Cardinia Residential Heritage Precincts Incorporated Plan

1.0 Application

This incorporated plan applies to the following residential heritage precincts and individually listed places within these precincts as shown on Cardinia Planning Scheme Map Nos. 12HO, 24HO, 6HO, 31HO, 14HO, 15HO and 17HO as shown on the attached precinct maps:

- Woods Street Residential Precinct, Beaconsfield
- George Street Residential Precinct, Bunyip
- Emerald Country Club Estate, Emerald
- Rossiter Road Residential Precinct, Koo Wee Rup
- Carnarvon and Rupert Streets Residential Precinct, Lang Lang
- Railway Houses Residential Precinct, Lang Lang
- St James’ Village Precinct, Dame Pattie Avenue, Pakenham
- Henty Street Precinct, Pakenham
- James Street Precinct, Pakenham

2.0 Definitions

A *significant* place is an element (e.g., a building, structure, tree, etc) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. Some of these places are individually listed in the Schedule to the Heritage Overlay and may have their own citation in a Cardinia Shire heritage study listed in section 5.0.

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

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

3.0 Elements of particular significance

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

**Woods Street Residential Precinct, Beaconsfield**

*Contributory*

- 48, 54 & 56 Woods Street, Beaconsfield

**George Street Residential Precinct, Bunyip**

*Contributory*

Amended August 2019
- 3, 5, 7 & 9 George Street, Bunyip

Emerald Country Club Estate, Emerald

Contributory
- 9 & 17 Lakeside Drive
- Roads End, 21 Lakeside Drive
- Oak Lee House, 11 Lakeside Drive
- 34, 36, 38 and 40 Lakeside Drive
- Emerald Country Club House, 48 Lakeside Drive
- 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue

Rossiter Road Residential Precinct, Koo Wee Rup

Significant
- 360, 362 and 372 Rossiter Road, Koo Wee Rup

Contributory
- 370 and 376 Rossiter Road, Koo Wee Rup

Carnarvon and Rupert Streets Residential Precinct, Lang Lang

Significant
- 22 Carnarvon Street, Lang Lang

Contributory
- 10-16, 20, 19-23 and 25 Carnarvon Street, Lang Lang
- 12-14 Rupert Street, Lang Lang

Lang Lang Railway Houses Residential Precinct, Lang Lang

Contributory
- 17 & 20-26 Rosebery Street, Lang Lang

St James’ Village Precinct, Dame Pattie Avenue, Pakenham

Contributory
- 1-17 & 2-18 Dame Pattie Avenue, Pakenham

Henty Street Precinct, Pakenham

Contributory

Amended August 2019
3-5, 8 & 10 Henty Street, Pakenham

James Street Precinct, Pakenham

Significant

- 1 Snodgrass Street, Pakenham

Contributory

- 5-9, 13-17, 20-22, 26, 30-32 James Street, Pakenham

4.0 No Planning Permit Required

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

- Demolition of a building on a non-contributory property shown on the relevant precinct map.
- Carry out works to remove asbestos and replace with a material of similar appearance, details and specifications that does not alter the heritage element or feature.
- Construction of an outbuilding less than 10 square metres in floor area and less than 3 metres high, or open-sided pergola within the rear yard of any property. This does not apply if it would require the removal of a tree or demolition or alteration of a building on a Significant or Contributory property.
- Construction of an outbuilding no less than 10 square metres in floor area and less than 3 metres high, or open-sided pergola 2 metres or more from the side setback of a property on a corner lot.
- Construction of a front fence less than 1.4 metres in height provided that this does not require the demolition of an existing front fence that contributes to the significance of the place as noted in Cardinia Local Heritage Study Review, Volume 3 November 2017 and/or in Pakenham Structure Plan Heritage Review, David Helms Heritage Planning, May 2019.
- Installation of lattice or trellis screening on existing side or rear fences on any property to a maximum 300mm of lattice or trellis.
- Construction of a deck with a floor level less than 800mm above natural ground level within the rear yard of any property. This does not apply if it would require the removal of a tree or demolition or alteration of a building on a Significant property, where tree controls apply.
- Construction of additions or alterations to a building on a Contributory property provided that:
  - The height of any addition does not exceed the height of the existing building.
  - Any addition is setback no less than 4 metres from the front elevation of the existing building.
  - Any addition has the same or greater setback from the side boundaries as the existing building.
  - There is no change to the front elevation of a building or to a side wall within 4 metres of the front elevation.
- Construction of additions or alterations to a building on a non-contributory property provided that:
  - The height of any addition does not exceed the height of the existing building.
  - The setback from the side boundaries is the same as or greater than the setback of the existing building.
• There is no change to the front elevation of a building or to a side wall within 4 metres of the front elevation.
• Routine maintenance to a building on a non-contributory property that would change the appearance of that building.
• Construction of a pool or associated fencing on any property provided that the pool is situated within the rear yard. This does not apply if it would require the removal of a tree or demolition of alteration of a building on a significant property.

5.0 Cardinia Shire Heritage Studies

• Cardinia Shire Heritage Study, Graeme Butler & Associates, 1996
• Cardinia Local Heritage Study Review, Volume 3, Context Pty Ltd, September 2017
• Pakenham Structure Plan Heritage Review, David Helms Heritage Planning, May 2019
Precinct Maps

Amended August 2019
Amended August 2019