CARDINIA PLANNING SCHEME

INCORPORATED PLAN

Cardinia Commercial Heritage Precincts Permit
Exemptions, December 2020
Cardinia Commercial Heritage Precincts Permit Exemptions

1.0 Application

This incorporated plan applies to the following commercial heritage precincts and individually listed places within these precincts as shown on Cardinia Planning Scheme Map Nos. 24HO, 22HO, 10HO and 27HO and on the attached precinct maps.

- Bunyip Commercial and Civic Precinct
- Garfield Commercial Precinct
- Gembrook Commercial Precinct
- Koo Wee Rup Commercial Precinct

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 of the significance of an area or precinct. Some of these places are individually listed in the Schedule to the Heritage Overlay and may have their own citation in the Cardinia Local Heritage Study Review.

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 as being significant or contributory is non-contributory and therefore does not contribute to the significance of the heritage precinct.

3.0 Elements of particular significance

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

Bunyip Commercial and Civic Precinct, Bunyip

Significant

- 32-3 Main Street (HO56), Bunyip Public Hall
- 21A, 21B, 21C Main Street (HO60), Nathan’s Shop Row
- 19 Main Street (HO59), Bakehouse
- 18 Main Street (HO58), Shop, (former Flett Bros Grocers)
- 14 Main Street, (HO57) Stacey’s Railway Hotel
- 21 High Street, Post Office
Contributiony

- 29-30 Main Street, shop/residence
- 27-28 Main Street, shop/residence
- 26 Main Street, brick shop & residence
- 24 Main Street, brick shop
- 23 Main Street, Top Pub
- 11 Main Street, Former butcher
- 9-10 Main Street
- War Memorial on Main Street median (corner High Street)
- 2 Hi ght Street, brick shop (Lot 2 PS617792)
- 7 High Street, weatherboard shop and residence
- 11 High Street, weatherboard shop and residence
- 15 High Street, rendered shop
- 23 High Street, House

Non Contributory

- 7 Main Street
- 15 Main Street
- 17 Main Street
- 2A Hi ght Street
- 17-19 Hi ght Street
- 21A Hi ght Street

Garfield Commercial Precinct, Garfield

Significant

- 41-43 Nar Nar Goon-Longwarry Road (HO86), 1920s J & ME Lowndes bakery & residence
- 51 Nar Nar Goon-Longwarry Road (HO87), Garfield Picture Theatre, opened in 1924
- 79 Nar Nar Goon-Longwarry Road (HO88), ANZ Bank, built in 1925

Contributory

- 33 Nar Nar Goon-Longwarry Road, Post Office (new)
- 37-39 Nar Nar Goon-Longwarry Road, Garfield Automotive and Charity Shop, with mature fruit trees in the rear garden (citrus and stone fruit) (new)
- 55 Nar Nar Goon-Longwarry Road, Shop
- 57-59 Nar Nar Goon-Longwarry Road, Shops
- 61 Nar Nar Goon-Longwarry Road, Shop
- 69 Nar Nar Goon-Longwarry Road, Garfield Milk Bar
- 71 Nar Nar Goon-Longwarry Road, Shop
- 73-75 Nar Nar Goon-Longwarry Road, Pizza Store
• 77 Nar Nar Goon-Longwarry Road, Garfield Newsagency
• 81-83 Nar Nar Goon-Longwarry Road, Shop
• 87 Nar Nar Goon-Longwarry Road, Pharmacy
• 89 Nar Nar Goon-Longwarry Road, Country Style Meats
• 95 Nar Nar Goon-Longwarry Road, Iona Hotel
• 101 Nar Nar Goon-Longwarry Road, Cottage
• Garfield War Memorial opposite 77 Nar Nar Goon Road-Longwarry Road

Non Contributory
• 35 Nar Nar Goon-Longwarry Road
• 47 Nar Nar Goon-Longwarry Road
• 53 Nar Nar Goon-Longwarry Road
• 85 Nar Nar Goon-Longwarry Road
• 89-93 Nar Nar Goon-Longwarry Road
• 97 Nar Nar Goon-Longwarry Road
• 103 Nar Nar Goon-Longwarry Road

Gembrook Commercial Precinct, Gembrook

Significant
• 93 Main Street (HO63), Sacred Heart Catholic Church
• 62 Main Street (Bhutan Pines at Gembrook Railway Station site, HO61, as well as the Oaks, Monterey Pines and Blackwoods, HO61)

Contributory
• Avenue plantings of oak, blackwood, flowering gum (which extend along Main Street and beyond the commercial precinct, east to west, from 12 Beenak East Road to 48 Belgrave-Gembrook Road)
• 66A Main Street, Coffee Palace
• J.A.C Russell Reserve
• 72 Main Street, Post Office
• 75 Main Street, Curiosity Shop
• 77 and 79 Main Street, Motor garages
• 81 Main Street, House
• 97 Main Street (Gembrook Store, former)

Non-Contributory
• 68-70 Main Street
• 81A Main Street
• 83-87 Main Street
• 89 Main Street, Shop
• 91 Main Street
• 91A Main Street
• 95 Main Street
• 75 Main Street (House at the rear only)

Koo Wee Rup Commercial Precinct, Koo Wee Rup

**Significant**

• 272 Rossiter Road, Dustings Garage (former)
• 284-6 Rossiter Road (HO230), Wattle Theatre (former)
• 10-16 Station Street, ANZ Bank
• 68 Station Street, G & L Light Mechanical Repairs

**Contributory**

• 276 Rossiter Road
• 278 Rossiter Road
• 279-285 Rossiter Road
• 280-282 Rossiter Road
• 287 Rossiter Road
• 290 Rossiter Road
• 297 Rossiter Road
• 300 Rossiter Road
• 56-58 Station Street
• 72-74 Station Street
• 86 Station Street

**Non Contributory**

• 2-6 Station Street
• Telstra site on Station Street (Lots 1 & 2 TP853604)
• 275-277 Rossiter Road
• 291 Rossiter Road

**4.0 No Planning Permit Required**

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

- Demolition of a non-contributory building shown on the precinct map.
- Signage situated below a verandah at ground floor level on a Contributory building or non-contributory as shown on the precinct plan.
- Above verandah signage on a non-contributory building unless the building is adjacent to a Significant or Contributory building as shown on the precinct map.
- Installation of an automatic teller machine on a non-contributory building to the street elevation.
- Alteration to the front of a non-contributory building if at least 80 per cent of the building front at ground level is maintained as an entry or display window with clear glazing.
• An awning on a non-contributory building that projects over a public road reservation if the awning is authorised by the relevant public land manager.
• Install street furniture or undertake road works.
Precinct Maps
HO85 Garfield Commercial Precinct (review)