yes	No	No	No	No

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?
	10-12 Salisbury Road, Beaconsfield Upper							
HO243	Radiata Pine 120 A'Beckett Road, Beaconsfield Upper	No	No	Yes	No	No	No	No
BUNYIP								
HO150	Bunyip, 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	Bunyip Commercial & Civic Precinct 9-34 Main Street, 2A, 2, and 7-23 High Street, Bunyip Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan, December 2020	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	Bunyip General Cemetery Part CA30 Bunyip-Tonimbuk Road, Bunyip	Yes	No	Yes	Yes	No	No	No

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?
HO151	House 4 Hope Street, Bunyip	No	No	No	No	No	No	No
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

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?
BUNYIP NORTH								
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

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?
HO161	Former Catani General Store and residence 72 Taplins Road, Catani	No	No	No	No	No	No	No
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

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?
HO246	Cherry Laurel Alma Treloar Reserve, 79 Pakenham Road, Cockatoo	No	No	Yes	No	No	No	No
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

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?
EMERALD								
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 1 Cloverleigh Avenue, 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

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	Yes	No	No	No	No
HO173	Sycamore Lodge 34 Lakeside Drive, Emerald	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO181	Emerald Reserve 402A Main Street (Gembrook-Belgrave Road), Emerald	No	No	Yes	No	No	No	No
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

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?
HO183	Former Cascades Guesthouse 10 Telopea Road, Emerald	No	No	No	Yes Stone dairy	No	No	No
HO295	3x Sequoia sempervirens, Coast Redwood 4 Dewhurst Road, Emerald Statement of Significance: Sequoia sempervirens, Coast Redwood	No	No	Yes	No	No	No	No
HO296	Sequoia sempervirens, Coast Redwood 44 Beaconsfield-Emerald Road, Emerald Statement of Significance: Sequoia sempervirens, Coast Redwood	No	No	Yes	No	No	No	No
HO297	Fagus sylvatica 'Purpurea', Purple Beech 8 Benson Street, Emerald Statement of Significance: Fagus sylvatica 'Purpurea', Purple Beech	No	No	Yes	No	No	No	No
HO299	Angophora costata, Smooth-barked Apple 79 Emerald Monbulk Road, Emerald Statement of Significance: Angophora costata, Smooth-	No	No	Yes	No	No	No	No

	barked Apple							
GARFIELD								
HO85	Garfield Commercial Precinct 33-101 Nar Nar Goon-Longwarry Road (Main Street), Garfield Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan, December 2020.	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 20 Martin Road, Garfield	Yes	No	No	No	No	No	No
HO86	J. & M. E. Lowndes Bakery & Residence 41-43 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	No	No	Yes	No	No	No	No

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?
	86 Railway Avenue, Garfield							
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 62-72 & 75-97 Main Street and 66A Station Road, Gembrook	Yes	No	Yes	No	No	No	No

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?
	Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan, December 2020.							
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	No	No	Yes	No	No	No	No

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?
	18 Innes Road, Gembrook							
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	No	No	No	No
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
HO63	Sacred Hearth Catholic Church 93 Main Street, Gembrook	Yes	Yes	Yes	No	No	No	No
HO79	Oak Avenue 275 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)	No	No	Yes	No	No	No	No

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?
HO294	330 Ure Road, Gembrook Eucalyptus dalrympleana, Mountain White Gum Road reserve, 185 Mountain Road, Gembrook	No	No	Yes	No	No	No	No
HO300	Statement of Significance: Eucalyptus dalrympleana, Mountain White Gum Eucalyptus sieberi, Silvertop Ash 45 Mentiplay Road, Gembrook Statement of Significance: Eucalyptus sieberi, Silvertop Ash	No	No	Yes	No	No	No	No
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
<u>HO298</u>	<u>Quercus robur, English Oak</u> <u>Cochranes Park, Rossiter Road, Koo Wee Rup</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>

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?
	275-297 & 272-300 Rossiter Road and 2-16, 56-86 Station Street, Koo Wee Rup Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan, December 2020.							
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	Yes	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

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

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?
HO269	Royal Hotel 96-102 Station Street, Koo Wee Rup	No	No	No	No	No	No	No
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

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?
HO214	Palace Hotel 140 McDonalds Track, Lang Lang	No	No	No	No	No	No	No
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

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?
HO239	Brick Trough 190 Westernport Road, Lang Lang	No	No	Yes	No	No	No	No
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, Turramurra Road, Sister Chanel 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	No	Yes	Yes	No	No	No	No

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?
	Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.							
MONOMEITH								
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	Yes	No	Yes	Yes	No	No	No

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?
	350 Eight Mile Road, Nar Nar Goon South							
NAR NAR GOON NORTH								
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

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?
HO104	James Hicks Pty. Ltd. Pottery 365 Princes Highway, Officer	Yes	Yes	No	Yes	No	No	No
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

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?
HO65	St. James Church of England 1A Main Street, Pakenham	Yes	Yes	No	Yes	No	No	No
HO264	Algerian Oak 9-13 Main Street, Pakenham	No	No	Yes	No	No	No	No
HO66	Pakenham Gazette & Berwick City News Offices 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	No	No	Yes	No	No	No	No

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?
	30 metres west of intersection Princes Highway and Oaktree Drive, Pakenham							
HO108	Bourke House & Stables 65 Racecourse Road, Pakenham	Yes	No	Yes	Yes	No	No	No
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 667 Toomuc Valley Road, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No
HO275	Pyrus communis (Pear Tree) 40 Dore Road, Pakenham	No	No	Yes	No	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

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?
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 11, 14, 17 & 5/19 Rogers Street, Pakenham	No	No	No	No	No	No	No
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	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	5-19 (West Side), 20-32 (East Side) James Street and 1 Snodgrass Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.							
PAKENHAM SOUTH								
HO25	Snow View 300 Bourke Road, Pakenham South	Yes	No	Yes	No	No	No	No
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

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?
HO48	The Grange 15 Huxtable Road, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No
HO69	Gorong Lot CM, Lot 4, Lot 6 and part Lot 5 PS317138, 20 Matilda Drive, Pakenham Upper	Yes	Yes	Yes	No	No	No	No
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	No	No	Yes	No	No	No	No

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?
	205 Soldiers Road, Rythdale							
TONIMBUK								
HO236	Tonimbuk Hall 1900 Gembrook-Tonimbuk Road, Tonimbuk	No	No	No	No	No	No	No
TYNONG								
HO26	Bunya Bunyas 195 Browning Road, Tynong	No	No	Yes	No	No	No	No
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								

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?
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
YANNATHAN								
HO43	Glenafon 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

CARDINIA PLANNING SCHEME

21/02/2019
C253card**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**18/02/2021
C249card**Incorporated documents**

Name of document	Introduced by:
Beaconsfield Structure Plan (December 2013 expires 31 December 2021)	C263card
Bunyip Township Strategy (September 2009)	C124
Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations – Revised December 2020	C249card
Cardinia Road Employment Precinct Structure Plan (including the Cardinia Road Employment Precinct Native Vegetation Precinct Plan) September 2010	C130
Cardinia Road Precinct Development Contributions Plan (September 2008 – Revision 1.4 June 2017)	GC75
Cardinia Road Precinct Structure Plan (September 2008)	C92
Cardinia Shire Council - Subdivision Restructure Plans, January 2002	C29
Cardinia Shire Council Significant Tree Study – Volume 2 (May 2009)	C162
Cardinia Shire Council Subdivision Restructure Plan, 36-38 Beaconsfield – Emerald Road, Upper Beaconsfield February 2016	C188
Cardinia Shire Council, Subdivision Restructure Plan - 440, 445, 447, 460, 462-464 and 466 Bayles-Cora Lynn Road, 455 and 465 Bunyip River Road and 710 Nine Mile Road, Cora Lynn (October 2011)	C146
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Cockatoo Township Strategy (March 2008)	C124
Emerald District Strategy (June 2009)	C124
Former Pakenham Racecourse Comprehensive Development Plan, February 2010	C141
Gembrook Township Strategy (June 2011)	C167
Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019	GC124
Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012)	C150
Healesville-Koo Wee Rup Road (Princes Freeway and Manks Road) Upgrade Project Incorporated Document, December 2019	GC158
Koo Wee Rup Township Strategy (October 2015)	C189
Lang Lang Township Strategy (July 2009)	C124
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018	GC103
Officer Development Contributions Plan, September 2011 (Amended November 2019)	C232card
Officer Native Vegetation Precinct Plan, September 2011	C149
Officer Precinct Structure Plan, September 2011 (Amended November 2019)	C232card
Officer Town Centre Civic Office Development Incorporated Document, June 2011	C158
Pakenham Activity Centre Incorporated Provisions, 20 March 2017 (revised May 2017) (expires 30 June 2021)	C260card

CARDINIA PLANNING SCHEME

Name of document	Introduced by:
<i>Pakenham East Precinct Structure Plan</i> (Victorian Planning Authority, July 2020)	C234card
<i>Pakenham East Native Vegetation Precinct Plan</i> (Ecology and Heritage Partners, October 2018)	C234card
<i>Pakenham East Infrastructure Contributions Plan</i> (Victorian Planning Authority, July 2020)	C251card
Pakenham East Train Maintenance Depot Incorporated Document, March 2016	C210
Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)	GC75
Pakenham West Comprehensive Development Plan, 1 September 2005	C82
Puffing Billy Railway Discovery Centre Incorporated Document, August 2018	C243
Plans Incorporated at Clause 43.01	
Cardinia Commercial Heritage Precincts Incorporated Plan, December 2020	C249card
Cardinia Residential Heritage Precincts Incorporated Plan (Amended August 2019)	C242card
Maryknoll Township Heritage Precincts Incorporated Plan	C237card
Site Specific Control – Bessie Creek Road, Nar Nar Goon, October 2014	C202
Site Specific Control - Lot 1 PS301568Q No. 322 Brown Road, Officer. September 2014	C197
Site specific control - Lot 3 LP90591, 20 Split Rock Road, Beaconsfield Upper, October 2014	C203
Site Specific Control – Lot 9 LP65205, 22-30 Downey Road, Dewhurst, October 2011	C165
Site specific control – Lots 1-3 LP 41796, 100 Beaconsfield-Emerald Road, Beaconsfield, December 2008	C111
Site specific control - 16 Beaconsfield-Emerald Road, Emerald (Lot 1 PS 702042V) July 2015	C206
Site Specific Control CA 51A, 335 McGregor Road, Pakenham, February 2017	C224
Site specific control CA85, 8 Drake Court, Bunyip September 2013	C72
Site specific control under the Schedule to Clause 52.03 of the Cardinia Planning Scheme Lot B PS443268J Dixons Road, Cardinia February 2008	C105(Part 2)
Sites of Botanical and Zoological Significance Maps, Department of Natural Resources and Environment, September 1997	NPS1
<i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2019)	C234card
<u>Statement of Significance: Eucalyptus dalrympleana, Mountain White Gum (January 2021)</u>	<u>C270card</u>
<u>Statement of Significance: Sequoia sempervirens, Coast Redwood (January 2021)</u>	<u>C270card</u>
<u>Statement of Significance: Sequoia sempervirens, Coast Redwood (January 2021)</u>	<u>C270card</u>
<u>Statement of Significance: Fagus sylvatica 'Purpurea', Purple Beech (January 2021)</u>	<u>C270card</u>
<u>Statement of Significance: Quercus robur, English Oak (January 2021)</u>	<u>C270card</u>
<u>Statement of Significance: Angophora costata, Smooth-barked Apple (January 2021)</u>	<u>C270card</u>
<u>Statement of Significance: Eucalyptus sieberi, Silvertop Ash (January 2021)</u>	<u>C270card</u>
Upper Beaconsfield Township Strategy (July 2009)	C124
Victorian Desalination Project Incorporated Document, June 2009	C131

CARDINIA PLANNING SCHEME

SIGNIFICANT TREES – STATEMENT OF SIGNIFICANCE CARDINIA SHIRE COUNCIL

June 2020

Revised November 2020

Revised January 2021

PREPARED BY

John Patrick Landscape Architects Pty. Ltd.



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1 Executive summary

Ten significant tree nominations comprising eleven trees and a Hawthorn hedge were assessed against significance criteria developed and used in the Cardinia Shire Council Significant Tree Study (John Patrick Landscape Architects, 2009), which are based on the Department of Environment, Land, Water and Planning heritage criteria.

Seven nominations satisfy at least one significance criteria and are recommended for inclusion under the Heritage Overlay;

- *Eucalyptus dalrympleana* (Mountain White Gum) at Mountain Rd, Gembrook,
- 3 x *Sequoia sempervirens* (Coast Redwood) at 4 Dewhurst Rd, Emerald,
- *Sequoia sempervirens* at 44 Beaconsfield-Emerald Rd, Emerald,
- *Fagus sylvatica* 'Purpurea' (Purple Beech) at 8 Benson St, Emerald,
- *Quercus robur* (English Oak) at Cochrane Park, Koo Wee Rup,
- *Angophora costata* (Smooth-barked Apple) at 79 Emerald Monbulk Road, Emerald,
- *Eucalyptus sieberi* (Silvertop Ash) at 45 Mentiplay Rd, Gembrook.

Statements of significance for each of these trees are provided in the appendix to this report.

The nominated Hawthorn (*Crataegus monogyna*) Hedge at South Gippsland Highway, Lang Lang was also determined to be of heritage significance, however the weed status of the plant raises several management issues to be considered.

2 Introduction

Background

Cardinia Shire Council is undertaking ongoing efforts to identify trees of cultural or heritage significance within the Shire with a view to protecting these trees, recognising that the Shire is undergoing rapid development and change of land use.

Previous work has been undertaken, resulting in the protection under the Cardinia Planning Scheme Heritage Overlay of a number of trees identified in the Cardinia Significant Tree Study (May 2009). John Patrick Landscape Architects have been engaged by Cardinia Shire to review additional trees nominated by the community under broader significance criteria and subsequently refined in the Significant Tree Assessment prepared by Greenwood Consulting Pty. Ltd. (4 December 2019), to confirm that shortlisted trees are worthy of additional protection and to prepare a Statement of Significance for trees which are recommended for addition to the Heritage Overlay. The objective is to provide Council with information required for a Planning Scheme Amendment.

This study forms part of an ongoing review of the Cardinia Significant Tree Register that will be informed by community nominations. Following nomination, trees will be reviewed for potential inclusion under the Heritage Overlay.

Statutory protection of significant trees

A number of planning provisions are available within the Planning Scheme to provide vegetation protection, most notably overlays including Vegetation Protection Overlay (VPO), Significant Landscape Overlay (SLO) and Heritage Overlay (HO).

- A Vegetation Protection Overlay is designed to protect significant native and exotic vegetation in urban or rural environments. It can be applied to individual trees, stands of trees or areas of significant vegetation.
- A Significant Landscape Overlay is intended to identify and conserve the character of a significant landscape. It primarily covers the aesthetic or visual significance of a landscape of which trees are a significant component.
- Purposes of the Heritage Overlay include the conservation and enhancement of places of natural and cultural significance, and ensuring that development does not adversely affect the significance of the heritage place. A heritage place can include a tree, a group of trees, garden, park, reserve or significant landscape.

The *Cardinia Shire Council Significant Tree Study* (2009) determined the Heritage Overlay as the preferred planning overlay for protection of significant trees as it has decided advantages over the Vegetation Protection Overlay (VPO), which does not provide for the regulation of buildings and works, and over the Significant Landscape Overlay (SLO) which is more limited in scope applying only to trees that make a significant contribution in the context of a significant landscape.

Local Government Planning Scheme Heritage Overlays

At Local Government level, Planning Schemes provide for Heritage Overlay controls under *the Planning and Environment Act 1987*. Their stated purpose is to conserve and enhance heritage places of natural or cultural significance and ensure that development does not adversely affect that significance. The controls have statutory power.

A heritage place may be of state, regional or local heritage significance. Tree protection measures may be specified to apply to the whole of a heritage place (such as a park or garden), or to a single tree or group of trees (e.g. an Avenue of Honour).

Under this control a permit is required to remove, destroy, prune or lop a tree listed in the accompanying Schedule. It also requires a permit for buildings, works or subdivision within the heritage place.

The Overlay is not primarily intended to protect trees for their amenity value *per se*, but for their contribution to heritage significance. However, it could be argued that a tree which is significant for its aesthetic, historic, scientific or social significance does have cultural significance which constitutes heritage significance.

Tree controls do not automatically apply to a place affected by the Heritage Overlay. The controls only apply if specifically indicated in the Schedule for the place.

Several of the shortlist of nominated trees are already covered by the VPO or SLO. The current study specifically determines the appropriateness of the inclusion of the nominated trees under the schedule to the **Heritage Overlay** of the Cardinia Planning Scheme.

Reference documents

The following reports and documents were reviewed in the current study:

- *Cardinia Significant Tree Assessment* prepared by Greenwood Consulting, 2019
- *Cardinia Shire Council Significant Tree Study*, Volumes 1 & 2, prepared by John Patrick Landscape Architects Pty. Ltd. May 2009.
- Dept. of Environment, Land, Water and Planning, Victoria, *Applying the Heritage Overlay*, Planning Practice Note 1, August 2018.

3 Assessment

A review of the size and arboricultural condition of trees recommended in the Cardinia Significant Tree Assessment 2019 (Greenwood Consulting Pty. Ltd.) for protection under the Heritage Overlay was undertaken as a first step in assessment.

Table 1: The following shortlisted nominations are the subject of the current study:

Nomination	Botanical name, Common name	Location	Approx. GPS coordinates*
1	<i>Crataegus monogyna</i> Hawthorn	South Gippsland Highway, McDonalds track and surrounding roads, Lang Lang	-38.23432, 145.51305
5.1	<i>Eucalyptus dalrympleana</i> , Mountain White Gum	Road reserve, 185 Mountain Road, Gembrook	-37.92800, 145.52199
5.2	<i>Eucalyptus obliqua</i> , Messmate	Road reserve, 185 Mountain Road, Gembrook	-37.92779, 145.52208
6	<i>Sequoia sempervirens</i> , Coast Redwood	4 Dewhurst Road, Emerald	-37.94116, 145.44938
6	<i>Sequoia sempervirens</i> , Coast Redwood	4 Dewhurst Road, Emerald	-37.94125, 145.44970
6	<i>Sequoia sempervirens</i> , Coast Redwood	4 Dewhurst Road, Emerald	-37.94172, 145.45027
6.1	<i>Sequoia sempervirens</i> , Coast Redwood	44 Beaconsfield-Emerald Road, Emerald	-37.94139, 145.45047
8	<i>Fagus sylvatica</i> 'Purpurea', Purple Beech	8 Benson St, Emerald	-37.93483, 145.43895
9.1	<i>Quercus robur</i> , English Oak	Cochranes Park, Rossiter Road, Koo Wee Rup	-38.19921, 145.48650
10	<i>Quercus canariensis</i> , Algerian Oak	Road reserve, 5 Browning Road, Nar Nar Goon (opposite 22 Browning Road)	-38.08587, 145.57227
16.8	<i>Angophora costata</i> , Smooth- barked Apple	Chamomile Farm, 79 Emerald Monbulk Road, Emerald	-37.91517, 145.44525
17	<i>Eucalyptus sieberi</i> , Silvertop Ash	45 Mentiplay Road, Gembrook	-37.95321, 145.58864

*GPS coordinates from Cardinia Significant Tree Assessment 2019, Greenwood Consulting Pty. Ltd.

Following the arboricultural condition review, each tree was assessed against the criteria developed and used in the Cardinia Shire Council Significant Tree Study (John Patrick Landscape Architects, 2009). Assessment criteria are shown in Table 2, below. Only those trees which satisfy at least one of the assessment criteria to a level of local significance or higher were determined as to be significant.

Recommended curtilage

The recommended curtilage for trees to be included in the heritage overlay is based on AS4970-2009 *Protection of trees on development sites* which stipulates a maximum Tree Protection Zone (TPZ) of 15.0m as a radius from the centre of the trunk, calculated on the trunk diameter measured at 1.4m above ground level. The Standard indicates that *the TPZ is a combination of the root area and crown area requiring protection*, however a larger TPZ is allowed if required to encompass canopy spread.

A curtilage of 15m as a radius from the trunk centre of each tree is recommended. In the case of trees on public land for which the calculated TPZ based on current trunk size is less than 15m, the curtilage allows for future tree growth. A 15m radius is sufficient to protect the existing canopy of all trees assessed in the current study, however it is possible that with future growth in some cases the radius will be exceeded by canopy spread. In these instances, an increase of curtilage to the extent of the canopy is recommended.

For trees within private property, a curtilage equal to the Tree Protection Zone (TPZ) calculated as set out in AS4970-2009 *Protection of trees on development sites* (based on trunk diameter) is required, to be determined at the time of any proposed works which may impact on the tree.

It would also be appropriate to apply AS4970-2009 protection requirements as a curtilage for the Hawthorn Hedges, should it be decided that this nomination is to be included in the heritage overlay. For the majority of the plants comprising the hedge, which are on or adjacent to the site boundary of private properties, the minimum protection zone stipulated in the Australian Standard of 2.0m as a radius from the trunk would apply. Measurement of stem diameter is, however, recommended at the time of works to confirm the required protection zone size.

Table 2: Significance criteria developed for use in the Cardinia Significant Tree Assessment (2009).

Criterion	Description	Significance	Cultural significance		Natural significance	
			Code	Description	Code	Description
A	Importance to the course or pattern of our cultural or natural history	Historical	A1C	Trees with an association with the history of an historic object such as houses, buildings, town centres, streetscapes or parks.		N/A
			A2C	Trees with an historical importance, other than associations coming from A1C above or A3C below.		N/A
			A3C	Commemorative plantings. Includes trees planted by well-known public figures, or planted to mark an historic occasion, person or event.		N/A
			A4C	Trees or groups which demonstrate an historic planting style which is not of scientific significance. Implies a degree of rarity.		N/A
			A5C	Trees which are indicative of a past land use, with this land use being associated with the history of the area.	A6N	Trees which are indicative of a past natural vegetation cover, which is now largely removed.
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity)	Aesthetic, Historic, Scientific & Social	B1C	Trees of a species, cultivar or sport which is rare/unusual and has a specific social or historic significance associated with this.	B1N	Trees of a species, cultivar or sport which is rare or unusual but which does not have a specific social or historic significance.
			B2C	Trees which are particularly old or venerable, in a social or historic context	B2N	Indigenous trees which are particularly old or venerable, but without a cultural connection. (Non-indigenous trees would fulfil criterion B2C).
				N/A	B3N	Trees of an outstanding size. This can be in terms of height, trunk girth or canopy spread. Smaller trees of an outstanding size for the species may also be considered.
				N/A	B4N	Trees located at the extremities of their natural range, and therefore of botanical interest. Includes disjunct communities.

Significant Trees- Statement of Significance
LANDSCAPE HERITAGE REVIEW

Revised January 2021

Criterion	Description	Significance	Cultural significance		Natural significance	
			Code	Description	Code	Description
C	Potential to yield information that will contribute to understanding our cultural or natural history (research potential)	Scientific & Historic	C1C	Trees or groups which demonstrate an historic scientific planting style or husbandry technique. Implies a degree of rarity or uniqueness.		N/A
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)	Aesthetic	D1C	Tree is an outstanding example of a planting style or cultivation technique.	D1N	Tree is an outstanding example of the taxon
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance)	Aesthetic	E1C	Trees which make an aesthetic contribution to a culturally significant landscape in a way which adds to its cultural significance.	E1N	Trees which make a significant contribution to the aesthetics of a landscape which is not in itself culturally significant. Implies a degree of rarity or uniqueness.
			E2C	Trees of outstanding aesthetic value due to abnormal/curious growth as a result of human manipulation	E2N	Trees of outstanding aesthetic value due to abnormal/curious growth as a result of natural processes
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	Scientific	F1C	Trees used in scientifically significant breeding programs. This includes rare examples of the developed plants.		N/A
			F2C	Trees associated with significant scientific studies or innovations.		N/A

Criterion	Description	Significance	Cultural significance		Natural significance	
			Code	Description	Code	Description
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. (social significance).	Social	G1C	Trees which are important landmarks		N/A
			G2C	Trees which are important to a social or cultural group		N/A
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance)	Aesthetic, Historic, Scientific & Social	H2C	Any other tree which is considered to be of aesthetic, historic, social or scientific cultural significance but does not fit one of the above categories.	H2N	Any other tree which is considered to be of aesthetic, historic or scientific natural significance but does not fit one of the above categories.

Significance Definitions

The definitions of cultural significance below are taken from the Heritage Victoria Landscape Assessment Guidelines with some modifications. The exception to this is the Natural Significance criteria, as items of natural significance are not recognised by Heritage Victoria which focuses on the cultural heritage significance as defined by the Heritage Act, 1995 and the Burra Charter.

Aesthetic significance accommodates all the sensory values of the place (but privileges the visual especially) and is often encapsulated in architectural terms, such as through a particular style.

Historical significance relates to the value of a place's association with important historical events, eras or individuals, people. Historic value 'underlies' aesthetic, social and scientific value.

Scientific significance relates to the technical achievements associated with a place, or for its educational potential. Generally, scientific significance may relate to a variety of places, from industrial sites such as mines to bridges or dams.

Social significance may include places of significance to groups and communities, especially through use.

Natural significance covers trees which fulfill the Aesthetic, Scientific or (natural) History criteria without and cultural (human) connections. Trees which fit the Social criteria, have by implication a connection to people.

4 Nominated trees

Nomination 1- *Crataegus monogyna*, Hawthorn

Location	Adjacent to South Gippsland Highway, McDonalds Track, Caldermeade Road, and several surrounding roads.
Setting	Boundary row planting extending over many properties.
Botanical name	<i>Crataegus monogyna</i>
Common name	Hawthorn
Origin	Planted
Size	Varies. Approx. 0.8m to 2m height x 0.5 – 1m width
Health	Fair
Structure	Varies dependant on how hedge has been maintained on each property.
ULE ⁶	20+ years
Existing statutory protection	None

⁶ULE: Estimated useful life expectancy



Figure 1: A portion of the Hawthorn hedge on Caldermeade Road near the intersection with South Gippsland Highway showing evidence of regular pruning over many years.



Figure 2: A further section of the hedge on Caldermeade Road has recently been pruned.



Figure 3: The degree of maintenance varies markedly between properties. This portion of the hedge has not been pruned for a number of years and some of the planting has died or been removed.

Taxon description

Native to Europe, *Crataegus monogyna* is a deciduous shrub or small tree to 8m tall if unpruned. The branches have many thorns 2-2.5cm long. Leaves are deeply cut or lobed. White flowers in flat clusters are borne October to November followed by red berries.

Weed status

C. monogyna was often planted as a hedgerow and is now naturalised in southern states of Australia. Declared a noxious weed in Victoria in 1965, the Dept. of Environment, Land, Water and Planning currently lists the taxon as an environmental weed which typically has a significant impact on natural systems, is highly invasive with a rapid rate of dispersal and an overall risk rating of high¹.

C. monogyna is included in the Cardinia Shire Council list of common weeds, in the 'regionally controlled' category. Council's Weed Management Strategy (2019) document states that *Regionally controlled weeds are usually widespread in a region. To prevent their spread, ongoing control measures are required. Landowners have the responsibility to take all reasonable steps to prevent the growth and spread of regionally controlled weeds on their land.*

The plant is dispersed by birds which consume the berries and subsequently defecate the seeds contained in the fruit, potentially over a wide area.

Location and description of nominated vegetation

The nominated Hawthorn hedge is extensive and, while not exhaustively mapped in the current study, was found to consist of a length of approximately 5km on the northern side of the South Gippsland Highway and McDonalds Track, Lang Lang. This 5km length extends from a point approximately 550m northwest from where the Monomeith Drain crosses the Highway, to the intersection with Caldermeade Road and then continuing to approximately 100m south-east of Jeetho Street, on the northern side of McDonalds Track.

In addition to the section on South Gippsland Highway/McDonalds Track, the hedge extends to the north-east from the Sth Gippsland Hwy-Caldermeade Road intersection on both sides of Caldermeade Road for approximately 7.8km, taking in the 'dogleg' portion of Caldermeade Road between Cameron Road and Edies Road and continuing north east to a point east of the intersection with Swamp Road where the survey was discontinued. The hedge was also noted to continue on both sides of several side roads from Caldermeade Road, namely Edens Road, Edies Road and Swamp Road, however the full extent to which the hedge continues on these roads was not determined. The extent of the hedge mapped in the current study is shown on the plan below (p. 17).

The condition and form of the hedge varies along the length surveyed, reflecting differences in the type and frequency of maintenance of the portions within various properties. The section bounding the South Gippsland Highway is intact, maintained at a height of approximately 1.0-1.5m. The McDonalds Track section is also largely intact, however several breaks are present.

¹ White M, Cheal D, Carr GW, Adair R, Blood K and Meagher D 2018, *Advisory list of environmental weeds in Victoria*. Dept. Environment, Land, Water & Planning.

In several locations in the Caldermeade Road portion, the hedge exists as a continuous planting for at least 1.7km, however there are breaks presumably where plants have been removed or have died due to a lack of maintenance.

The Hawthorn hedge is a dominant landscape feature, particularly where regularly maintained continuous growth is present on both sides of the relatively narrow Caldermeade Road.

Hawthorn hedges in Cardinia Shire

Previous heritage studies, notably the *Cardinia Shire Heritage Study* (1996) by Graeme Butler & Associates and the *Cardinia Local Heritage Study Review* (2017) prepared by Context Pty. Ltd., have identified the heritage significance of several remnant Hawthorn hedges, both within Cardinia Shire generally and as important landscape elements associated with particular properties.

Hawthorn hedges were extensively planted within Cardinia Shire from the late nineteenth century as a form of fencing, particularly by large pastoral estates². Hawthorn (*Crataegus monogyna*) became the most common hedging plant in Cardinia as it was particularly suitable as a fence to enclose livestock due to the presence of thorns and the densely branched form of the plant achieved by repeated pruning. The use of Hawthorn for hedging was a practice which settlers from England and Scotland continued in Victoria, both for practical reasons and a desire to recreate something of the landscape from which they originated.

Hawthorn hedges at several properties in Cardinia have been assessed in other heritage studies, including two which are continuous with the Caldermeade hedge which is the subject of the current study.

Remnant Hawthorn hedges are noted in the citation for Budgeree Homestead complex, 130 Swamp Road Yannathan, in the *Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study* (Graeme Butler & Associates, 1999). Budgeree is located immediately north east of the Caldermeade Road-Swamp Road intersection which is next to the area surveyed in the current study. The 1999 study states that the Budgeree homestead and farm were built by James Smethurst in the 1880s on land selected by Thomas Smethurst in 1875. The hedges are not attributed any individual heritage significance in the abovementioned study, however Budgeree was assessed as significant to Cardinia Shire for its association with the Greaves family, a prominent family in the Shire who owned the property after the Smethursts. The Budgeree farmhouse is covered by Cardinia Planning Scheme's Heritage Overlay (HO119).

A series of Hawthorn hedges surrounding the property bounded by Caldermeade, Heads, Taplin and Walshes Roads, just south of the Catani township were assessed as significant in the *Cardinia Heritage Study* (Context Pty. Ltd., 2008) and are covered by the Heritage Overlay (HO163). This series of hedges are located immediately north-east of the extent of the survey of the current study. The citation notes that the exact date of planting of the Catani hedges is unknown, but that they appear to have been associated with the farm established by James Smethurst on Crown Allotment 21D, Parish of Yallock which was later sold to James Greaves. The report also states that the Catani hedges may have been planted by Smethurst as a condition of the Crown Grant of the property selected in 1888, or alternatively by the subsequent owner Greaves, after 1891.

² Context Pty. Ltd. 2017, *Cardinia Local heritage Study Review*, Vol. 3.

A further example of Hawthorn hedges assessed as significant in Cardinia, although not adjacent to the area of the current study are those associated with Corofin, a c.1912-constructed house at 2245 Ballarto Road, Cardinia. These hedges are specifically cited as historically significant in the *Cardinia Heritage Study* (Context Pty. Ltd, 2008) as a representative example of the practice of creating hedges to define and enclose the boundaries of properties in the late nineteenth and early twentieth centuries.

Establishment of the nominated Hawthorn hedge

'An impressive Hawthorn hedgerow' is noted in Niel Gunson's book *The Good Country Cranbourne Shire* (1968) as planted about 1882 at Caldermeade, a property established by Archibald McMillan (1789-1863) who bought part of the Tobin Yallock run previously owned by a group of selectors Mickle, Bakewell and Lyall known as the Western Port Stations. Caldermeade was managed by Archibald McMillan's son William until the death of Archibald's widow in 1880, when the properties comprising approximately 4,500 acres were auctioned and bought by Archibald's fifth son Alexander. The Caldermeade property under Alexander's management became known for fat cattle raising, though he also had an interest in Merino sheep breeding. Alexander's sons David and Alexander, junior managed the property from 1882, running both cattle and sheep on the highly praised estate.

W.C. Greaves (1866-1936), a prominent landholder in the area, bought and consolidated several old estates including Lyall's Warook property at Monomeith in 1904 and other neighbouring properties at Monomeith, Turkeith and Caldermeade in the years following³. Part of the McMillan family's Caldermeade estate including the homestead block was one of the properties acquired by Greaves in this period. The remaining portion of McMillan's Caldermeade property was sold to the Government Closer Settlement Board in 1921. Greaves' studs on his consolidated landholdings included pigs, several breeds of horses, and several breeds of sheep. Greaves was active in the community, in association with the Presbyterian Church at Lang Lang, and as a prominent member of the Royal Agricultural Society. The Greaves family was also represented on the Shire Council for several generations.

If the nominated hawthorn hedge is remnant from that planted by Alexander McMillan junior in 1882 the planting is now approximately 138 years old. While the existing hedge is obviously of substantial age, an establishment period of around 1882 has not been confirmed in the current study. Often aerial photographs can assist in dating vegetation. An aerial photograph from 1947, the earliest available of the area, shows the hedge in the existing location, however as repeated pruning to maintain a hedge retains the approximate size of the planting it is not possible to infer the age of the planting from this photograph.

The Hawthorn hedges which are the subject of the current study appear to follow the roads and property boundaries of the Crown allotments, however similarly to the Context *Cardinia Heritage Study* (Context Pty. Ltd., 2008) conclusion regarding the Catani hedges, it is uncertain whether the planting was established by McMillan during the period prior to the sale of part of Caldermeade estate, or by Greaves following his purchase of part of the property.

³ Gunson, N 1968, *The Good Country Cranbourne Shire*, F.W. Publishing, Melbourne.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

The Hawthorn hedge is significant as a representative example of the use of hedges to define and enclose the boundaries of pastoral properties in Yallock in the late nineteenth and early twentieth centuries.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

The Hawthorn hedge is significant for its age and as one of the few remaining examples of the hedges established on pastoral properties in the area.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

The hedge demonstrates the use of Hawthorn (*Crateagus monogyna*), a previously commonly used hedge plant in the area which is generally no longer established for this purpose. It also demonstrates the management technique of repeated pruning to maintain a landscape feature on a large scale.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The Hawthorn hedge represents the practice of creating hedges to enclose the boundaries of pastoral properties in the late nineteenth and early twentieth centuries.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The hedges have aesthetic qualities as an important element in the cultural landscape that is distinctive to parts of Cardinia Shire.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

The Hawthorn hedge is significant for the association with pastoral properties of the late eighteenth and early nineteenth century, a dominant land use of the post-European settlement period.

Conclusion

The Hawthorn hedge is of local historic and aesthetic significance to Cardinia Shire.

Recommendation


Hawthorn hedges are a landscape feature of historical and aesthetic significance within Cardinia Shire. While the planting date of the nominated hedge has not been confirmed in the current study, it is thought to be either associated with the ownership of Caldermeade estate by the McMillan family in the late nineteenth century, or by the Greaves family in the early twentieth century. The weed status of Hawthorn (*Crataegus monogyna*) is of concern, however, particularly as it is included as a regionally significant weed in the Cardinia Shire Council *Weed Management Strategy 2019-29*. The problem of weed dispersal can be addressed by preventing fruit development by annual pruning either before or immediately after flowering, however this required maintenance may be impractical given the extent of the hedge.


While the assessed Hawthorn hedge is of local historic and aesthetic significance to Cardinia Shire, Council will have to consider whether application of the Heritage Overlay is appropriate given the weed status of the taxon and the resultant environmental and management issues.

It is noted that two instances of Hawthorn hedge in the immediate vicinity are covered by the Heritage Overlay: those at the property Budgeree (HO119) and at Catani (HO163). These hedges appear to be continuous with that assessed in the current study and were likely established at or around the same period. These hedges may be considered a sufficient representative sample of this landscape feature.



LEGEND

 Hawthorn hedge complete or partial planting

 End of survey

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CLIENT
CARDINIA SHIRE COUNCIL

DRAWING
Hedge Location Plan-
Caldermeade/Lang Lang

PROJECT
CARDINIA SIGNIFICANT TREE ASSESSMENT



SCALE 1:200 @ A3

DATE NOV 2020

DRAWN FW

CHECKED

JOB NO 20-078

DWG NO

Nomination 5.1 - *Eucalyptus dalrympleana*, Mountain White Gum

Location	Road reserve, outside 185 Mountain Road, Gembrook (Approx. GPS: -37.92800, 145.52199)
Access	Public - Unrestricted
Setting	Specimen in group/row of trees in road reserve, eastern side of Mountain Road.
Botanical name	<i>Eucalyptus dalrympleana</i>
Common name	Mountain White Gum
Origin	Uncertain
Height	33m
Canopy width	25m
Trunk diameter (DBH*)	199cm
Health	Good
Structure	Good
ULE ^δ	20+ years
Existing statutory protection	Environmental Significance Overlay (ESO)

*DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

^δULE: Estimated useful life expectancy.



Figure 4: View of the nominated *E. dalrympleana* from the western side of Mountain Road. The driveway to 185 Mountain Road is visible at left of tree. March 2020.



Figure 5: Cream-pale grey smooth bark with grey patches and a basal stocking of persistent rough bark is characteristic of the taxon.

Specimen identification

While characteristics consistent with the stated taxon were observed during the site visit for the current study, identification was not confirmed as no buds or fruit were accessible. *Eucalyptus dalrympleana* is closely related to and easily confused with *Eucalyptus rubida*, an indigenous taxon in the location⁴ The National Trust of Australia (Victoria), which classified the nominated specimen in 2019 advised that identification was provided by John Hawker, previously of Heritage Victoria, and Assoc. Prof. Kevin Tolhurst, The University of Melbourne, School of Ecosystem and Forest Sciences. The identification undertaken for National Trust has been accepted by the current study.

⁴ Nicolle, D 2006, *Eucalypts of Victoria and Tasmania*, Bloomings Books, Melbourne.

Taxon description and distribution

Eucalyptus dalrympleana has two subspecies: subsp. *dalrympleana* and subsp. *heptantha*. Currently all plants in Victoria are referred to *E. dalrympleana* subsp. *dalrympleana*⁵

Eucalyptus dalrympleana subsp. *dalrympleana*, commonly named Mountain White Gum, or less frequently, Mountain Gum, White Gum or Broad-leaved Ribbon Gum, is a medium-sized to tall tree species (variously described as achieving a height of 25-35m⁶ and 15-40m⁷). The taxon is often of tall, straight form with an elongated to widely spreading crown. The deciduous bark is smooth throughout or with a short stocking of persistent rough greyish bark. Smooth bark is white to cream or pale grey with patches of grey, pink, brown and green to varying degrees.

Eucalyptus dalrympleana subsp. *dalrympleana* is naturally distributed in forest vegetation in mountainous regions, slopes and plateaux of Victoria, from the Daylesford area eastwards through the cooler and more alpine areas of the Great Dividing Range.

Various botanical references have been reviewed and experts consulted to determine whether the nominated specimen is within the natural distribution of the taxon. This information is vital in assessing whether the tree is remnant of indigenous origin as this would satisfy additional significance criteria. No consensus was obtained on this issue in the current study. In an email dated 5 May 2020, Neville Walsh (Senior Conservation Botanist, Royal Botanic Gardens Victoria) advised that there are specimens in herbaria that support the likelihood of the taxon occurring naturally in the area, but that further information would be required to confirm that the specimen is naturally occurring. Dean Nicolle (Currency Creek Arboretum), who is widely recognised as a leading authority on the genus *Eucalyptus*, advised in an email dated 5 May 2020 that he is unaware of the taxon occurring in the location.

Specimen location and description

The nominated tree is in the road reserve of Mountain Road, Gembrook, an unsealed road, and is one of group of trees, including a large Messmate (*E. obliqua*) and a smaller Mountain White Gum (*E. dalrympleana*).

In 2019 the specimen was classified by the National Trust of Australia (Victoria) as of scientific and social significance at a regional level based on outstanding size and landscape contribution. The classification states an approximate age of 200 years, indicating that the tree is of remnant indigenous origin.

The current study found the specimen is a mature, large, impressive tree of 33m height, 15m canopy width and 199cm trunk diameter at breast height. These dimensions place the specimen toward the larger extent of the range of expected mature size for the taxon. Cream-white smooth bark with grey patches, minor basal persistent rough bark and ribbons of deciduous bark within the canopy which are characteristic of the taxon are present. The tree exhibits spreading form, consistent with the form of this taxon in open situations noted by Elliot and Jones (1986, p. 72).

⁵ Royal Botanic Gardens Victoria 2019 Vicflora Flora of Victoria, *Eucalyptus dalrympleana*, viewed 25 March 2020, <<https://vicflora.rbg.vic.gov.au/flora/taxon/b1be1c09-c69b-4e2d-8d10-2aa76bae121e>>

⁶ Elliot, WR & Jones, DL 1986, *Encyclopaedia of Australian Plants*, Vol. 4, Lothian, Melbourne.

⁷ Nicolle, D 2006, *Eucalypts of Victoria and Tasmania*, Bloomings Books, Melbourne.

Determination of the age of the tree would resolve the question of whether it is naturally occurring, but outside the typical range, or planted. Age assessment of trees is, however, often difficult as the growth rate of a taxon can vary greatly between individual specimens, dependant on macro- and micro-environmental conditions, and genetic variation. The nominated tree is a large specimen, towards the top of the size range for the taxon, and is obviously of substantial age. Unsurprisingly, given the current size of the tree, a 1954 aerial photograph (Figure 6) shows a tree of form consistent with a eucalypt in the location, suggesting that the tree is at least 70 years old. No further detail on establishment period was obtained in the current study and the origin of the specimen was not determined.



Figure 6: A 1954 aerial photograph shows a tree of form consistent with a eucalypt is present in the location. Dandenong Ranges Project (3/1954) Run 7, Frame 2013.

Comparative analysis

Aside from the subject tree, one specimen of *Eucalyptus dalrympleana* is listed in Victoria by the National Trust, a tree of 41m height, 1m trunk diameter and unknown age, located on Gap Road, Bonang in East Gippsland. This tree is also classified as of regional significance. With a height of 33m the subject tree is comparable with the typical maximum height of the taxon and has a substantially greater trunk diameter than the Bonang specimen.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Not applicable (see note below).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Not applicable (see note below).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable (see note below).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Not applicable.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

As a large, impressive specimen in a prominent location on a roadside, the tree makes a significant contribution to the landscape.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Note: Should the tree be determined as naturally occurring and of remnant forest origin by further research, additional significance criteria A (historical significance) and B (rarity) would also be satisfied, however the current study was unable to confirm this.

Conclusion

The *Eucalyptus dalrympleana* specimen is of local aesthetic significance to the Shire of Cardinia.

A curtilage of 15m, as a radius from the trunk centre is required.

A Statement of Significance is provided in the appendix to this report.

Nomination 5.2 - *Eucalyptus obliqua*, Messmate Stringybark

Location	Road reserve, outside 185 Mountain Road, Gembrook. Approx. GPS (-37.92779, 145.52208)
Access	Public - Unrestricted
Setting	Specimen in group/row of trees in road reserve, eastern side of Mountain Road.
Botanical name	<i>Eucalyptus obliqua</i>
Common name	Messmate, Messmate Stringybark
Origin	Naturally occurring
Height	24m
Canopy width	22m
Trunk diameter (DBH*)	163cm
Health	Fair
Structure	Good
ULE [§]	20+ years
Existing statutory protection	Environmental Significance Overlay (ESO)

*DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

§ULE: Estimated useful life expectancy.



Figure 7: The nominated *Eucalyptus obliqua*, adjacent to the nominated *E. dalrympleana* is a large tree with wide-spreading canopy.

Taxon description

Eucalyptus obliqua, commonly known as Messmate Stringybark or Messmate, is endemic to south-eastern Australia. The taxon is one of the tallest of eucalypts, with trees in sheltered sites within the distribution range commonly attaining heights over 60m.

Specimen description

The nominated tree is a mature specimen of unknown age, in good health, with fair structure. The taxon is indigenous, however whether the tree is of remnant indigenous origin is unknown. The tree is located on the road reserve of Mountain Road, Gembrook, adjacent to nomination 5.1, *Eucalyptus dalrympleana*.

The two nominated trees in the location are of comparable size, suggesting establishment within a similar period, and possible planting by an interested person.

Comparative analysis**National Trust registered trees**

Four *Eucalyptus obliqua* in Victoria are registered by the National Trust. Three of these are significant at regional level;

- A specimen of 20m height and 1m trunk diameter in Clarendon, near Ballarat is of aesthetic significance for its unusual growth form.
- A 150-year-old specimen of 28m height and 2m trunk diameter in Gordon, also near Ballarat, which is of scientific significance for its age and as an outstanding example of the species, and of social significance for its location in a school complex.
- A specimen of 30m height and 2m trunk diameter, of unknown age, in a road reserve in Terip Terip in the Strathbogie Ranges, which is of scientific significance for its outstanding size, and aesthetic significance for its appearance and location.

One example is of State significance, a 42m height and 5m trunk diameter specimen in Ba Road, Orbost is of scientific significance as a massive specimen, stated in the registration as 'possibly the largest girth of any forest tree in Gippsland'.

Within Cardinia Shire

In Cardinia Shire, a large, remnant specimen in the road reserve of Ure Road, Gembrook has been determined of local significance as an outstanding example of the taxon notable for its size, and as an example of remnant pre-settlement vegetation in a Stage 2 study. The tree has not been included in the heritage overlay.

Nominated tree

At 24m height and trunk diameter of 163cm, the nominated tree is smaller than the two examples of National Trust registered trees of regional significance which are significant for their outstanding size.

No size information was found by the current study for the Ure Road, Gembrook specimen, and no comparison against this tree has been possible.

While the tree is a reasonably large specimen of some landscape contribution, the requirement for a finding of aesthetic significance has not been satisfied.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Not applicable.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Not applicable.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Not applicable.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Does not satisfy this criterion.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Conclusion

The nominated tree does not satisfy the significance criteria at any level. Inclusion in the heritage overlay is not recommended.

Nomination 6.0 – *Sequoia sempervirens*, Coast Redwood.**Nomination 6.1 - *Sequoia sempervirens*, Coast Redwood.**

Nominations 6 (three specimens within 4 Dewhurst Road, Emerald) and 6.1 (a single specimen within 44 Beaconsfield -Emerald Road, Emerald) are described in a single section of this report as they are likely of similar age, origin and significance.

Location	4 Dewhurst Road, Emerald (x3 trees) & 44 Beaconsfield-Emerald Road, Emerald (x1 tree) (Approx. GPS coordinates for each tree are listed below)			
Access	Private property			
Setting	Within native and exotic vegetation adjacent to a gully creek.			
Botanical name	<i>Sequoia sempervirens</i>			
Common name	Coast Redwood, Californian Redwood			
Origin	California, USA			
Tree data	Tree 6*	Tree 7*	Tree 8*	Tree 9*
Approx. GPS coordinates	(-37.94116, 145.44938).	(-37.94125, 145.44970)	(-37.94172, 145.45027)	(-37.94139, 145.45047)
Height	43m	43m	42m	40m
Canopy width	20m	18m	20m	17m
DBH	218cm	190cm	210cm	242cm
Health	Good	Good	Good	Good
Structure	Good	Good	Good	Fair
ULE	20+ years	20+ years	20+ years	20+ years
Comments				Multi-stemmed from near base.
Existing statutory protection	Environmental Significance Overlay (ESO)			

*Tree numbering adopted from Cardinia Significant Tree Assessment 2019 prepared by Greenwood Consulting Pty. Ltd.

DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

ULE: Estimated useful life expectancy.



Figure 8: Tree 6, westernmost tree of nomination 6, within 4 Dewhurst Road, Emerald.



Figure 9: View to north from within 4 Dewhurst Rd, Emerald of Tree 7 (approx. centre of frame), the second specimen within the property. Tree 6 is just visible to left of Tree 7.



Figure 10: Tree 8, the third *Sequoia sempervirens* specimen within 4 Dewhurst Road, Emerald. Tree 9 (nom. 6.1), within neighbouring property to the east, 44 Beaconsfield-Emerald Road is visible at left of frame.



Figure 11: Nomination 6.1 (Tree 9), multi-stemmed *Sequoia sempervirens* within 44 Beaconsfield-Emerald Road.



Figure 12: Nomination 6.1 is multi-stemmed from the base.



Figure 13: View to the southwest from an elevated position in the neighbouring property of the three nominated trees within 4 Dewhurst Rd, Emerald (right to left Trees 6, 7 & 8). Nomination 6.1 (Tree 9) is obscured by a Eucalypt to left of frame.

Taxon description

Sequoia sempervirens is a very large, long-lived, evergreen coniferous species to 100m tall and 8m trunk diameter in its natural Pacific coast habitat. Strongly buttressed trunks are a common feature as too are basal suckers. The tallest trees in the world, the taxon grows naturally in coastal California, USA below an altitude of 1000m, usually in areas protected from winds and where ocean fogs occur, by streams and in deep gullies.

Specimen location and description

The four *Sequoia sempervirens* specimens which comprise nominations 6 and 6.1 appear to be of the one group, with three of the trees in an approximately linear arrangement adjacent to the north of a seasonal creek in a gully between the rear boundaries of 4 Dewhurst Road and 44 Beaconsfield-Emerald Road, Emerald. The fourth specimen sits as a single specimen south of the creek. Locations are indicated in Figure 14, below. The gully contains native vegetation, mainly tree ferns and other native riparian species, and a notable occurrence of a range of exotic trees and shrubs including a row of White Poplar, several Maple (*Acer* sp.), Apple (*Malus domestica* CV) and Magnolia. A large overgrown Kiwifruit vine (*Actinidia deliciosa*) is also present.

The topography is steeply sloped to the creek gully, with the exception of an almost flatly graded linear area several metres wide roughly parallel to the creek, with the appearance of possibly a degraded path.

The trees are large, impressive specimens in good health. The three specimens of nomination 6 are of good structure with a strong central leader and symmetric canopy. The specimen within 44 Beaconsfield-Emerald Road, Emerald (nomination 6.1) is multi-stemmed from the base. Strong basal buttresses are present on all four specimens. The aesthetic contribution to the surrounding landscape for all four trees is somewhat reduced as the lower canopy is obscured by surrounding vegetation, however the upper canopy of strongly conical form is distinctive when viewed from an elevated position and this is likely to become more obvious over time.

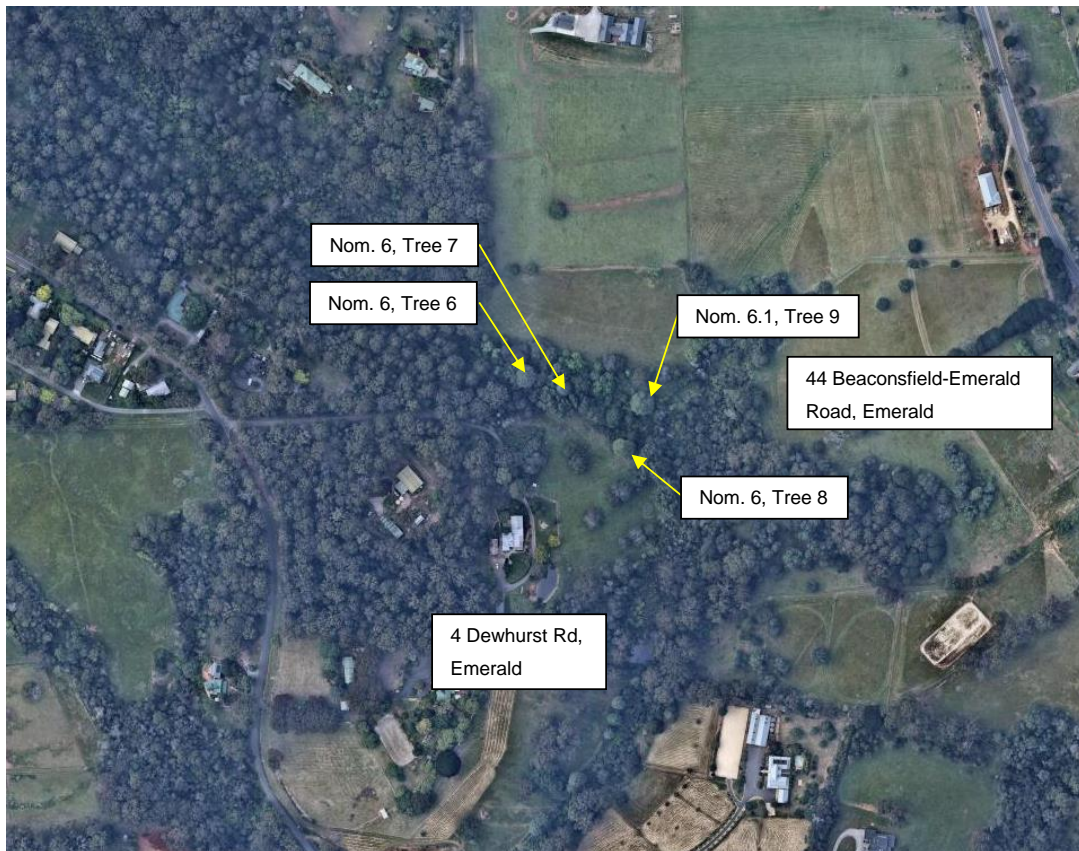


Figure 14: Aerial view of nominated *Sequoia sempervirens*, Dec. 2019. Source: Nearmap. Tree numbering as per Cardinia Significant Tree Assessment 2019, Greenwood Consulting Pty. Ltd.



Figure 15: 1978 aerial photo cropped to centralise 4 Dewhurst Rd, Emerald. Yellow indicates nominated trees. Western Port Foreshores Project, Jan 1978, Run 13, Frame: 120.

History

The *Cardinia Significant Tree Assessment* (2019) indicates that the trees may be remnant stock of well-known historic local nursery Nobelius Nursery. The presence of exotic vegetation of species grown at Nobelius⁸, the apparent rows in which the adjacent vegetation and subject trees are aligned, and the possible presence of a degraded path between tree rows tends to support the assertion that the planting is a remnant of the nursery.

Contrary to this, research undertaken in the current study indicates that Nobelius Nursery, while occupying a substantial area of land at the peak of operations immediately prior to World War 1 (Figure 16), did not extend to the western side of Beaconsfield-Emerald Road (P Murphy 2020, pers. comm., 14 April).

It is almost certain that the nominated trees were planted, possibly with stock sourced from Nobelius Nursery, along with the other adjacent exotic vegetation. Based on the current size of the trees and the substantial canopies visible in a 1978 aerial photograph (Figure 15) it is possible that the trees were established as early as 1900, however in the protected location with available water, conducive to rapid growth, planting as late as 1930 is considered possible. An example of the growth rate of the taxon in comparable conditions is a stand of National Trust-registered Coast Redwood in Beech Forest, Victoria of known 1936 planting date which are noted in the registration to have reached a height of 43m by 1997⁹.

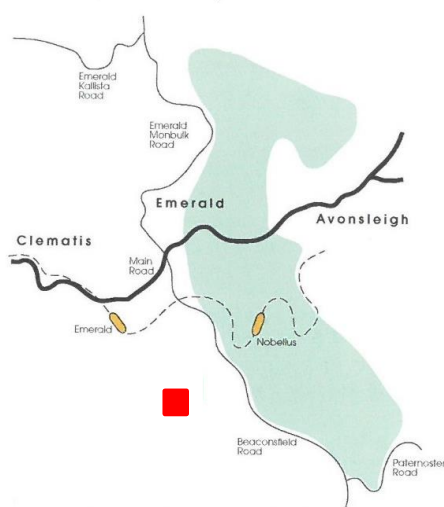


Figure 16: Diagram of the extent of Nobelius Nursery (indicated by green shading) at its peak just before World War 1. Source: Jenkinson, J 2002¹⁰ (L. Cope from a sketch by Gus Ryberg.) The approximate location of the nominated trees is indicated in red.

⁸ Jenkinson, J 2002, *Nobelius Heritage Park: an illustrated guide*, Emerald Museum, Emerald Victoria.

⁹ National Trust of Australia 2015, Register of significant trees, viewed 1st May 2020, <https://trusttrees.org.au/tree/VIC/Beech_Forest/Aire_Valley_Road>

¹⁰ Jenkinson, J 2002, *Nobelius Heritage Park: an illustrated guide*, Emerald Museum, Emerald Victoria.

Comparative analysis**National Trust registered trees**

Ten trees or tree groups of the taxon in Victoria are listed by the National Trust. Five of these are of state significance;

- a plantation of 100-200 trees of 43m height and 1m trunk diameter at the Old Aire Valley Camp, Beech Forest which are of scientific significance due to their outstanding size and as outstanding examples of the species,
- a 30m height and 2m trunk diameter specimen in the Ballarat Botanical Gardens which is of aesthetic significance and historic and social significance for its location in the Gardens,
- a 52m height and 2m trunk diameter specimen at Perrins Creek Road, Kallista. This tree is of scientific significance for its outstanding size and as an outstanding example of the taxon at state level and of historic significance for the association of the property on which it is located and with the history of the area.
- a stand of some 1476 trees, known as the Redwood Forest, at Cement Creek, Warburton of 54m height and 2m trunk diameter which are of aesthetic, social, scientific and historic significance,
- a large specimen (40m height, trunk diameter 1m) planted in 1874 in the grounds of the Ovens District Hospital, Church Street, Beechworth of aesthetic, social and historic significance.

Four listed trees are of regional significance;

- a 24m height, 1m trunk diameter specimen at Smeaton House, Smeaton which is of aesthetic, historic and scientific significance,
- a 27m height, 1m trunk diameter specimen in the Kyneton Botanic Gardens which is of historic significance for its association with the Gardens,
- a stand of trees in Fernshaw Reserve, Maroondah Highway, Healesville of 31m height and 1m trunk diameter, significant for outstanding size and as outstanding examples of the taxon,
- a single tree of 48m height and 2m trunk diameter at Bright Country Golf Club, Bright which is of scientific significance for its outstanding size and example of the taxon and of social significance for its contribution to the landscape.

A 100-year-old tree of 32m height and 1m trunk diameter, at Mayday Hills (former asylum), Beechworth is of local significance for its outstanding size and example of the taxon, and of historic significance for its association with the site.

Trees within Cardinia Shire

Sequoia sempervirens in Gembrook Park, Gembrook are covered by a Heritage Overlay (HO37) of the Cardinia Planning Scheme due to their significance to the Shire as evidence of mature ornamental planting in one of the district's popular resorts, as symbolic of the development of the park as a recreational centre and for their

association with a locally prominent person, Harry Knight, who ran the general store which was important in the Gembrook area¹¹. Gembrook Park as a whole is subject to the Heritage Overlay (HO38).

Also within the Shire, two *Sequoia sempervirens* are among trees on the property 'Gorongga', Mann Road, Pakenham which is subject to the Heritage Overlay (HO69). The trees are a part of the typical hill station garden which is of significance to Cardinia Shire and contributory to both the house and property¹².

Nominated trees

At a height of 43m and trunk diameter 190 – 242cm, the nominated specimens are of comparable size with several trees listed as of state significance by the National Trust, however the state level trees are not only of aesthetic significance for their landscape contribution, but the majority are also of historic or social significance.

No finding of significance of the nominated trees for an association with Nobeli Nursery, which is listed by Heritage Victoria and is the subject of the heritage overlay of Cardinia Shire (HO273) has been determined in the current study.

Significant specimens of the taxon are well represented across Victoria, indicated by the number of specimens registered by the National Trust, however only two instances of the taxon are subject to the Cardinia Planning Scheme Heritage Overlay. While other examples would exist, such as the specimen at Emerald Lake (Bunurong Amphitheatre), the taxon is relatively uncommon in Cardinia Shire. In contrast, many notable specimens are present within adjacent Shire of Yarra Ranges.

Assessment against criteria

The following assessment relates to all trees of nominations 6 and 6.1.

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Not applicable (see note below).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

The trees are outstanding examples of the taxon which is relatively uncommon within Cardinia Shire and are of outstanding size, comparable to several instances of National Trust-registered trees of state significance.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The trees are outstanding examples of the taxon, comparable in size to the largest examples in Victoria.

¹¹ Butler, G 1996, 'Californian Redwoods', *Cardinia Shire (North) Heritage Study*, pp.125-126.

¹² Butler, G 1996, 'Gorongga', *Cardinia Shire (North) Heritage Study*, pp.238-241.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Visible above the surrounding vegetation, the distinctive conical form is visible from elevated vantage points and makes a significant contribution to the landscape.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Note: Should further research determine that the nominated trees are remnants of Nobelius Nursery, additional significance criteria would be satisfied.

Conclusion

The four *Sequoia sempervirens* specimens, which comprise nominations 6 and 6.1, are of local aesthetic and scientific significance to Cardinia Shire.

A curtilage of 15m, as a radius from the trunk centre for each tree is required, as per AS4970-2009 *Protection of trees on development sites*.

Statements of Significance for the nominations are provided in the appendix to this report.

Nomination 8 – *Fagus sylvatica* 'Purpurea' Purple Beech

Location	8 Benson Street, Emerald. (Approx. GPS coordinates: -37.93483, 145.43895).
Access	Private property - restricted
Setting	Residential garden
Botanical name	<i>Fagus sylvatica</i> 'Purpurea'
Common name	Purple Beech/Copper Beech
Origin	Exotic
Height	20
Canopy width	18
DBH (cm)	117
Health	Good
Structure	Fair
ULE	20+ years

DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

ULE: Estimated useful life expectancy.



Figure 17: View of the nominated tree from Benson Street.

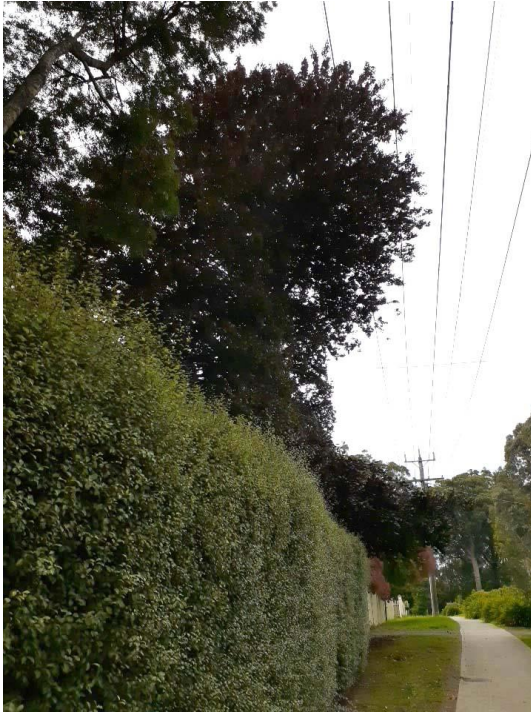


Figure 18: The southern canopy has been heavily pruned for powerline clearance.



Figure 19: The large trunk has codominant leaders from approximately 4m height.

Taxon description

Exotic deciduous tree to 15-30m tall. The form 'Purpurea' has purple foliage of variable size and colour intensity.

Specimen description

The nominated tree is a large specimen, within private property, immediately adjacent to the Benson Street site frontage. The tree is visually prominent from the street and is in good health. Codominant leaders are present from 4m height, a structural fault often associated with a higher probability of trunk failure and an associated reduced useful life expectancy. A substantial portion of the southern canopy has been pruned for powerline clearance, resulting in asymmetrical canopy form.

Existing protection

The property is covered by the Significant Landscape Overlay (SLO1 – Puffing Billy tourist railway scenic corridor) and the Vegetation Protection Overlay (VPO2 – Hills townships) of the Cardinia Planning Scheme, the objective of which is to protect the landscape and environmental qualities of the railway scenic corridor, and to protect remnant indigenous and mature exotic vegetation which are important elements of the character of the residential areas, respectively.

It is noted, however that exemptions listed at Clause 52.48 (Bushfire Protection) would allow removal of the tree with no requirement for a permit under the relevant overlays.

Comparative analysis**National Trust registered trees**

Five specimens of *Fagus sylvatica* within Victoria are registered by the National Trust. Of these, three are Purple Beech (*Fagus sylvatica* 'Purpurea') with the remainder Common Beech. Two of the registered Purple Beech are of regional significance; a very large example (20m height and 2m trunk diameter) in the Geelong Botanic Gardens which is of scientific significance for its outstanding size and as an outstanding example of the taxon, and of social and historic significance for the location and association with the Gardens, and a specimen at 'Arden', Main Road, Toolangi which is of historic significance as it was planted by John Masefield, poet laureate, in 1934 on the occasion of the centenary of the founding of Melbourne, at the property of CJ Dennis, a notable Australian poet.

The only Purple Beech of National Trust state significance is a specimen at the former Mayday Hills Hospital, Beechworth, which is of scientific significance for its horticultural value, outstanding size (15m height, 18m canopy spread and 80cm trunk diameter), and as an outstanding example of the taxon.

Trees within Cardinia Shire

Several *Fagus sylvatica* 'Purpurea' (Purple Beech) specimens have been identified as significant in heritage studies;

- A specimen which is one of a number of trees which are contributory to the importance of 'Carramar', the 1888-constructed former house of important Emerald nurseryman Carl Axel Nobelius and his family. Carramar is included in the Cardinia Shire Heritage Overlay (HO29).

- A specimen which is among mature trees (planted c.1900) which are of contributory significance to the Tivoli Berry Farm which has been identified as significant to the Shire in the Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study 1998. The place is not subject to the Heritage Overlay.
- The Emerald Country Club Estate, Lakeside Drive, Emerald, and the associated landscape were recommended for inclusion in the Heritage Overlay in the Cardinia Heritage Study 2006 (Context Pty. Ltd.). A *Fagus sylvatica* 'Purpurea' at 38 Lakeside Drive, Emerald, is mentioned in the report as an element of the Estate landscape. The place has not been included in the Heritage Overlay.

A Common Beech specimen (the standard green form of *Fagus sylvatica*) at 'Alton', Sellers Road, Emerald has been determined as of local aesthetic significance to Cardinia Shire in a Stage 2 heritage study.

No examples of the taxon are mentioned in the Victorian Heritage Registration for the Former Nobelius Nursery, Packing Shed and Railway Siding, Emerald, however several Purple Beech are present at the site.

Nominated tree

At 20m height, 18m canopy spread and 117cm trunk diameter, the nominated tree at 8 Benson Street, Emerald is of similar height, but substantially smaller trunk diameter, compared to the Purple Beech at the Geelong Botanic Gardens which is National Trust-registered for its outstanding size.

The nominated tree is, however, larger than the Mayday Hills Hospital, Beechworth specimen, which is significant for its outstanding size. A limited review of *Fagus sylvatica* 'Purpurea' specimens at the Alfred Nicholas Memorial Garden, Sherbrooke, a location noted as containing notable examples of the taxon¹³, found that the nominated tree is of comparable or larger trunk diameter.

All the examples of Purple Beech which have been identified as significant within Cardinia Shire in heritage studies are significant due to their association with a historic place, rather than as individual specimens of outstanding size. The National Trust-registered trees are significant for their association with a historic site or person, in addition to their size. No historical association has been found for the subject tree.

The subject tree, at 8 Benson Street, Emerald is prominent in the landscape, however extensive canopy pruning to the southern portion of the canopy for powerline clearance has substantially reduced its aesthetic value. The reduction in visual aesthetics is, however, compensated for by the relatively large size of the specimen compared to others in the area.

Assessment against criteria

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Demonstrates the style of exotic tree planting in Emerald and surrounds which contributes to the character of the landscape and reflects the impact of the local Nobelius Nursery on the availability and selection of unusual plant taxa for inclusion in local domestic gardens.

Criterion B: *Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

¹³ Spencer, R 1997, *Horticultural Flora of South-Eastern Australia*, Vol. 2, UNSW Press, Sydney.

The tree is of outstanding size for the taxon in Cardinia Shire.

Criterion C: *Potential to yield information that will contribute to understanding our cultural or natural history (research potential).*

Not applicable.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Not applicable.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The tree is a large specimen which makes a substantial contribution to the streetscape.

Criterion F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

Not applicable.

Criterion G: *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

Not applicable.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Not applicable.

Conclusion

The nominated *Fagus sylvatica* 'Purpurea' specimen is of local historic and aesthetic significance to the Shire of Cardinia. The tree demonstrates exotic tree planting which contributes to the landscape character of Emerald, a style linked to the historic Nobelius Nursery. The large tree is prominent in the streetscape.

A curtilage equal to the Tree Protection Zone (TPZ) calculated as set out in AS4970-2009 *Protection of trees on development sites* (based on trunk diameter) is required, to be determined at the time of any proposed works which may impact on the tree.

A Statement of Significance is provided in the appendix to this report.

Nomination 9.1 – *Quercus robur* English Oak

Location	Cochrane Park, Koo Wee Rup. (Approx. GPS coordinates: -38.19921, 145.48650)
Access	Public- unrestricted
Setting	Single specimen in grassed area of public park
Botanical name	<i>Quercus robur</i>
Common name	English Oak, Common Oak
Origin	Exotic
Height	12m
Canopy width	17m
DBH	98cm
Health	Good
Structure	Fair
ULE	20+ years
Comments	Exhibits branch fusion (inosculation).

DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

ULE: Estimated useful life expectancy.



Figure 20: The English Oak in an open grassed area of Cochrane Park has a wide spreading canopy, the northern side of which extends to the ground.



Figure 21: The English Oak has fused branches, an interesting growth phenomenon.

Taxon description

Exotic, deciduous, broad-crowned tree to 20m or taller. Branches can be massive and wide spreading. Bark is grey and furrowed. Leaves are variable in size and shape with shallow lobes on each side, larger at the leaf tip. Native to most of Europe west of the Caucasus.

Q. robur is historically one of the most widely planted oaks in South-eastern Australia.

Specimen description

The nominated specimen is one of a few scattered trees in a large grassed area of Cochrane Park, a large public recreation reserve in Koo Wee Rup. Of wide spreading form, the canopy extends to the ground on the northern side, a typical form for the taxon. An interesting growth form is present where codominant stems have fused to

form a hole, at approximately 1m height, a phenomenon known as inosculation, where stems grow separately in proximity to each other until they touch. The bark is then gradually abraded due to movement, exposing the cambium which self-grafts. The occurrence of this growth form is uncommon, however it has been observed in trees of various taxa. A notable example is an oak at Coombe Cottage, the home of Dame Nellie Melba in Coldstream, Victoria.

Comparative analysis

National Trust registered trees

A review of National Trust registered *Quercus robur* in Victoria found that of the trees which are significant for their size, those of Regional significance are generally in the size range 18-22m height, 0.6-1m trunk diameter, and those of State significance substantially larger, at 24-29m height and 0.9-2m trunk diameter.

Trees within Cardinia Shire

Two instances of English Oak are included in the Cardinia Shire Heritage Overlay;

- A single tree at the Princes Highway-Oak Tree Drive intersection, Pakenham of local significance for its contribution to the amenity of the local landscape and its notable upright form (HO263).
- A single tree on the north-eastern corner of Syme and Toomuc Valley Roads, Pakenham of local significance for its amenity value and position as a landmark tree in the local precinct (HO265).

In addition, English Oaks are present within historic sites which are included in the Heritage Overlay;

- Three English Oaks probably associated with the Kennelly family's dairy farm at 195 Browning Road, Tynong South, in association with several Bunya Bunya (*Araucaria bidwillii*) at a presumed early house site. The oaks are in poor condition, but the trees were determined as significant for their age, landmark quality and added potential to allow interpretation of the historic house site, as well as their rarity in the Shire (HO26).
- A specimen which is one of several trees which are contributory to the importance of 'Carramar', the 1888-constructed former house of important Emerald nurseryman Carl Axel Nobelius and his family. Carramar is included in the Cardinia Shire Heritage Overlay (HO29).
- A specimen among trees on the property 'Goronga', Mann Road, Pakenham which is subject to the Heritage Overlay (HO69). The trees are a part of the typical hill station garden which is of significance to Cardinia Shire and contributory to both the house and property.
- Eight English Oaks, in association with eight Elms at The Grange, an early homestead in the area at 15 Huxtable Road, Upper Pakenham (HO48). The trees, of estimated planting period c.1880s, are significant for their association with the history of the property.

Nominated tree

The nominated specimen contributes to the amenity of the landscape of Cochrane Park, however it is not a particularly large or venerable specimen. At 12m height it is less tall than National Trust registered trees, although the trunk diameter is comparable with trees of Regional significance. The nominated tree does not satisfy the aesthetic significance criterion based on size or landscape contribution alone. It does, however, exhibit the

interesting and relatively uncommon growth form of fused branches, which satisfies criterion E, *Importance in exhibiting particular aesthetic characteristics*.

Reassessment of the specimen in 10-20 years is recommended as the tree may become significant for its outstanding size and as an example of the taxon with further growth.

No historic associations of the nominated tree were determined in the current study.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Not applicable.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Not applicable.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Not applicable.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The tree exhibits the curious growth form of fused branches. It also contributes to the landscape and amenity of Cochrane Park.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Conclusion

The English Oak in Cochrane Park, Koo Wee Rup is of local aesthetic significance to Cardinia Shire for the unusual growth characteristic of grafted stems.

Reassessment against significance criteria is recommended in 10-20 years.

A curtilage of 15m, as a radius from the trunk centre is recommended.

A Statement of Significance is provided in the appendix to this report.

Nomination 10 – *Quercus canariensis*, Algerian Oak

Location	Road reserve, opposite 22 Browning Rd, Nar Nar Goon. (Approx. GPS coordinates: -38.08587, 145.57227).
Access	Public – unrestricted
Setting	Single specimen in grassed road reserve
Botanical name	<i>Quercus canariensis</i>
Common name	Algerian Oak
Origin	Exotic
Height	13m
Canopy width	15m
DBH	109cm
Health	Good
Structure	Fair – Multistemmed/codominant from base
ULE	20+ years

DBH: Trunk diameter at breast height. The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

ULE: Estimated useful life expectancy.



Figure 22: The Algerian Oak specimen on the roadside provides some landscape contribution but does not meet the threshold for aesthetic significance.

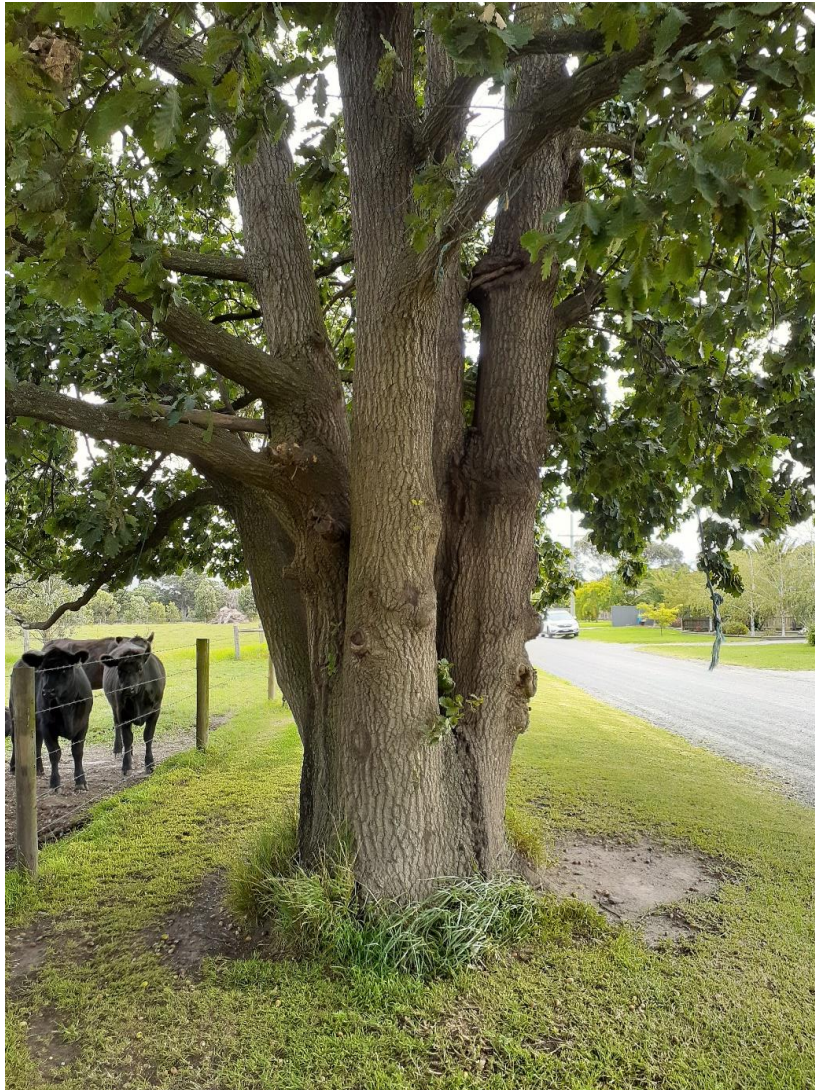


Figure 23: The nominated Algerian Oak is multi-stemmed from the base.

Taxon description

A large, broad-crowned, semi-deciduous tree (naturally deciduous but often retaining some leaves. In much of its habitat, northern Africa for example, it tends towards evergreen. In Victoria leaves tend to be retained to varying degrees), to 20m or taller. Bark is dark brown and fissured. Branches are large and often wide spreading. Native to southern Portugal, Spain, Tunisia, Algeria and Morocco. In Australia the taxon displays great variation in leaf size, shape and lobing, and is often present as an hybrid form with *Q. robur.*

Specimen description

Located on the side of a road which divides a residential area from farmland, the tree provides some landscape contribution but is not a particularly large or venerable example of the taxon. The tree has multiple, upright

codominant stems from the base, which is considered a structural fault from an arboricultural viewpoint as it generally reduces the life expectancy due to an increased probability of stem failure.

Comparative analysis

National Trust registered trees

National Trust registered *Quercus canariensis* which are significant for their size, their height ranges from 19-28m and trunk diameter from 1.4-2.5m. Other registered specimens are significant for their historic association.

Trees within Cardinia Shire

Two examples of the taxon are included in the Heritage Overlay;

- A single specimen within a vacant block at 9 Main Street, Pakenham which is of regional significance to Cardinia Shire as a commemorative planting to mark the federation of Australia in 1901. The tree is also of significance due to amenity provision (HO264).
- A semi-continuous avenue of mature Algerian Oak along Main Street, Gembrook is of local significance to Cardinia Shire as a venerable street tree planting and for their contribution to the streetscape and the heritage character of the town (HO268).

Nominated tree

At 13m height and 109cm trunk diameter, the nominated tree is substantially smaller than National Trust registered specimens of the taxon. From a visual perspective, the multi-stemmed form of the nominated tree is not as impressive as single-trunked specimens. With additional growth the tree may achieve a size comparable with National Trust registered examples.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Not applicable.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Not applicable.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Not applicable.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The tree provides a degree of aesthetic contribution to the landscape, but does not meet the threshold for significance based on size or landscape contribution.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Conclusion

The Algerian Oak in the road reserve on the southern side of Browning Road, Nar Nar Goon does not satisfy significance criteria based on size or landscape contribution and is not recommended for inclusion under the heritage overlay.

Reassessment of the tree against significance criteria in 10-20 years is recommended.

Nomination 16.8 – *Angophora costata*, Smooth-barked Apple

Location	'Chamomile Farm' 79 Emerald-Monbulk Road, Emerald. (Approx. GPS coordinates: -37.91517, 145.44525).
Access	Private property - restricted
Setting	Adjacent to driveway in private property which previously operated as a commercial plant nursery (Chamomile Farm)
Botanical name	<i>Angophora costata</i>
Common name	Smooth-barked Apple
Origin	Australian native – NSW and Queensland
Height	22m
Canopy width	17m
DBH	130cm
Health	Good
Structure	Fair
Planting date	1973
ULE	20+

DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

ULE: Estimated useful life expectancy.



Figure 24: The nominated *Angophora costata* is a large, impressive specimen in a location of importance to the area.



Figure 25: The tree exhibits a natural growth form of epicormic branches at the base retained.

Taxon description

Native to New South Wales and Queensland, the taxon is commonly cultivated as an ornamental tree. Typically, specimens are 15-30 high, often with crooked branches, a spreading crown and smooth pink to orange bark which weathers to grey, shedding in small scales.

Specimen description

The tree is located between the Emerald-Monbulk Road front site boundary and the dwelling of Chamomile Farm adjacent to an area which was formerly used for production of nursery stock. It is a large, impressive specimen which dominates this area of the property as a prominent landscape feature.

Formative pruning to encourage development of a central leader by removal of basal branches and competing stems has not been undertaken, resulting in a natural form.

History

The nominated *Angophora costata* was planted at 'Chamomile Farm' by Lyle and Elvie Williams in 1973 as part of early native and exotic tree plantings following establishment of the property in 1972¹⁴.

¹⁴ Williams, L 1987, *Chamomile Farm*, Hyland House, Melbourne.

'Chamomile Farm' was established on six acres of turnip weed and blackberries and developed into a commercial production nursery, initially specialising in herbs, including as a supplier to the restaurant industry, and later diversifying to production of annuals, perennials and shrubs. The business also operated as a wholesale florist.

'Chamomile Farm' is an example of the proliferation of the plant nursery industry which developed in the Dandenong Ranges in the twentieth century. The property remains in the ownership of the Williams family.

The nominated tree was classified by the National Trust in 2019, registered as being of regional significance.



Figure 26: 1981 photograph of a portion of Chamomile Farm nursery with the *Angophora costata* specimen visible to right of frame. Source: Williams 1987, p.56.



Figure 27: 1999 aerial view towards Emerald-Monbulk Rd (top of frame). A yellow rectangle indicates the *Angophora costata* specimen.

Comparative analysis

Nine *Angophora costata* in Victoria are on the National Trust Significant Tree Register, including the nominated tree. Six of the trees are classified as of regional significance, including the specimen at Chamomile Farm. These are all significant for their outstanding size and as outstanding examples of the species. Several of these specimens are also significant for their contribution to the landscape as they are in prominent locations, and for their aesthetic qualities.

The three trees of the taxon which are listed as being of state significance are additionally significant for their association with a historic institution, unusual growth form or as a commemorative planting.

With a trunk diameter of 130cm, the nominated tree is larger in this respect than all the other National Trust trees except for one specimen which is of state significance. The tree at Chamomile Farm has codominant stems which is generally considered a structural fault, resulting in a reduction in the structure category to 'fair', however the tree nevertheless provides substantial amenity and is a prominent landscape feature.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Not applicable.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Not applicable.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The tree is an outstanding example of the taxon in Cardinia Shire.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The tree is a large specimen of high aesthetic value and landscape contribution.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Conclusion

The *Angophora costata* specimen at Chamomile Farm is of local aesthetic significance to Cardinia Shire.

A curtilage of 15m, as a radius from the trunk centre is required, as per AS4970-2009 *Protection of trees on development sites*.

A Statement of Significance is provided in the appendix to this report.

Nomination 17 – *Eucalyptus sieberi*, Silvertop Ash

Location	45 Mentiplay Road, Gembrook. (Approx. GPS coordinates: -37.95321, 145.58864).
Access	Private property - restricted
Setting	Specimen on the edge of natural vegetation area (forest)
Botanical name	<i>Eucalyptus sieberi</i>
Common name	Silvertop Ash, Coast Ash, Ironbark
Origin	Indigenous, naturally occurring
Height	36m
Canopy width	25m
DBH	250cm
Health	Fair
Structure	Fair. Large hollow at base.
ULE	20+ years

DBH: Trunk diameter at breast height The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970.

ULE: Estimated useful life expectancy.



Figure 28: The nominated tree is on the edge of cleared forest, larger than any adjacent specimen.



Figure 29: The tree has a large hollow from the base to approximately 6m height.

Taxon description

Eucalyptus sieberi, commonly known as Silvertop Ash, is a species of medium-sized to tall tree (20-45m) that is common in south-eastern Victoria, occurring in undulating to mountainous terrain at low to medium altitudes where it grows on slopes, hill and ridges in forest vegetation, often as the dominant species.

It has hard, rough, dark grey, fissured bark on the trunk and larger branches. Bark on smaller branches is smooth and creamy white.

Specimen description

The nominated tree is a large, mature *E. sieberi* on a private property three lots from the Bunyip State Park, a large bushland reserve. The tree, which is situated on the edge of a cleared area, is much larger than the trees in

the immediately adjacent forest. The tree exhibits the tall, narrow form characteristic of the taxon. A large, burnt hollow is present on the trunk from the base to approximately 6m.

Comparative analysis

Despite the extensive distribution of the taxon across south-eastern Victoria, only one specimen is National Trust registered, a tree of 30m height, 28m canopy spread and 172cm trunk diameter, at the former Mayday Hills Hospital, Beechworth. The tree is significant at State level as a particularly old tree, at an estimated age of 80 years, for its outstanding size, as an outstanding example of the species and for its aesthetic value. Additional significance is due to the association with the landscape of an historic garden.

At 36m height, 25m canopy width and 250cm trunk diameter, the nominated tree is larger than the tree at Beechworth.

Forest around the Gembrook area has been cleared for farming and timber since the early land selections in the 1870s. The age of the nominated tree is not known, however it appears to have been retained during logging and clearing of the adjacent forest, where the trees are substantially smaller.

It is likely that other large examples of the taxon exist within the Bunyip State Forest, not recognised due to their inaccessible location, however the nominated tree is within the upper range of the known mature size of the species. It is an outstanding example of the species due to its size and form.

Assessment against criteria

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

The tree is indicative of a past vegetation cover which is now largely removed over much of the Shire.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

The tree is of outstanding size.

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Not applicable.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The tree is an outstanding example of the taxon.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

As a large specimen, particularly in comparison to tree of the adjacent forest, the nominated tree makes a significant contribution to the aesthetics of the landscape.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable.

Conclusion

The *Eucalyptus sieberi* specimen is of local historic and aesthetic significance to Cardinia Shire due to its outstanding size, as an outstanding example of the taxon, as an example of indigenous vegetation which is now largely removed, and for its contribution to the landscape.

A curtilage of 15m, as a radius from the trunk centre is required, as per AS4970-2009 *Protection of trees on development sites*.

A Statement of Significance is provided in the appendix to this report.

5 Appendix: Statements of Significance

CARDINIA PLANNING SCHEME

**Statement of Significance: *Eucalyptus dalrympleana*,
Mountain White Gum
Road reserve, 185 Mountain Rd,
Gembrook**

Date of Statement: January 2021

Heritage Place:	<i>Eucalyptus dalrympleana</i> specimen GPS: -37.92800, 145.52199	PS ref no:	HO294
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CARDINIA PLANNING SCHEME

What is significant?

A *Eucalyptus dalrympleana* (Mountain White Gum) in the road reserve outside 185 Mountain Road, Gembrook.

How is it significant?

The tree satisfies the following criterion for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics.

Why is it significant?

The tree is a large, impressive specimen of high aesthetic value and landscape contribution as an outstanding example of the taxon in a prominent location.

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

This document is an incorporated document in the Cardinia Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

CARDINIA PLANNING SCHEME

**Statement of Significance: *Sequoia sempervirens*,
Coast Redwood
4 Dewhurst Rd. Emerald**

Date of Statement: January 2021

Heritage Place:	<i>Sequoia sempervirens</i> (Coast Redwood) x 3 specimens -37.94116, 145.44938	PS ref no:	HO295
GPS:	-37.94125, 145.44970 -37.94172, 145.45027		



Westernmost *S. sempervirens* specimen.



Second (central) specimen.



Easternmost specimen.



View to the southwest of the three *S. sempervirens*

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CARDINIA PLANNING SCHEME

What is significant?

Three *Sequoia sempervirens* specimens within 4 Dewhurst Road, Emerald.

How is it significant?

The trees satisfy the following criteria for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

Why is it significant?

The trees are large, impressive examples of the taxon which is relatively uncommon in Cardinia Shire. The trees are of high aesthetic value and make a significant contribution to the landscape.

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

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CARDINIA PLANNING SCHEME

**Statement of Significance: *Sequoia sempervirens*,
Coast Redwood
44 Beaconsfield-Emerald Road,
Emerald**

Date of Statement: January 2021

Heritage Place:	<i>Sequoia sempervirens</i> (Coast Redwood) GPS: -37.94139, 145.45047	PS ref no:	HO296
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What is significant?

A *Sequoia sempervirens* specimen within 44 Beaconsfield-Emerald Road, Emerald.

How is it significant?

The tree satisfies the following criteria for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

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CARDINIA PLANNING SCHEME

Why is it significant?

The tree is a large, impressive example of the taxon which is relatively uncommon in Cardinia Shire. Although of multi-stemmed form, the tree is of high aesthetic value and makes a significant contribution to the landscape.

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

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CARDINIA PLANNING SCHEME

**Statement of Significance: *Fagus sylvatica* 'Purpurea',
Purple Beech
8 Benson Street, Emerald**

Date of Statement: January 2021

Heritage Place:	<i>Fagus sylvatica</i> 'Purpurea' (Purple Beech) GPS: -37.93483, 145.43895	PS ref no:	HO297
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What is significant?

The *Fagus sylvatica* 'Purpurea' (Purple Beech) specimen within 8 Benson Street, Emerald.

How is it significant?

The tree satisfies the following criteria for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

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CARDINIA PLANNING SCHEME

Why is it significant?

The tree demonstrates the style of exotic tree planting characteristic of Emerald and surrounds, which contributes to the landscape character and reflects the impact of the local Nobelius Nursery on the availability and selection of unusual plant taxa for inclusion in local domestic gardens.

The tree is of outstanding size for the taxon in Cardinia Shire and makes a substantial contribution to the streetscape.

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

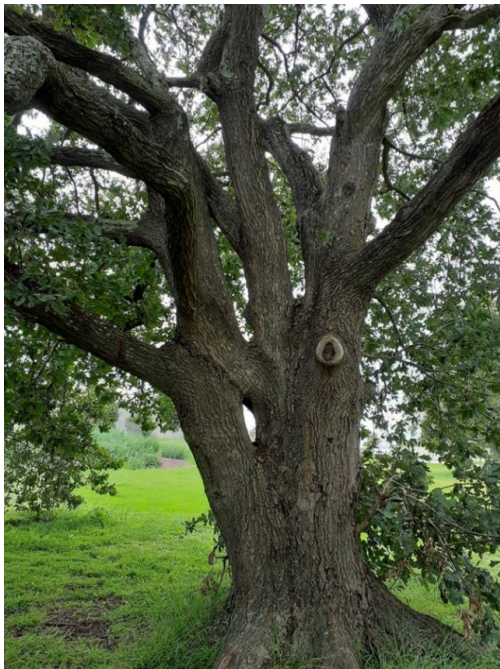
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CARDINIA PLANNING SCHEME

**Statement of Significance: *Quercus robur*, English Oak
Cochranes Park, Rossiter Road,
Koo Wee Rup**

Date of Statement: January 2021

Heritage Place:	<i>Quercus robur</i> (English Oak, Common Oak) GPS: -38.19921, 145.48650	PS ref no: HO298
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CARDINIA PLANNING SCHEME

What is significant?

A *Quercus robur* (English Oak, Common Oak) specimen in Cochrane Park, Koo Wee Rup.

How is it significant?

The tree satisfies the following criteria for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Why is it significant?

The tree is significant for the presence of fused branches, an interesting and unusual growth form.

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

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CARDINIA PLANNING SCHEME

**Statement of Significance: *Angophora costata*,
Smooth-barked Apple
79 Emerald Monbulk Road, Emerald**

Date of Statement: January 2021

Heritage Place:	<i>Angophora costata</i> (Smooth-barked Apple) specimen GPS: -37.91517, 145.44525	PS ref no:	HO299
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What is significant?

An *Angophora costata* (Smooth-barked Apple) specimen within 'Chamomile Farm', 79 Emerald-Monbulk Road, Emerald.

How is it significant?

The tree satisfies the following criteria for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

Why is it significant?

The tree is a large specimen of high aesthetic value and landscape contribution. It is an outstanding example of the taxon and exhibits natural form with several branches of basal epicormic origin.

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CARDINIA PLANNING SCHEME

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

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CARDINIA PLANNING SCHEME

Statement of Significance: *Eucalyptus sieberi*, Silvertop Ash 45 Mentiplay Rd, Gembrook

Date of Statement: January 2021

Heritage Place:	<i>Eucalyptus sieberi</i> , Silvertop Ash GPS: -37.95321, 145.58864	PS ref no:	HO300
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What is significant?

A *Eucalyptus sieberi* (Silvertop Ash) specimen within 45 Mentiplay Road, Gembrook.

How is it significant?

The tree satisfies the following criteria for inclusion on the heritage overlay schedule to the Cardinia planning scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

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CARDINIA PLANNING SCHEME

Why is it significant?

The tree is significant due to its outstanding size, as an outstanding example of the taxon, as an example of indigenous vegetation which is now largely removed, and for its contribution to the landscape.

Primary source

Significant Trees – Statement of Significance Cardinia Shire Council, 2021, John Patrick Landscape Architects Pty. Ltd.

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