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To: [Officer South Employment PSP](#)
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Subject: 425 Officer South Road: Officer South PSP - ISPT Public Consultation Submission
Date: Friday, 27 October 2023 11:15:27 AM
Attachments: [Officer South Employment PSP - ISPT submission Incl.HeritageReport_27102023.pdf](#)

Hi there,

Please find attached ISPT's submission to the Officer South Employment Precinct Structure Plan – Amendment C274 to the Cardinia Planning Scheme.

This submission focusses on Properties 44, 45 & 46 (known as **425 Officer South Road, Officer South**).

We respectfully request a meeting with the VPA and Council to discuss our submission in further detail which support our key submissions items.

ISPT also request to be notified and involved in any discussions that may impact upon their landholding following the submission period and SAC Hearing (if required).

Please do not hesitate to contact me if you have any questions.

Regards,

Alex Hancock
Development Manager

M [REDACTED]
E [REDACTED]



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27 October 2023

Mr Paul Cassidy
Director, South East Metropolitan Melbourne
Victorian Planning Authority
Level 25, 35 Collins Street
MELBOURNE VIC 3000

RE: SUBMISSION TO THE OFFICER SOUTH EMPLOYMENT PRECINCT STRUCTURE PLAN – AMENDMENT C274 TO THE CARDINIA PLANNING SCHEME

Thank you for the opportunity to provide this submission to the exhibited Officer South Precinct Structure Plan (PSP) and supporting provisions and background documents.

This submission focusses on Properties 44, 45 & 46 (known as 425 Officer South Road, Officer South), which are to be transferred to ISPT post finalisation of the PSP and associated Planning Scheme Amendment.

It is hoped that upon review of this submission, key matters can be discussed and ultimately resolved with both the Victorian Planning Authority (VPA) and Cardinia Shire Council (Council) prior to any SAC Hearing.

KEY SUBMISSION ITEMS

ISPT have undertaken a detailed review of the exhibited PSP and provide the following submissions to key matters as they relate to Properties 44, 45 & 46.

1. Heritage Overlay (HO92)

In preparation for the exhibited PSP, the VPA commissioned Benchmark Heritage Management Pty Ltd (BHM) to undertake a post-contact heritage assessment of the historic archaeological sites, buildings and trees in the precinct. The report assessed the identified significance of HO92 and recommended the extent of the heritage overlay boundary be reduced to include a curtilage which encompassed:

- The identified mature trees.
- A large area of the land to the north, east, south and west of the house and identified mature trees.

While the BHM report notes that the surrounding gardens, gate, trees and open paddocks were thoroughly investigated, a detailed assessment of the farmhouse itself is not included as part of this report.

The reduced heritage overlay boundary recommended by Benchmark Heritage Management is shown in Figure 1.

The study also recommended that:

In planning for future subdivision and development surrounding the site, consideration should be given to providing an open space buffer/ public reserve between the boundaries of the HO and any future development.

It also recommended that the original gate from the Patterson era be transferred to the Berwick-Pakenham Historical Society and restored. The report also does note that no further historic buildings or structures were identified within the property.



Figure 1 – Proposed revised Heritage Overlay boundary for HO92 recommended by Benchmark Heritage Management

The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of low significance but have high and very high amenity values. The following three trees in particular were identified as having a very high retention value:

- Pinus Radiata (Monterey Pine) (ID 173) next to western group of outbuildings
- Algerian Oak (ID 176) on edge of dress circle
- Algerian Oak (ID 180) next to farmhouse

Their retention was recommended on this basis.

ISPT engaged Urbis to prepare a Heritage Impact Statement on the subject site which analysed the significance of the various structures and elements on the site with a view to determining whether the buildings on the site were of sufficient significance to warrant the heritage overlay that currently applies to the land and if so, what an appropriate curtilage might be. A copy of this report is attached.

The Heritage Impact Statement concluded:

- Much of the significance of the Jesmond Dene site relates to its long historical associations with a local pioneering family. Some of the early plantings are also thought to be significant, however, the main farmhouse itself is identified as being of local historical interest only.
- While there might ordinarily be scope to restore the building to its early appearance as part of any broader scheme for the site, the original or early form of the dwelling is not known. Any

attempt to reconstruct the farmhouse to an earlier form would be based on conjecture, an approach the Burra Charter specifically discourages.

- Although there are a number of outbuildings at the site, two of which appear to have been constructed at least by the 1930s and all of which reflect the site's agricultural use, none are of a level of significance to warrant retention on this basis. The two early structures in particular are both utilitarian buildings that have undergone a substantial degree of change over time. They too are of little architectural interest and limited historical interest.
- Both of the previous heritage assessments have concluded that the main dwelling on the site is of local interest only owing to the extensive alterations to which it has been subjected.
- The Victorian Heritage Database Report itself explicitly notes that the house is of insufficient significance warrant a Heritage Overlay control.

Given the above findings, the Heritage Impact Statement recommended that:

- *The heritage overlay that currently affects the site, HO92, be removed.*
- *A Heritage Interpretation Plan be prepared to help allow for an interpretation outcome which addresses the whole of the existing Jesmond Dene site and its historical and social significance to the broader municipality of Cardinia. This approach would not only provide more information about the historical importance of the site to the municipality of Cardinia than the farmhouse is capable of doing in its existing state, it would also likely result in a better urban design result.*

What is Sought:

- **Remove** HO92 completely from the subject site given the farmhouse does not warrant heritage protection which is supported by the Victorian Heritage Database report.
- **Amend R45** to include the requirement for the preparation of a Heritage Interpretation Plan. Suggested rewording of R45 is:

Subdivision and development of the land at 425 Officer South Road must ensure:

- *That the 'original gate' from the Patterson era located on the property, identified in Plate 4 show on page 33 of the Officer South Employment PSP – Post-contact Heritage Assessment (BHM 2022) be transferred to the Berwick-Pakenham Historical Society and restored.*
- *That a Heritage Interpretation Plan be prepared to help allow for an interpretation outcome which addresses the whole of the site and its historical and social significance to the broader municipality of Cardinia.*
- **Deletion of G21** given it will no longer be required if the Heritage Overlay is removed from the subject site.
- **Amend** Part 4.0 Condition – Heritage Sites in the proposed Schedule 7 to Clause 37.07 Urban Growth Zone to remove reference to 425 Officer South Road.
- **Amend** Schedule to Clause 43.01 Heritage Overlay and HO Map 11 to completely delete the heritage overlay from the land at 425 Officer South Road.

2. Local Park LP-22

The PSP identifies a 0.63ha local park (LP-22) towards the western boundary of the subject site. We question the need for this local park given our land has already been identified for two other local parks (LP-23 and LP-25), which we believe are sufficient to service the future estate.

Further, the proposed LP-22 is located near a proposed waterway/drainage area which will also provide for passive recreation opportunities (an off-road shared path is identified through this proposed waterway/drainage area) and so the proposed LP-22 appears to be excessive and unnecessary. Access to this local park is also unknown given it does not abut a future roadway.

What is Sought:

- **Remove** LP-22 from the subject site given this future estate will already be serviced by two other local parks and that there appears to be no justification for this local park.

3. Staging

Plan 12 – Infrastructure and Development Staging locates the subject site within Stage 4. A review of the 'State Infrastructure Officer South Employment Precinct' draft incorporated document reveals that the Thompsons Road (West) bridge, referred to as BR-04 on Plan 12, must be delivered before a permit can be granted for the use or development of the land within Stage 4.

Table 7 within the PSP states that bridge BR-04 is to be delivered by the Department of Transport and has an indicative timing of 10 years and beyond. This bridge is not included within the Infrastructure Contributions Plan and as such is reliant solely on State funding.

Given the above, our concern is that the proposed draft incorporated document will severely restrict our opportunity to develop our land in accordance with the PSP as there is no clear timeframe on when bridge BR-04 will be funded and ultimately delivered.

We are strongly of the opinion that the PSP should provide the opportunity for landowners to develop their land provided it can be appropriately serviced and accessed. It would be unacceptable and unfair if we, as landowners within Stage 4, cannot develop our land until the infrastructure in Stages 1, 2 & 3 is delivered.

Further, we question why the western section of Stage 4 (refer to highlighted area in Figure 2) is not actually part of Stage 2 given the proposed trunk sewer main, sewer pump station and DSS drainage outfalls are located within the south-west corner? The delivery of the trunk sewer main, sewer pump station and DSS drainage outfalls sooner, rather than later, would be more beneficial to the wider PSP area, especially given the proposed sewer pump station is actually identified as a medium term project within Table 7.

What is Sought:

- **Remove** the 'State Infrastructure Officer South Employment Precinct' draft incorporated document so that there is an opportunity to develop land within Stage 4 which is not reliant on the delivery of bridge BR-04.
- **Change R58** to a Guideline to allow for discretion on when a parcel can be developed. This will then provide flexibility for a parcel in a latter stage to be brought forward and developed, subject to satisfying the necessary infrastructure requirements.
- Include commentary within the PSP about the opportunity for any Stage to be brought forward and developed, subject to the necessary local and state infrastructure being delivered via a Work-In-Kind (WIK) Agreement.

- **Move** the area of Stage 4 highlighted in Figure 2 into Stage 2 to align with the delivery of important infrastructure including the sewer pump station.

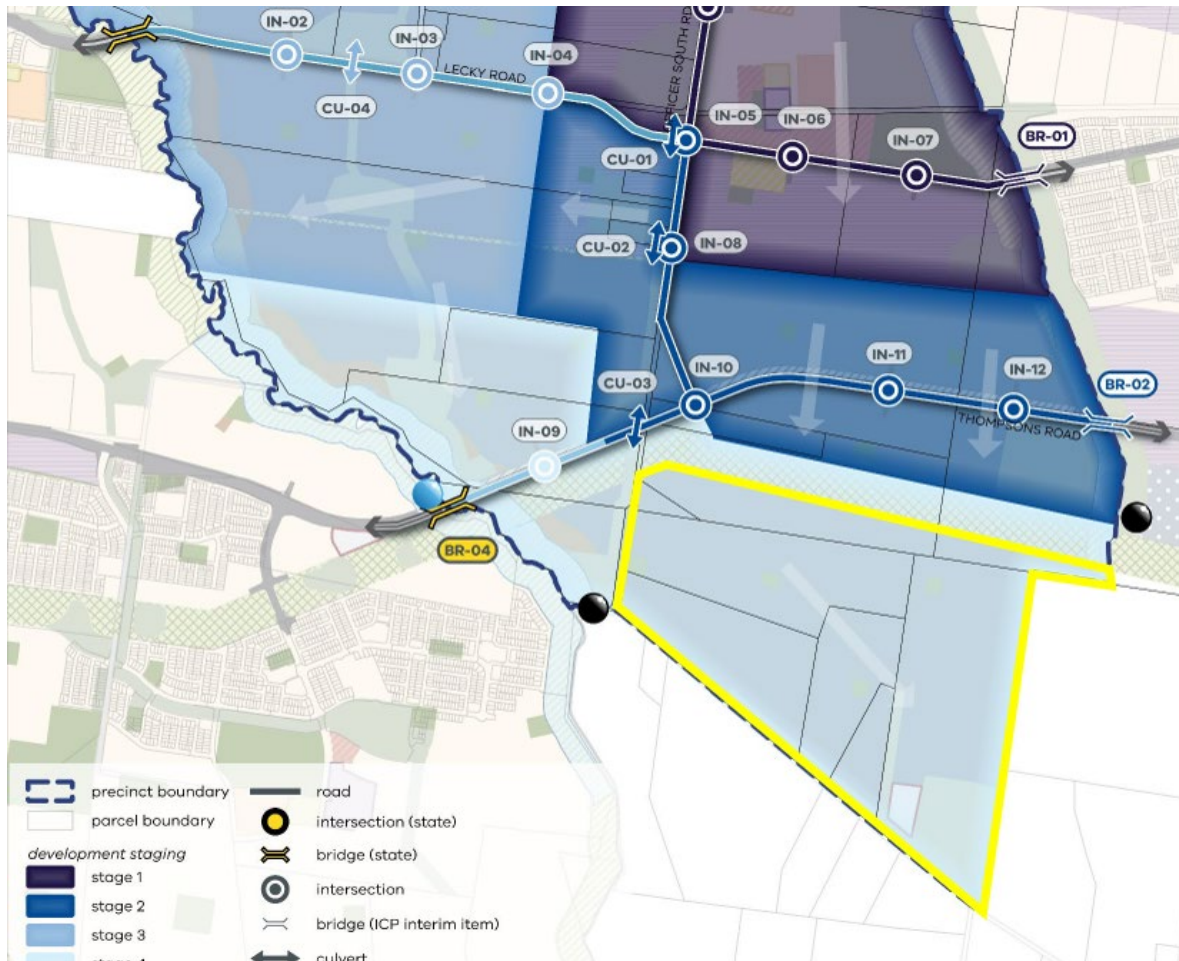


Figure 2 – Proposed area of Stage 4 highlighted in yellow to be moved into Stage 2

4. Drainage / Storm Water Management

R30 requires that planning permit must prepare an Integrated Water Management Plan (IWM Plan) which clearly identifies how the development will contribute towards several items including the outcomes applicable to the development identified in the *Officer South Employment Precinct Integrated Water Management Strategy* (Spirre, April 2022).

While ISPT supports the principal of storm water harvesting in general, the Integrated Water Management Strategy details significant infrastructure under the Leading Edge IWM that does not appear to have been costed under the PSP. We note that the area will be serviced by Class A re-use water supplied by South East Water which will limit any local re-use opportunities.

A 1ML underground stormwater harvesting tank, 200ML storage facility and diversion pipe and transfer main to Cardinia reservoir along with a collection system will require significant funding and the draft PSP does not outline any funding or delivery mechanism to deliver this major infrastructure. No time frame is committed to the completion of this infrastructure.

Developers will be forced to increase the size of onsite detention or install alternative interim re-use options that will impact yield if the precinct wide stormwater harvesting assets are not in place and pre-developed volumes need to be maintained.

The PSP needs to be clear as to what is required from the developers with regards to IWM. For example, when we go to develop our land will we only need to satisfy the Good Practice IWM?

R33 states:

For development draining into Lower Gum Scrub Creek, development proposals must also demonstrate the management of stormwater flow volume, via the delivery of the diversion system as part of the ultimate assets of Melbourne Water's Development Services Schemes and/or via a stormwater harvesting/reuse, to the satisfaction of Melbourne Water and the responsible authority.

There is no explanation as to what the diversion system is.

What is Sought:

- The PSP needs to be clear on what exactly is expected from the developer with regards to IWM. An explanation is required as to how the key opportunities listed under the Leading Edge IWM are going to be delivered and funded and the timing of the delivery.
- More detail on the diversion system referenced at R33 needs to be provided.

CONCLUSION

Thank you again for the opportunity to provide this submission to the Officer South Employment PSP process.

We note that this submission objects to the PSP, and as such until such time as this is discussed with the VPA and Council, we reserve our right to make further detailed submissions on the exhibited documents at any further SAC Hearing.

We respectfully request a meeting with the VPA and Council to discuss our submission in further detail which support our key submissions items. ISPT also request to be notified and involved in any discussions that may impact upon their landholding following the submission period and SAC Hearing (if required).

Please do not hesitate to contact the undersigned on [REDACTED] or at [REDACTED]

Yours sincerely,



Alex Hancock
Development Manager

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The letters are contained within a white square frame that is partially open on the right side. The background of the entire page is a gradient from teal at the top to blue at the bottom, with a white line intersecting the logo.

URBIS

HERITAGE IMPACT STATEMENT

Jesmond Dene
425 Officer South Road,
Officer

Prepared for
ISPT
12 April 2023

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director Carolynne Baker
Senior Consultant Sebastian Dewhurst

Project Code	P0041910		
Report Number	01	16/08/2022	Issue 1 Draft
	02	28/09/2022	Issue 2 Draft
	03	22/02/2023	Issue 3 Draft
	04	12/04/2023	Issue 3 Draft

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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Appendix A Heritage Citation from Hermes Orion

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1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged to prepare this Heritage Assessment on behalf of the ISPT for the property known as Jesmond Dene at 425 Officer Road South, Officer South (subject site).

The site is within the Officer South Employment Precinct Structure Plan (PSP). The PSP encompasses an area of 1,069ha, bounded by Cardinia Creek to the west, Princess Freeway to the north, Lower Gum Scrub Creek to the east and the Urban Growth Boundary to the south. The PSP will complement existing surrounding development through the provision of industrial, commercial, and residential opportunities. The assessment has been prepared in anticipation of the subdivision and redevelopment of the land as part of the PSP.

This report analyses the significance of the various structures and elements on the site at 425 Officer Road South with a view to determining whether the buildings on the site are of sufficient significance to warrant the heritage overlay that currently applies to the site and, if so, what an appropriate curtilage might be.

1.2. SITE LOCATION

The subject site is located at 425 Officer South Road, Officer South, within the municipality of Cardinia. The site is legally described as Lot 2 on Plan TP897476D. It is located on Bunurong Country.



Figure 1 – Locality map with the subject site outlined in blue.

Source: Nearmaps, 20 July 2022.

Jesmond Dene is part affected by an individual heritage overlay identified as HO92 in the Schedule to the Heritage Overlay in the Cardinia Planning Scheme. A corner of the site to the north-west is outside the extent of HO92.

1.3. PROPOSAL

The current proposal is for the subdivision and redevelopment of the land as part of the Officer South Employment Precinct Structure Plan.

The current scheme proposed to subdivide the subject site into two unequal sized lots: one 'battle-axe' lot containing the farmhouse and driveway with a second lot to the remainder of the estate. The larger lot is proposed to be redeveloped for industrial use.

1.4. METHODOLOGY

This Heritage Assessment has been prepared in accordance with the philosophy and processes set out in the Burra Charter 1999 (revised 2013) (the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance). The Burra Charter is nationally recognised as setting out best practice conservation principles for places of cultural significance.

It has also been prepared with regard to *Planning Practice Note 1: Applying the Heritage Overlay*.

Site constraints and opportunities have been considered with reference to relevant heritage controls and provisions contained in the Cardinia Planning Scheme, in particular Clause 21.02-6 (Post-contact Heritage) and Clause 15.03-1S (Heritage Conservation).

1.5. SOURCES OF INFORMATION

This Heritage Assessment is intended to be read in conjunction with the Subdivision Masterplan prepared by Watson Young (SK03, P1, dated July 2022)

The following analysis draws upon two site inspections, as well as a review of the relevant documents including the citation for Jesmond Dene included in the 1996 Cardinia Shire (North) Heritage Study.

The heritage provisions in the Cardinia Planning Scheme (Clauses 43.01, 21.02-6 and 15.03-1S) have also been reviewed.

Other sources are referenced throughout and listed in the bibliography. Unless otherwise stated, Urbis have prepared all drawings, illustrations and photographs.

2. DESCRIPTION

2.1. SITE

The Jesmond Dene site is an irregularly-shaped lot with two frontages: one to Officer South Road to the west and the other to Patterson Road to the south. The land largely consists of open fields and paddocks with a farmhouse set within mature plantings (among other outbuildings and structures) to the northeast. It predominantly comprises large areas of open space sparsely covered with freestanding buildings.

The existing main entrance is from Officer South Road to the north-west, the gates of which are flanked by four mature elm trees. A gravel road with immature avenue of trees leads from this gate to the farmhouse. There is a second entrance off Patterson Road to the south of the property boundary: an unmade road leads from this entrance to stables and working buildings to the south of the farmhouse.



Figure 2 – Aerial photograph with buildings constructed by 1940 shaded blue.

Source: Nearmaps, 20 July 2022.

2.2. FARMHOUSE

The existing farmhouse is a single storey building with an historic core which has been extended in a number of different stages over time. It now presents as a single storey dwelling to its principal (west) elevation with rendered masonry walls and a complex roof form that includes a transverse hipped roof clad in dark roofing tiles, a projecting hipped bay to the west, and a Dutch gabled roof clad in corrugated galvanised iron to the south. There is a sharp line dividing the tiles from the iron, a detail that has been poorly resolved. A skillion roofed verandah with a cast iron frieze and brackets (the latter of which features the Australian Rosella) is supported on Corinthian order cast iron columns. Although the lacework appears Victorian in provenance, the stout columns appear to date from the interwar period. The main entrance door and surrounds, with its stained glass highlights and sidelights, appears to date from the Victorian period.

The original farmhouse on the site has now effectively been enclosed on all sides by later additions. The existing front verandah is not original and was added after the original verandah had been infilled with rendered masonry walls to create habitable rooms.

A projecting bay with a hipped roof was added to the north end of the original wing in the interwar period. The north elevation of this addition features a cartouche containing a mining scene in relief. A wide tripartite window is located in the lower part of the facade. The centre of this window has fixed glazing flanked by timber-framed sash windows with diamond pattern lead-light glazing.

A flat roofed pergola supported on Corinthian columns has been added to the east of this addition.

A large wing that rises to an overall height of two storeys was added to the east of the farmhouse in the late twentieth century.



Figure 3 – The existing front (west) elevation of Jesmond Dene.

Source: *Urbis*, 2022.



Figure 4 – The existing dwelling as viewed from the southwest.

Source: Urbis, 2022.



Figure 5 – North elevation of interwar addition to the north of the early building.

Source: Urbis, 2022.



Figure 6 – North elevation of late 20th century addition.

Source: Urbis, 2022.

2.3. OUTBUILDINGS

There are a number of outbuildings on the site, all of which relate to the site's use as a stud farm.

The earliest parts of these buildings appear to date from the interwar period, however most are more recent. The earliest have undergone a large degree of change over the years.

South of the farmhouse is a fenced area for training horses. To the south of this stands a stables building, the lower storey of which is clad in weatherboard while the upper storey is clad in painted corrugated iron. which is clad in timber to the lower part and metal to the upper. Although parts of this building appear to date from the interwar era, it has been subjected to a significant degree of change (Figure 7). Apart from having been extended upwards, a number of new windows and doors have been added to the north elevation.



Figure 7 – Stables building located to the south of the farmhouse.

Source: Urbis, 2022

To the south of the double storey stables building is a larger stables building with a gabled roof surrounded by a flat roof on all sides.



Figure 8 –Large stables building.

Source: Urbis, 2022

In between the two stables buildings stands an attic storey outbuilding with a broken gable roof, which dates from the late twentieth century (Figure 9).



Figure 9 – Stables building clad in timber boards.

Source: Urbis, 2022.

To the east of the other outbuildings is a substantial indoor horse training ground, with distinctive clerestory roof (Figure 10).



Figure 10 – Large, indoor horse training building.

Source: Urbis, 2022.

There is a mature avenue of trees (although not historic) to the east of the farmhouse, beyond which stand a number of structures that were constructed in the late twentieth century including the skillion roofed post-war structure shown in Figure 11.



Figure 11 – Skillion roofed post-war building to the east of the driveway.

Source: Urbis, 2022.

2.4. LANDSCAPE ELEMENTS

The subject site contains a number of landscape elements, some of which date from an early period and many others of which are more recent. Amongst the species found on the site are: *Quercus canariensis* (Algerian Oak), *Ulmus procera* (English Oak), *Phoenix canariensis* (Canary Island Date Palm), *Pinus radiata* (Monterey Pine), *Corymbia maculata* (Spotted Gum) and a number of native *Eucalyptus* species.¹

To the north-west corner of the site, four mature Algerian Oak trees flank the main entrance gates. However, these trees are outside the extent of HO92. These oaks by the front gate were reputedly grown from acorns brought from Jesmond Dene near Newcastle-upon-Tyne, England.² According to the *Concise Oxford Dictionary of English Place-names*, Jesmond Dene is a public park located at the east end of Newcastle-upon-Tyne. The park occupies the narrow steep-sided valley of a small river known as the Ouseburn, flowing south to join the River Tyne: in north-east England, such valleys are commonly known as denes: the name 'Jesmond' meaning 'mouth of the Ouseburn'.³

¹ 'Preliminary Tree Assessment for the Victorian Planning Authority: Assessment of trees within the proposed Officer South Employment Precinct, 24 September 2020

² <https://jesmonddene.com.au/>

³ Ekwall, Eilert, ed. (1960), *The Concise Oxford Dictionary of English Place-names* (4th ed.). Clarendon Press. p. 268.

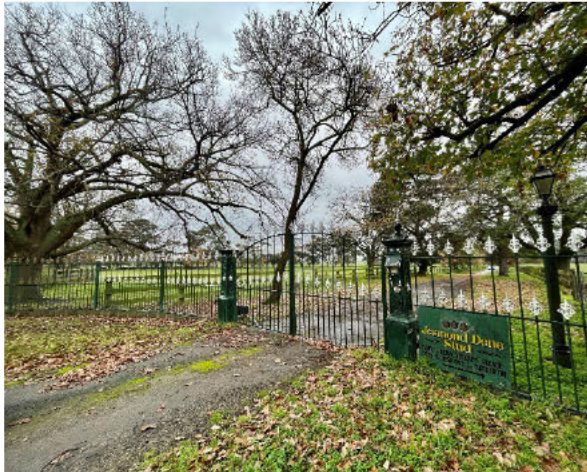


Figure 12 – Entrance gates with mature Oak to left of image.

Source: Urbis, 2022.

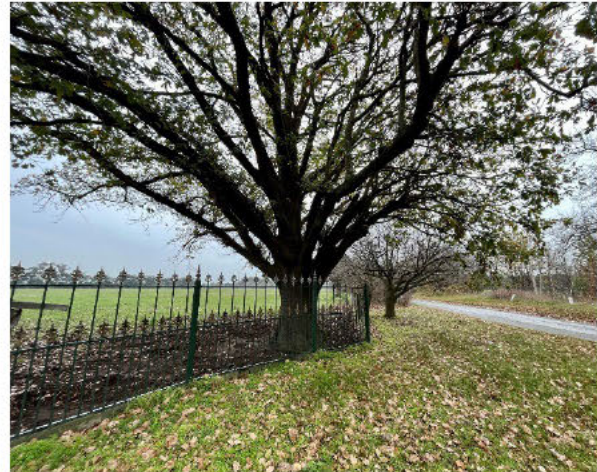


Figure 13 – Second mature Oak south of the entrance gates.

Source: Urbis, 2022.

Around the farmhouse to the north-west of the site is a landscaped area which contains an artificial pond and many immature trees and bushes plus a mature Canary Date Palm within a row of three dwarf palms (Figure 14).



Figure 14 – The Canary Date Palm in the front garden immediately to the west of the farmhouse.

Source: Urbis, 2022.

Immediately to the north of the farmhouse is a mature Algerian Oak, possibly planted around the time the farmhouse was first constructed given its proximity to the northern interwar addition. This species was a popular choice in the first decade of the twentieth century, especially in the Cardinia area where Algerian Oaks were planted in recognition of the occasion of Federation.⁴



Figure 15 – Algerian Oak near north facade of farmhouse.

Source: Urbis, 2022.

⁴ 'Cardinia Shire Council Significant Tree Study', John Patrick Pty Ltd., May 2009, p57

To the south of the farmhouse is a fenced and grassed area which contains two mature Oaks (Figure 16). West of the Algerian Oaks is a grove of exotic and native trees, which includes a Monterey Pine.



Figure 16 – Oaks to lawn area.

Source: Urbis, 2022

West of the Algerian Oaks stand a grove of exotic and native trees, which includes a Monterey Pine identified as having very high retention value in the tree assessment prepared by Homewood Consulting.⁵



Figure 17 –Grove of exotic and native trees to south-west of farmhouse.

Source: Urbis, 2022

There are considerably more trees located on the site than those listed above, but few are evident in the early aerial photographs of the site (Figure 22).

⁵ Homewood Consulting, *Preliminary Tree Assessment*, p.217.

3. HISTORY

3.1. HISTORY OF AREA

The subject site forms part of the unceded traditional lands of the Bunurong people, part of the Kulin language nation. Bunurong people have occupied a large tract of land from the eastern shore of Port Philip Bay through Western Port to Wilsons Promontory for thousands of years before the arrival of Europeans in Victorian in the nineteenth century.

The area on the northern shores of Western Port formed a fresh-water wetland which connected the interior to the Western Port via creeks and tributaries. The vast wetland was a productive area for the Bunurong who lived in the area for millennia.

3.2. SITE HISTORY

In terms of European occupation, the subject site was first settled by Alexander Patterson, a Scott who emigrated to Australia by way of the new colony of South Australia in the 1830s. After running cattle outside Adelaide, he moved to Victoria and worked on a number of different pastoral runs before moving to the Westernport region and settling on a run he established on the Cardinia Creek, which he called St Germain.⁶

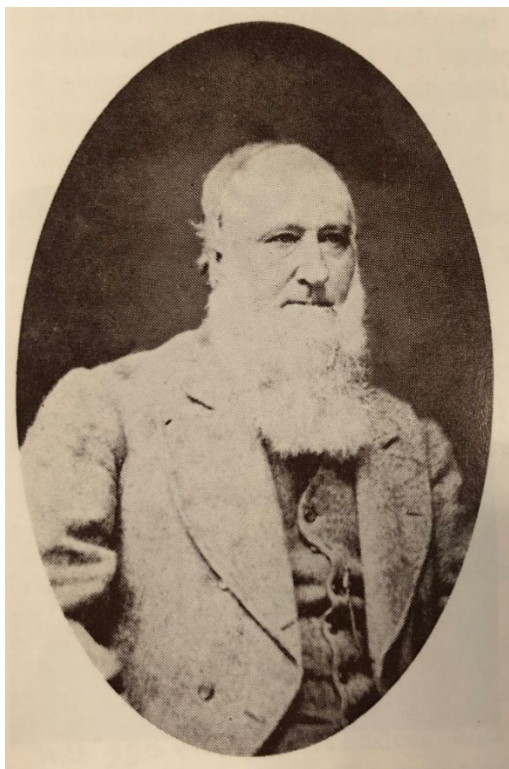


Figure 18 – Alexander Patterson.

Source: Neil Gunson, *The Good Country*, p.78.

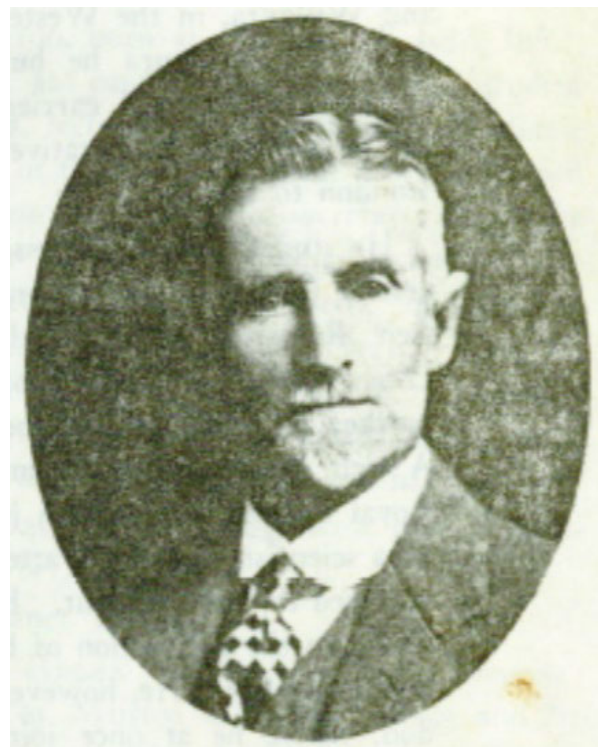


Figure 19 – John Denham Patterson, who established Jesmond Dene c1908.

Source: *The Patterson Family of St Germain*,
<http://jesmonddene.com.au/slider.php>

⁶ 'Alexander Patterson: a Departed Pioneer', *Australasian*, 16 Jan 1897, p.27.

When the Cardinia area was surveyed for land sales, Patterson purchased much of his run. Although parish plans of the area show that Patterson first purchased some allotments in the 1850s, St Germain's itself was bought in late 1888 (Figure 20). By this time the Patterson family had occupied the land for many decades, and were regarded as one of the area's pioneering families. Patterson was a successful breeder of cattle and horses, and was also reportedly adept at managing bees.⁷ He constructed a substantial stone farmhouse on the run, also known as St Germain.

Being within close proximity of Western Port Bay and fronting the large Koo Ree Up wetland as well as Cardinia Creek, the area which Patterson claimed as St Germain was an important site for the Bunurong. They were said to call the area around St Germain 'Barnibyrnong', meaning 'the haunt of the ringtail possum.' During the early days of Patterson occupation the Bunurong maintained a visible presence of their ancestral lands.

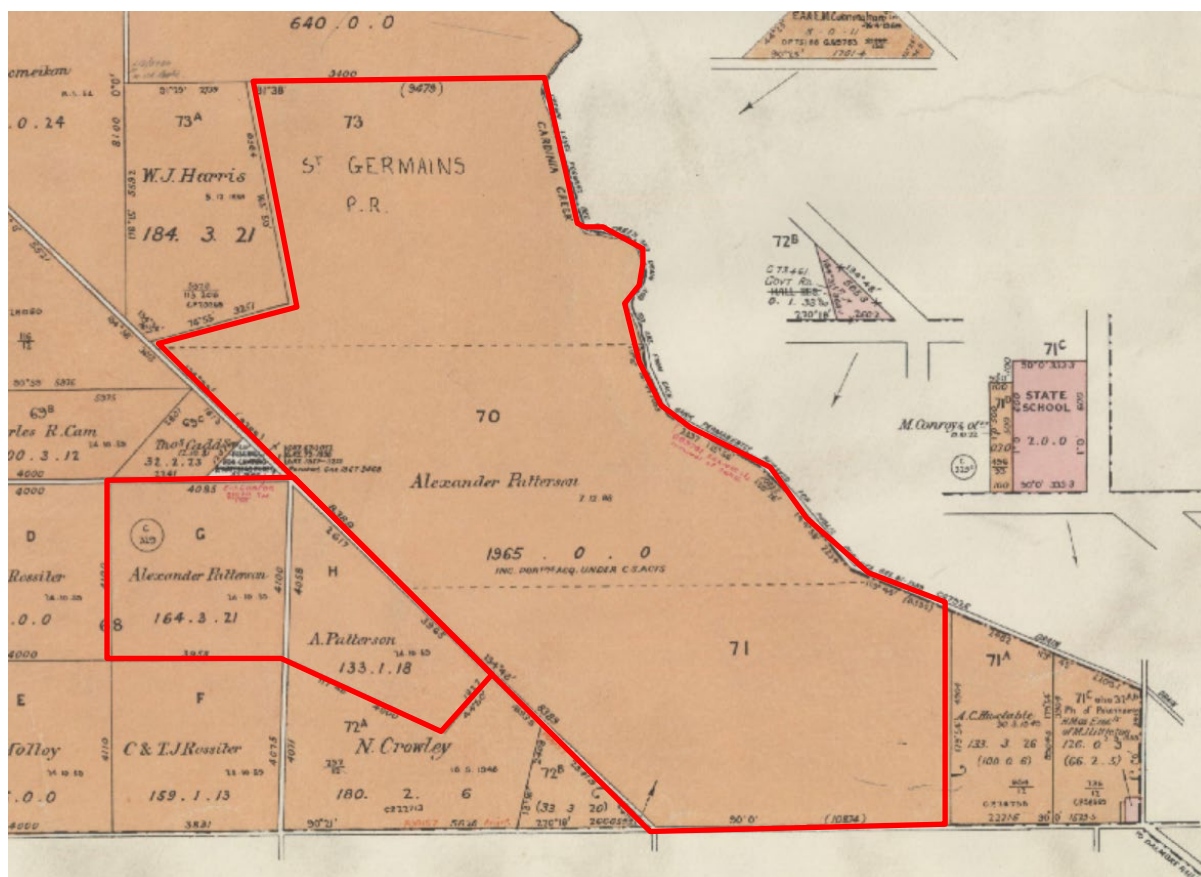


Figure 20 – Part of Cranbourne Parish Plan (Imperial Measure C2462) with Alexander Patterson's land outlined in red.

Source: Public Records Office of Victoria, Mapwarper.

By 1896, Alexander and one of his three sons, John D Patterson, held 716 acres of land in the Parish of Pakenham.

Following Alexander's death in 1896, John inherited both the run and farmhouse known as St Germain. He married in 1903 and three years later had a child (Joseph Alexander) while still living at St Germain.⁸ The estate was later subdivided in 1912: the portion containing the St Germain farmhouse was sold while John retained the land known as Jesmond Dene for himself.⁹

⁷ 'Alexander Patterson: a Departed Pioneer', *Australasian*, 16 January 1897, p.27.

⁸ *Argus*, 3 February 1906, p11; Berwick Rate Books, 1911-12, no 2152

⁹ *Citation*, 'Cardinia Heritage Study', Context Pty Ltd, 2006, p124; Berwick Rate Books, 1911-12, no 2152.

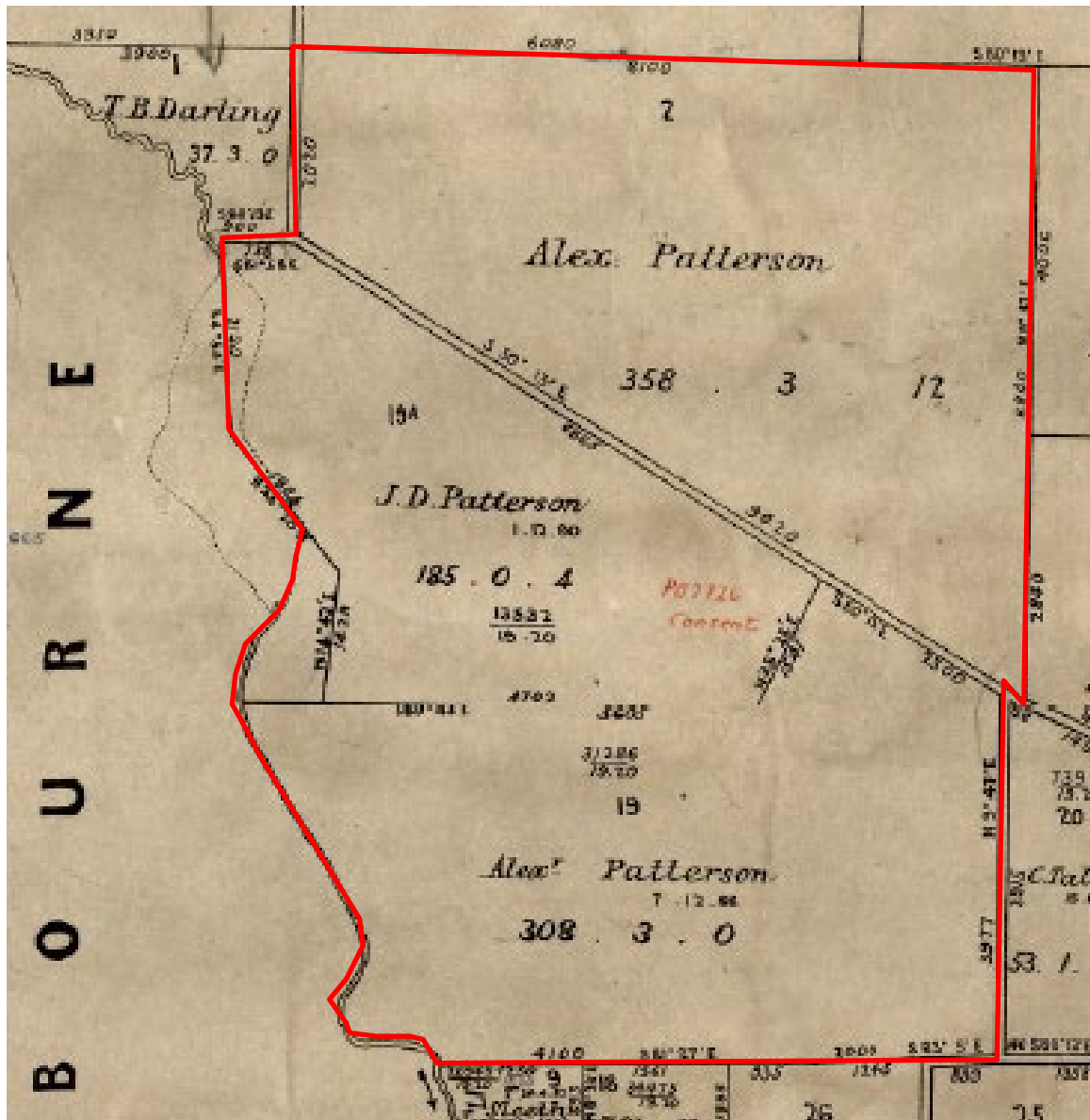


Figure 21 – Pakenham Parish Plan of with the Patterson land (adjacent to their land in Cranbourne) outlined in red.

Source: Public Records Office of Victoria, Mapwarper.

The construction date of the earliest part of the Jesmond Dene farmhouse is uncertain. A newspaper article records John at Jesmond Dene as early as 1907, but he is not rated at the site (being Lot 2 of the Pakenham Parish Plan) until 1912.¹⁰ Parts of the dwelling itself appear to date from the Victorian era, however numerous alterations and additions over the years have confused an understanding of the early fabric. It is, however, likely that John either constructed or extended the dwelling around 1907 to accommodate his growing family. Although this pre-dates the subdivision of the land, it also accounts for the fact the dwelling was not listed in the rate books until 1912.

¹⁰ *Weekly Times*, 22 August 1908, p.34.



Figure 22 – As aerial photograph of Jesmond Dene as seen in 1939. Farmhouse is indicated (red circle) as are the stables and store (blue circle), as well as the location of original timber gate (yellow circle)

Source: Landata, c1939.



Figure 23 – The subject site in 1966 with the extant trees indicated: Algerian Oaks (green arrows), Canary Island Palm (yellow arrow) and Monterey Pine in a windbreak (blue arrow).

Source: Landata, c1966.

The 1939 aerial photograph of the site shows that the Jesmond Dene run was only lightly landscaped in the Interwar period (Figure 22). The two pairs of Algerian Oaks are evident to the entrance off Officer South Road, while there are some trees around the farmhouse – likely including the extant Palms, Algerian Oak and Monterey Pine – and a windbreak to the north property boundary.

The 1966 aerial shows that the extant tiles to part of the farmhouse had been introduced but the farmhouse had not yet been extended to the east (Figure 23).

After John Patterson's death in 1943, his son Jeffrey inherited his father's holdings. Jeffrey held the land until he retired in 1972.¹¹

Later, businessman Charles Gawith acquired the site after making his fortune with a successful family bakery operation.¹² Gawith was well known as a racehorse owner, Prahran City Councillor and later member of the Legislative Council and philanthropist. He established the present cattle stud and racing stables.¹³

Other outbuildings have been added to the site over time, including two stables buildings in the interwar period as well as a large indoor horse training ground in the late twentieth century.

The farmhouse was renovated around 1984, but the extent of the renovations are not known.¹⁴ The site had undergone further change since first assessed in the 1996 Cardinia Shire (North) Heritage Study. In particular, the early timber entrance gates have been removed from their original location fronting Patterson Road and stored in their existing location in one of the outbuildings (Figure 25). The dwelling itself appears to have deteriorated in condition since it was assessed in the mid-1990s.



Figure 24 – The front elevation of Jesmond Dene viewed from the west in 1994.

Source: *The Age*, 5 Mar 1994, p.43.

¹¹ Context Pty Ltd, *Citation*, 'Cardinia Heritage Study', 2006, p.124.

¹² Charles Fahey, 'Gawith, Charles Sherwin (Charlie)', *Australian Dictionary of Biography*.

¹³ Jesmond Dene website, <http://jesmonddene.com.au/slider.php>

¹⁴ Eileen M Williams and Jewel Beard, 'Look to the Rising Sun' *Back to Cardinia 1984*, 1984, p.23.



Figure 25 –Timber gates to Patterson Road, since relocated. Note the art nouveau nameplate on the fence (circled), which is currently located on the extant gate on Officer South Road.

Source: Graeme Butler, 1996, Flickr.

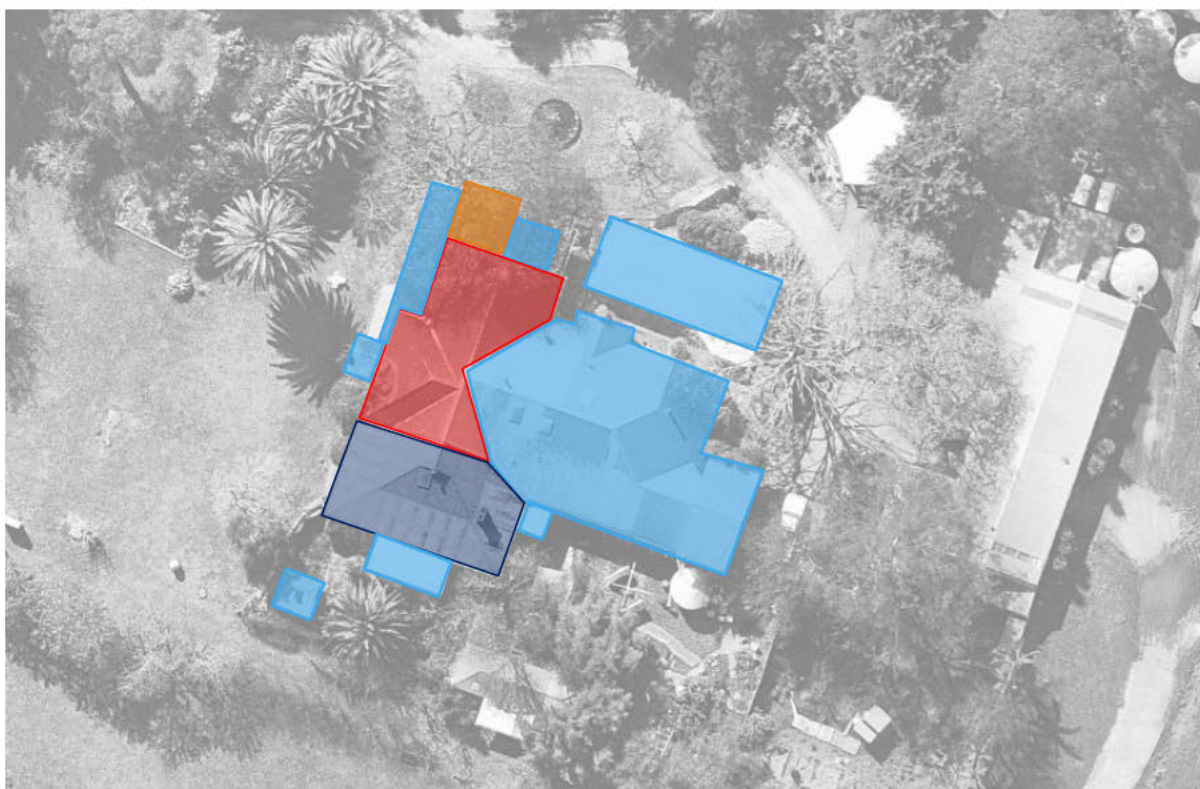


Figure 26 – Diagram showing the approximate date of construction for each part of the farmhouse.

Source: Base aerial photograph from Nearmaps, 20 July 2022.

- Victorian era
- Federation era
- Interwar era
- Late twentieth century

4. HERITAGE LISTINGS AND CONTROLS

The following heritage listings and controls apply to the site:

4.1. CARDINIA PLANNING SCHEME

Part of the Jesmond Dene site at 425 Officer South Road, Officer, is subject to a heritage overlay identified as HO92 in the schedule to the Heritage Overlay of the Cardinia Planning Scheme. Tree controls and solar energy systems controls apply under the provisions of HO92, although external paint controls and internal alteration controls do not.

The boundaries of the heritage overlay differ from those of the property itself. Notably, a section of the subject site to the north-west is not covered by HO92 while the boundary of HO92 includes additional land to the east outside the subject site (Figure 27).

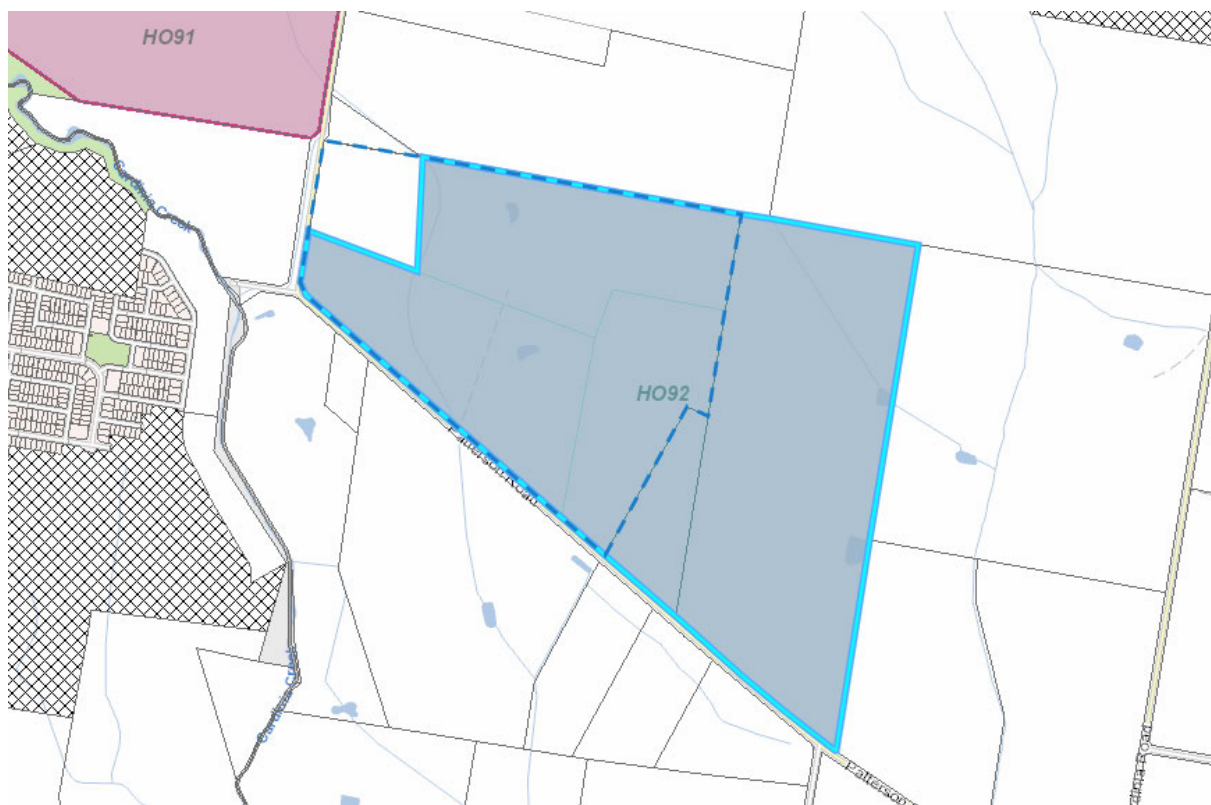


Figure 27 – Part of the Cardinia HO map showing the subject site outlined in the dashed blue line and the extent of HO92 shaded blue.

Source: VicPlan at www.mapshare.vic.gov.au.

4.2. OTHER HERITAGE LISTINGS AND CONTROLS

The site at 425 Officer South Road, Officer, is not included on any other statutory lists for built heritage such as the Victorian Heritage Register or the National Heritage List. Nor is it included on any non-statutory heritage lists such as the Register of the National Trust of Australia (Vic) or the Australian Heritage Commission's Register of the National Estate.

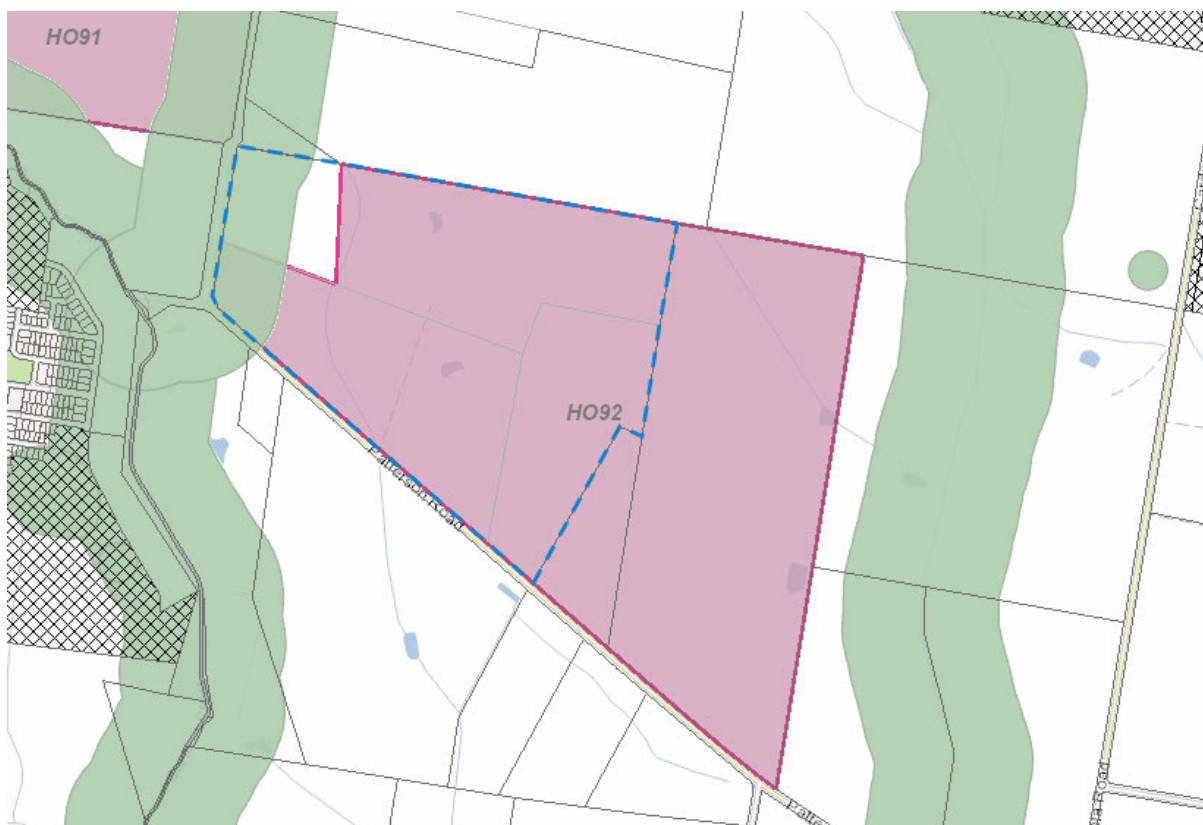


Figure 28 – Map showing the areas of Aboriginal cultural heritage significance shaded green in relation to the subject site.

Source: VicPlan at www.mapshare.vic.gov.au.

4.3. ABORIGINAL CULTURAL HERITAGE SIGNIFICANCE

An area at the western part of the broader site is identified as being of Aboriginal cultural heritage significance. These areas are defined under the Aboriginal Heritage Regulations 2018 and include registered Aboriginal cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed. A cultural heritage management plan may be triggered if a significant land use change is proposed. A cultural heritage consultant would be able to help determine if a cultural heritage management plan is required for future works in this part of the site.

5. STATEMENT OF SIGNIFICANCE

The following Statements of Significance have previously been prepared for the Jesmond Dene site.

5.1. CARDINIA HERITAGE STUDY (2007)

The Statement of Significance for the site at 425 Officer South Road, Officer – as provided in the Cardinia Heritage Study (Context, 2007) – reads as follows:

The house, because of its altered state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.

The carriage gate and picket gateway, identified in 1996 as significant to the Cardinia Shire for its design and association with the Patterson family, has been removed.¹⁵

5.2. CARDINIA SHIRE (NORTH) HERITAGE STUDY (1996)

An earlier Statement of Significance, which was prepared as part of the 1996 *Cardinia Shire (North) Heritage Study*, reads as follows:

The Jesmond Dene picketed gateway is significant to the Cardinia Shire because of its design, integrity and association with the Pattersons who represent the early farming endeavours in the area. The house, because of its altered external state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.¹⁶

¹⁵ Context, *Cardinia Heritage Study*, 2007, p.124.

¹⁶ Graeme Butler & Associates, *Cardinia Shire (North) Heritage Study*, 1996, p.320.

6. PREVIOUS HERITAGE ASSESSMENTS

The subject site has previously been assessed on three separate occasions in the past. The findings of each assessment are outlined below.

6.1. CARDINIA SHIRE (NORTH) HERITAGE STUDY (1996)

The subject site was first assessed for heritage significance in the Cardinia Shire (North) Heritage Study (1996, Graeme Butler & Associates), where it was identified as being of significance to the City of Cardinia and recommended for inclusion in the Schedule to the Heritage Overlay in the Cardinia Planning Scheme.

The site was identified as being of historical (and potentially associative) significance for its association with a local pioneering family. The farmhouse was considered to be of local interest only, albeit contributory to the Patterson ownership theme. A number of individually notable plantings associated with the property were also identified as being of significance including two Algerian Oaks, a Canary Island Palm and Monterey Pine (two other Algerian Oaks are on the subject site but outside HO92).

The Jesmond Dene picketed gateway was also identified as being significant to the Cardinia Shire because of its design, integrity and association with the Pattersons.

6.2. CARDINIA HERITAGE STUDY (2007)

The findings of the 1996 Heritage Study were reiterated in the 2007 Study, with the house still identified as being of local interest only. Although the carriage gate and picket gateway was still considered to be of local significance, the fact it had been removed and stored elsewhere on the site was noted in the 2007 heritage citation. The same trees were identified as being of significance.

6.3. POST-CONTACT HERITAGE ASSESSMENT (2021)

In preparation for the Officer South Employment Precinct Structure Plan (PSP), the Victorian Planning Authority commissioned Benchmark Heritage Management P/L (BHM) to undertake a post-contact heritage assessment of the historic archaeological sites, buildings, and trees in the precinct. The findings are outlined in the Post-Contact Heritage Assessment: Officer South Precinct (15 April 2021).¹⁷

The report assessed the identified significance of HO92 and recommended the extent of the heritage overlay boundary be reduced to include a curtilage which encompassed:

- The indicated mature trees.
- A large area of land to the north, east, south, and west of the house and trees.

Although the report notes that the existing house was located, and the surrounding gardens, gate, trees and open paddocks thoroughly investigated. However, a detailed assessment of the dwelling itself is not included as part of the report. The report does note that no further historic structures or features were identified within the property, the other structures comprising 'shedding with no heritage values.'¹⁸

¹⁷ Among other background reports and assessments, a Preliminary Tree Assessment was undertaken by Homewood Consulting in 2020 which is referenced throughout this report.

¹⁸ Benchmark Heritage Management P/L (BHM), *Post-Contact Heritage Assessment: Officer South Precinct*, 2021, p.32.

The reduced heritage overlay boundary recommended by Benchmark Heritage Management is shown in Figure 29.

The study also recommended that:

In planning for future subdivision and development surrounding the site, consideration should be given to providing an open space buffer/ public reserve between the boundaries of the HO and any future development.

It also recommended that the original gate from the Patterson era be transferred to the Berwick-Pakenham Historical Society and restored.



Figure 29 – Proposed revised Heritage Overlay boundary for HO92 recommended by Benchmark Heritage Management.

Source: Benchmark Heritage Management, *Post-Contact Heritage Assessment: Officer South Precinct*, p.59.

The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of low significance but have high and very high amenity values. The following three trees in particular were identified as having a very high retention value:

- Pinus Radiata (Monterey Pine) (ID 173) next to western group of outbuildings.
- Algerian Oak (1D 176) on edge of dress circle.
- Algerian Oak (ID 180) next to farmhouse.

Their retention was recommended on this basis.

7. ASSESSMENT AND DISCUSSION

7.1. INTRODUCTION

Jesmond Dene, at 425 Officer Road South, Officer South, is currently recognised as a place of local cultural significance. Much of the significance of the place relates to its historical associations with a local pioneering family. Some of the early plantings are also thought to be significant, however the main farmhouse itself is identified as being of local interest only.

As part of the proposed subdivision and redevelopment of the broader site, it has previously been determined that the existing heritage overlay, HO92, is unnecessarily extensive and will need to be reduced in extent.

Typically, a key objective of such an exercise would be to develop a curtilage that would protect the key features of the heritage property and allow them to remain in an appropriate setting. However, in assessing the curtilage that might be required to ensure that future development does not adversely affect the significance of Jesmond Dene, it became apparent that the dwelling had undergone such an extensive degree of change that it is no longer legible to its early form. Further research confirmed that the Victorian Heritage Database Report itself noted that the 'house has been substantially modified so that it should not fall under the HO controls.' (Appendix A).¹⁹

A detailed physical survey and heritage assessment of the various structures on the site has therefore been undertaken in order to determine whether the significance of the various elements on the site is best served by reducing the extent of HO92, or whether an alternative response might be warranted given the limited significance of some of the elements on the site.

7.2. FARMHOUSE

The original farmhouse on the site has now effectively been enclosed on all sides by later additions. Not only is the building no longer legible to its Federation provenance, but its original form is a matter of conjecture.

From the site inspection, it seems likely that the original building had a projecting hipped bay and a front verandah that extended along the recessed part of the original front facade. It appears, however, that most of the historic front (west) elevation of the early building has been demolished to expand the size of the original rooms. This narrow late twentieth addition effectively brought the front facade into alignment with the hipped projecting bay. A new verandah was then added to the northern part of the west elevation, possibly at the same time. This element has a skillion roof supported on cast iron Corinthian columns.

The northern end of the west elevation therefore largely dates from the late twentieth century. Further confusing matters is the fact some early elements appear to have been salvaged and incorporated into later additions. For example, the main entrance door – which retains its moulded surrounds and leadlight windows – appears to be Victorian, as does the cast iron lacework frieze.²⁰ However, it is clear that neither the walls surrounding the front doorway nor the verandah itself are Victorian, suggesting that these elements have been reused; whether from the original farmhouse or elsewhere is unknown. Nor are the cast iron Corinthian columns of a Victorian provenance, adopting the less slender proportions more characteristic of the interwar period.

In effect, only a small portion of the west (front) elevation and north elevation date from the original dwelling. Furthermore, both these sections have been altered at a later date, the west with the addition of an ensuite and the north with the addition of an interwar window. The small lean-to containing the ensuite appears to have been added in the mid to late twentieth century. While

¹⁹ *Jesmond Dene House, Trees*, Victorian Heritage Database Report, Hermes No.29935, Report Generated 25/07/22, p.5.

²⁰ The Birdsville lacework brackets, depicting the Australian Rosella, is typically seen in dwellings dating back to the 1880s, particularly in areas of Central Victoria.

unsympathetic, this structure at least does not obscure the original form of the building, unlike many of the other alterations and additions.

Although it is speculative, it is thought that the southern part of the dwelling with the Dutch gabled roof clad in corrugated galvanised iron was constructed after the original part of the building.

The small addition to the north appears to date from the interwar period. As viewed from the north, this section of the dwelling is the most intact to a single period although part of its interwar character derives from alterations to the original fabric: a horizontal format window was introduced to the Victorian part of the north elevation when the interwar extension was added. Presumably, the corrugated galvanised iron to the original part of the roof was reclad in tiles when the interwar addition was constructed, possibly because the roof to the original part of the building was failing. This would help explain the odd detailing to the main roof where the line between the tiles and corrugated galvanised iron roof cladding has been poorly resolved. This odd detail might have resulted from the fact the roof to the southern part of the dwelling did not yet require replacement when the roofing tiles were introduced. The Federation addition, with its lapped and somewhat corroded corrugated iron roof, now appears to have been constructed earlier than the original section as viewed externally.

A large addition which rises to an overall height of two storeys was added to the east of the early farmhouse in the late twentieth century. The original configuration to the eastern part of the dwelling has long since been lost.

Successive alterations and additions have overwhelmed what remains of the early building on all sides, obscuring its original form.

7.3. PATTERSON ROAD GATE

The one element that was identified as being significant for both its design and association with the Patterson family in both of the earlier heritage citations was the carriage gate and picket gateway that once fronted Patterson Road. However, this element had been removed from the site boundary and stored elsewhere on site by the time of the 2007 assessment.²¹

Despite the fact this element in part survives today, it is in a state of extreme disrepair (**Error! Reference source not found.**). Although it would be possible to reconstruct this element to its early form, it is in such poor condition that much new fabric would be required to achieve this outcome. Nevertheless, there is enough documentary evidence to reconstruct the Jesmond Dene picketed gateway to its original form, and this element could potentially form part of a heritage interpretation strategy for the place.

²¹ Context, *Cardinia Heritage Study*, 2007, p.124.



Figure 30 – The timber picketed entrance gates are in extremely dilapidated condition and are currently stored in one of the stables building.

Source: Urbis 2022.

7.4. PREVIOUS ASSESSMENTS

Despite the extensive heritage overlay that currently applies to the site (HO92), all the previous heritage assessments have concluded that the main dwelling on the site is of local interest only owing to the extensive alterations to which it has been subjected. For example, the statement of significance in the *Cardinia Shire (North) Heritage Study* (1996) notes that:

*The house, because of its altered external state, **is of local interest only** and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.*²²

This view was echoed in the later 2007 citation for the place in the *Cardinia Heritage Study*.

A detailed assessment of the dwelling itself is not included as part of the post-contact heritage assessment by Benchmark Heritage Management P/L (2021). Besides presumably the dwelling itself and the original gate from the Patterson era, the report notes that no further historic structures or features were identified within the property, the other structures comprising ‘shedding with no heritage values.’

The trees were assessed by arborist John Brennan of Homewood Consulting P/L (2020) as being of low significance but having high and very high amenity values. Three trees in particular were identified as having a very high retention value: two Algerian Oaks (1D176 and 1D180) and a Pinus

²² Graeme Butler & Associates, *Cardinia Shire (North) Heritage Study*, 1996, p.320.

Radiata (Monterey Pine) (ID 173). Their retention was recommended on this basis rather than on the basis of their heritage significance.

The report assessed the identified significance of HO92 and recommended the extent of the overlay be reduced to include a large curtilage around the dwelling.

The Victorian Heritage Database Report contained within the Hermes Orion database itself notes that the 'house has been substantially modified so that it should not fall under the HO controls' under the section titled Conservation Management (Appendix A).²³

7.5. DISCUSSION

The Jesmond Dene site is identified as being significant for the 'early individually notable plantings associated with the property' while the farmhouse itself is identified as being of 'local interest'.

Although the possibility of retaining the existing Jesmond Dene farmhouse in a reduced curtilage has been contemplated, its retention raises a number of issues, particularly in light of the proposed rezoning, subdivision and redevelopment of the surrounding land.

Although there might ordinarily be some scope to restore the building to its early appearance as part of any broader scheme for the site, in the case the absence of documentary evidence precludes any meaningful attempt to do so. Any attempt to reconstruct the farmhouse to an earlier form would be based on conjecture, an approach the Burra Charter specifically discourages.

Not only is the building highly compromised in terms of its historical character and form, it is without a clear future use in the context of the proposed industrial park. Even in the event the building could be restored, it would no longer serve in its original domestic capacity.

Although there are a number of outbuildings at the site, two of which appear to have been constructed reasonably early and all of which reflect the site's agricultural use, none are of a level of significance to warrant retention on this basis. The two early structures in particular are both utilitarian buildings that have undergone a large degree of change over time. They are of limited heritage interest and should not be identified as significant elements.

This effectively leaves the significant trees and the dilapidated gate as the main elements that are worthy of retention.

7.6. HERITAGE INTERPRETATION

When considering the appropriate approach for places that are of significance for historical or social reasons, *Planning Practice Note 1: Applying the Heritage Overlay*, provides the following guidance:

Planning is about managing the environment and its changes. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied.

If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

In the event the Jesmond Dene farmhouse is deemed to be of insufficient significance to warrant retention as part of the future redevelopment of the broader site, it is recommended that a Heritage Interpretation Plan be prepared to help allow for an interpretation outcome which addresses the whole

²³ *Jesmond Dene House, Trees*, Victorian Heritage Database Report, Hermes No.29935, Report Generated 25/07/22, p.5.

of the existing Jesmond Dene site. This might include an archival quality photographic record of the existing fabric on the site.

One advantage of this approach is that it would provide more information about the historical importance of the site to the municipality of Cardinia than the farmhouse is capable of doing in its existing state. The interpretative elements could also potentially extend across the overall Jesmond Dene site, without necessarily being confined to a reduced curtilage. Adopting an interpretative approach would also provide an opportunity to explore a longer history the site, including the impacts of European settlement on the Bunurong. It could potentially form part of a broader place-making strategy for the overall site.

Site-based interpretation might include (but not be limited to):

- Retention of trees (including, if appropriate, some not deemed to be of heritage significance);
- Landscaping works (interpreting the footprints of early buildings and pathways);
- Historically relevant street names (Jesmond Dene, Gawith, or Barnibyrrong, for example);
- Gateway markers (including elements, or an interpretation of, the early gates;
- Public artwork; and
- Interpretive signage.

This document would outline the objectives of site interpretation, but would provide flexibility in delivering the outcomes as the final location of interpretative elements would be dependent on the layout of location of infrastructure and road networks. The Master Plan for the site could then incorporate the heritage interpretation wherever possible.

7.7. TREES

Although tree controls are included under HO92, this control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not intended to protect trees for their amenity value.

This said, it is clear that more trees on the site have a high retention value than are of heritage significance.

8. CONCLUSION AND RECOMMENDATIONS

Much of the significance of the Jesmond Dene site relates to its long historical associations with a local pioneering family. Some of the early plantings are also thought to be significant, however the main farmhouse itself is identified as being of local historical interest only.

While there might ordinarily be scope to restore the building to its early appearance as part of any broader scheme for the site, the original or early form of the dwelling is not known. Any attempt to reconstruct the farmhouse to an earlier form would be based on conjecture, an approach the Burra Charter specifically discourages.

Although there are a number of outbuildings at the site, two of which appear to have been constructed at least by the 1930s and all of which reflect the site's agricultural use, none are of a level of significance to warrant retention on this basis. The two early structures in particular are both utilitarian buildings that have undergone a substantial degree of change over time. They too are of little architectural interest and limited historical interest.

Both of the previous heritage assessments have concluded that the main dwelling on the site is of local interest only owing to the extensive alterations to which it has been subjected. Furthermore, the Victorian Heritage Database Report itself explicitly notes that the house is of insufficient significance warrant an HO controls.

Although the possibility of retaining the existing Jesmond Dene farmhouse in a reduced curtilage has been contemplated, in addition to its lack of integrity, its retention raises a number of issues given the proposed rezoning, subdivision and redevelopment of the surrounding land as an employment precinct.

Not only is the building highly compromised in terms of its historical character and form, it is without a clear future use in the context of the proposed industrial park. Even in the event the building could be restored, it would no longer serve in its original domestic capacity. It is unclear what role the building could play in the site's future redevelopment.

9. RECOMMENDATIONS

On the basis of the above, it is recommended that:

- The heritage overlay that currently affects the site, HO92, be removed.
- A Heritage Interpretation Plan be prepared to help allow for an interpretation outcome which addresses the whole of the existing Jesmond Dene site and its historical and social significance to the broader municipality of Cardinia. This approach would not only provide more information about the historical importance of the site to the municipality of Cardinia than the farmhouse is capable of doing in its existing state, it would also likely result in a better urban design result.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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APPENDIX A

HERITAGE CITATION

HERITAGE CITATION REPORT

name: JESMOND DENE HOUSE, TREES
Address: 425 Officer South Road OFFICER SOUTH
Lot 1 TP119293 OFFICER
Place Type: House, Trees of social, historic or special significance, Gate
Citation Date: 2007 **Significance Level:** Local



Jesmond Dene House, Trees

**Recommended
Heritage Protection** **VHR -**

 HI -

 PS
 Yes

Integrity

HERITAGE CITATION REPORT

Major Alterations

History and Historical Context

2007 Study by: *Context Pty Ltd*

The Patterson family, one of the oldest in the district, is associated with this property. Although parts of the present farm complex appears from rate book evidence to date from about 1912, with additions in the 1920s, there may be elements from the 1890s and earlier period of occupation.

Alexander Patterson and his son, John D. Patterson, graziers, were owners in 1890 of 716 acres of land in the Parish of Pakenham. This property had the substantial valuation of £179. It included the old St. Germain homestead and the future site of Jesmond Dene.

Following Alexander's death in 1896, John D. Patterson moved into the old homestead. Later, in 1908, when he subdivided the property, John moved out of the homestead but retained 503 acres of land. Rate book evidence suggests that he built Jesmond Dene on this land about 1912. The valuation in that year was £200, a substantial sum. By 1928-29 the valuation on the property had risen to £220.

The history of the Patterson family has a long association with the development of the Officer district. Alexander Patterson was born in Berwickshire, Scotland, in 1813. He landed in Adelaide in 1839. Patterson came to Victoria and, in 1848, acquired the St. Germain Station on the Cardinia Creek. This was good cattle country with a frontage to the Great Swamp. Patterson became a member of the first Cranbourne Road Board and later of Cranbourne Shire Council. After his wife's death in 1896, St. Germain became the home of his son, John D. Patterson. As we have seen, after the 1908 subdivision, John settled at Jesmond Dene. His son, Jeffrey Patterson, later inherited the property, selling it on his retirement in 1972. Jeffrey's widow lives at Metung.

Later owners of Jesmond Dene included MLC, the Hon. Charles Gawith, who built racing stables and a race track there from 1972, Ken Newitt of Berwick, Brown and Harvey, the present owner.

Gawith part-owned the 1969 Caulfield Cup winner, Gay Philou, as a Prahran City councillor over a long period, and served in parliament in 1955-67.

Note: This is a direct extract from Graeme Butler's 1996 Cardinia Shire (North) Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Bibliography

Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 318

1996 Study by: *Graeme Butler & Associates*

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HERITAGE CITATION REPORT

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After his wife's death in 1896, St. Germain became the home of his son, John D. Patterson.

As we have seen, after the 1908 subdivision, John settled at Jesmond Dene. His son, Jeffrey Patterson, later inherited the property, selling it on his retirement in 1972.⁴ Jeffrey's widow lives at Metung.⁵ Later owners of Jesmond Dene included MLC, the Hon. Charles Gawith, who built racing stables and a race track there from 1972, Ken Newitt of Berwick, Brown and Harvey, the present owner.⁶ Gawith part-owned the 1969 Caulfield Cup winner, Gay Philou, was a Prahran City councillor over a long period, and served in parliament in 1955-677.

References

1 *Shire of Berwick RB 1890--91, Pakenham Riding No. 313*

2 *Shire of Berwick RB 1911-12, Pakenham Riding No. 2265*

3 *Shire of Berwick RB 1928-29, No. 1369*

4 *In the Wake of the Pack Tracks, pp.130-131*

5 *Mrs. P.B. Ronald, pers. Comm.*

6 *Mrs. A. Dodson, pers. Comm.*

7 *Cavanough, The Caulfield Cup, 1976, p.394-5; Browne, G Biographical Register of the Victorian Parliament, p.76*

Relevant Historical Australian Themes

Historical Themes

3.1 Squatters/pastoralists and grazing

HERITAGE CITATION REPORT

10.7 Farmhouses/farm complexes & outbuildings, gardens

11.0 Evidence of: Life style, housing and landscape choice of notable figures residing in the district

(1996 Study by: Graeme Butler & Associates)

Description

Physical Description

STRONG>2007 Study by: /STRONG>Context Pty Ltd

The house still shows its Edwardian origins (particularly in parts of the interior) but has been extensively altered and added to externally, with painted formerly red brickwork and added wings at various places around the house. Surrounding mature trees include a large oak, a cork oak, conifers planted as both windbreak and specimen plantings, and some Canary Island pines which make up the major part of the former garden of the house. The garden beds and hard landscaping materials have been extensively modified. However, a high proportion of mature tree stock remains extant within the garden and as windbreak plantings within the broader site.

Four mature oak trees mark the main Officer South Road entry, two planted either side. This entrance has a recent iron picketed gateway and immature driveway planting.

At the Patterson Road entry to the site (No. 105), a modern gate has replaced the notable carriage gate with scrolled timber detailing identified in the 1996 study. The picketed gateway remains extant.

The house is set in open pasture, well in and among mature trees, with mature windbreak plantings and a less mature driveway planting. The property has frontages to two main roads; Officer South Road and Patterson Road.

STRONG>1996 Study by: /STRONG>Graeme Butler & Associates

The house still shows its Edwardian origins (particularly in parts of the interior) but has been extensively altered and added to externally, with painted formerly red brickwork and added wings at various places around the house. Surrounding mature trees include a large oak, a cork oak and some Canary Island pines which make up the major part of the former garden.

The entry from Patterson Road is via a picketed gateway and notable picketed gate with scrolled timber detailing, appearing to be the older of the two entrances. The name of the property is placed to one side in art metal work. The main Officer South Road entry has a recent iron picketed gateway and immature driveway planting.

Physical Condition

The house which is the major Edwardian-era element in the property has been extensively altered but the gate remains close to original.

(1996 Study by: Graeme Butler & Associates)

HERITAGE CITATION REPORT

Recommended Management

Conservation Management The house has been substantially modified so that it should not fall under the HO controls. The carriage gate and picket gateway, identified as significant in the 1996 heritage study for its design and association with the Patterson family has been removed and replaced.

Extra Research None specified

Heritage Inventory Threats

Alterations over time

Physical Description

Key elements- Buildings, Fence/Gate & Tree(s)

Physical Description

Associations - Patterson, John D

(1996 Study by: Graeme Butler & Associates)

Site Context

The house is set in open pasture, well in and among mature trees with a less mature driveway planting. The property has frontages to two main roads.

(1996 Study by: Graeme Butler & Associates)

Statement of Significance

2007 Study by: Context Pty Ltd

The house, because of its altered state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.

The carriage gate and picket gateway, identified in 1996 as significant to the Cardinia Shire for its design and association with the Patterson family, has been removed.

1996 Study by: Graeme Butler & Associates

The Jesmond Dene picketed gateway is significant to the Cardinia Shire because of its design, integrity and association with the Pattersons who represent the early farming endeavours in the area. The house, because of its altered external state, is of local interest only and contributory to the Patterson ownership theme with some early individually notable plantings associated with the property.

Regional Significance - Gate

Local Significance - House (Altered) & Tree(s)

HERITAGE CITATION REPORT

Recommendations 2007

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes Mature trees include a large oak, cork oak and some Canary Island pines (major part of the former garden).
Fences & Outbuildings	No Patterson Rd entry - notable picketed gate with scrolled timber detailing.
Prohibited uses may be permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

