



22 November 2016

Manager Strategic Planning  
Amendment C142, Planning Permit Application YR-2016/105  
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**Re: Yarra Ranges Planning Scheme Amendment C142, Planning Permit Application YR-2016/105**

Dear Sir/Madam,

Thank you for the opportunity to provide comment on Yarra Ranges Planning Scheme Amendment C142 and Planning Permit Application YR-2016/105 for the property Burnham Beeches, 1 Sherbrooke Road, Sherbrooke. Our submission will be divided into six sections responding to various elements of the proposed amendment and planning permit application. Our submission is informed by our National Trust Heritage Register of Significant Places, as well as an unaccompanied site visit to the subject site undertaken with the National Trust's Dandenong Ranges Branch in November 2016.

The National Trust of Australia (Victoria) is generally supportive of the current owners plans to re-use and re-activate the Burnham Beeches site, yet has some specific concerns relating to the following:

- The exhibited Amendment 'Schedule 11 to the Special Use Zone' lacks the appropriate references to the heritage significance of Burnham Beeches which the National Trust submits should be accounted for in application requirements
- The lack of detail in architectural drawings attached to the Planning Permit regarding the proposed changes and alterations to the main Burnham Beeches residence, referred to as 'the Norris building'
- There is no clear Master Plan exhibited that gives an indication of the overall future plan for the site in connection with the Norris building. The majority of works appears to be isolated to the utilitarian outbuildings surrounding and including the already converted Piggery building
- There is no schedule of works or Conservation Management Plan included in the Permit application for any buildings or designed landscapes on the site to determine their significance and acceptable level of alteration. For instance the proposed changes and alterations to the collection of outbuildings are far more significant and irreversible than indicated in the Urbis Town Planning Report, and the landscape report is lacking detail regarding tree removal, garden feature conservation and planting plans

This submission will expand on our concerns regarding the Planning Scheme Amendment and Planning Permit Application as summarised above. The National Trust would like to make it clear from the outset that we are not against further development being undertaken within the Burnham Beeches Complex. The need to increase patron numbers to the site can be understood in the context of 'Major Tourist Facility' zoning, yet we have particular concerns regarding the works proposed within the Planning Permit and their potential impact on the already strongly established heritage significance of the site (relating inclusively to the built form, garden and landscape).

## **1 National Trust Heritage Register of Significant Places**

The National Trust maintains a Heritage Register of Significant Places, including buildings, landscapes, gardens and trees. The National Trust has classified the main residence (including the various outbuildings), full extent of garden, multiple significant trees, and the Main Ridge, Dandenong Ranges landscape within the area affected by Amendment C142 and Planning Permit Application YR-2016/105 (see classification reports attached, summarised below). This established significance of built and natural heritage has specifically informed our main concerns outlined in the submission below.

### **1.1 Burnham Beeches House & Garden, 1 Sherbrooke Road, SASSAFRAS**

#### **NTAV file no: B4929, (amalgamated with G13027 in 2012), Level of significance: State**

The National Trust Statement of Significance highlights the completeness and attention to detail present within the Burnham Beeches complex, comprising of extensive residential accommodation, large garden, sufficient rural land to enable self-sufficiency, and a complete range of complementary outbuildings. The property is described as being created by the vast wealth of its owner in a period of world economic depression... best exemplified by the residence and outbuildings', demonstrating the continuity of a tradition of hill stations from the nineteenth century (with parallels to Alfred Nicholas' brother George and his property Alton at Mount Macedon). The property in its entirety has social and historic significance for its connection to the original owners of the property, the Nicholas family, 'noted for their part in the Aspro empire.

The Norris building in particular is characterised as one of the finest examples of an Art Deco mansion in Australia. Built in 1930-1933 and designed by renowned architect Harry Norris, the residence has aesthetic and architectural significance, sitting uniquely at the midpoint between decorative zig zag moderne of the 1920s; as a vast three-storey house built in reinforced concrete, comparable with works in Britain and the United States; and as a period exemplar of the up-to-date-minute high style living and entertaining of the 1930s in Australia.

This main residence provides a dominant focus for the landscape and garden, an aspect heightened by the radical adoption of the moderne architectural style. The original extent of the gardens is now divided between private and public ownership, however the connection between the Alfred Nicholas Memorial Gardens and the Norris building is still evident. The Alfred Nicholas Memorial Gardens were donated to public ownership by his family as a memorial in 1965. The gardens were designed by Hugh Linaker, constructed under guidance of head gardener Percy Trevaskis, along with the involvement of the local community. The National Trust Statement of Significance specifically mentions the continuity of major design themes throughout the property include stonework, terraced rockery, slate paths as well as native and exotic tree planting.

To summarise, the National Trust classification for Burnham Beeches highlights the significant vastness and completeness of the property, including the main residence, large gardens, rural land, and the range of complementary outbuildings.

### **1.2 Beech Avenue (*Fagus sylvatica*), 1 Sherbrooke Road, SASSAFRAS**

#### **NTAV file no: T12208, Level of significance: Regional**

This avenue of 30 beech trees (*Fagus sylvatica*) were planted in 1935 by gardener Joseph Wilson. The avenue rapidly became an integral part of the Burnham Beeches Estate, providing a fundamental contribution to the landscape and becoming a landmark in the Dandenong Ranges

along Sherbrooke Road, a key tourist route for local and international visitors. This is the only avenue of Copper Beech trees on the National Trust Significant Tree Register, with only five other individual specimens classified in Victoria.

### **1.3 White Cedar (*Thuja occidentalis*), 1 Sherbrooke Road, SHERBROOKE**

#### **NTAV file no: T11131, Level of significance: State**

Rare in cultivation in Victoria, this White Cedar (*Thuja occidentalis*) makes a valuable contribution to the plantings in the historic garden of Burnham Beeches. The tree is located west of the Norris building between the driveway and Pittosporum hedge. The estimated age of the tree is over 70 years. The current condition of this tree is unknown.

### **1.4 Silver Linden (*Tilia tomentosa*), 1 Sherbrooke Road, SHERBROOKE.**

#### **NTAV file no: T11130, Level of significance: State**

This Silver Linden (*Tilia tomentosa*) is rarely cultivated in Victoria, and occupies a prominent position in the landscape in its location to the south of the drive, west of the Norris building. The estimated age of the tree is over 70 years. The current condition of this tree is unknown.

### **1.5 Main Ridge, Dandenong Ranges Landscape**

#### **NTAV file no: L10106, Level of Significance: State**

The Main Ridge, Dandenong Ranges is a unique hill landscape of high aesthetic and visual value. Its vegetation is a combination of original native species and the exotic character of many introduced species, which is representative of the Burnham Beeches site. The Dandenong Ranges has been one of Victoria's primary tourist attractions for over a century, and Burnham Beeches is located on Sherbrooke Road, a major tourist route. This area has historic significance as an area of early subdivision and development of weekend holiday house and 'hill stations' by the wealthy, exemplified by the continuity of the Burnham Beeches site. This landscape also contains private gardens and street plantings established prior to the Second World War, such as the Alfred Nicholas Memorial Gardens, established alongside the Norris building of the Burnham Beeches site circa 1929-39.

## **2 Planning Scheme Amendment C142**

The proposed Planning Scheme Amendment seeks to do the following:

'Delete the Special Use Zone Schedule 2 (Major Tourist Facility) from 1 Sherbrooke Road, Sherbrooke. A new, stand alone schedule is proposed for this land, the Special Use Zone Schedule 11 (Burnham Beeches Residential Hotel and Resort). The new schedule will remove the restrictive limits on patron numbers at Burnham Beeches that currently apply, making this subject to a planning permit. It will also make some currently prohibited land uses allowable subject to a planning permit (i.e. cinema, education centre, market, shop, brewery, etc.), in order to provide appropriately for the future use and development of the land as a major tourist facility.'

### **2.1 Schedule 11 to the Special Use Zone - Use of Land: Application Requirements**

Given the cultural and historical significance of the Burnham Beeches site, the National Trust believes that two application requirements should be maintained from the current reference to Burnham Beeches in 'Schedule 2 to the Special Use Zone'. The first is:

- **Any alteration or addition to a heritage building or structure**

Although the word 'alteration' has been maintained in the proposed C142 amendment as "The nature and extent of any proposed demolition or alteration to any building or structure", this does not adequately replace the above application requirement, which gives specific attention to heritage buildings or structures as well as the term 'addition'. In the view of the National Trust, the loss of the terms 'heritage' and 'addition' weaken the application requirements that should be expected at Burnham Beeches given its State significance.

- **Any other details necessary to demonstrate how the site will be developed and used, having regard to its designation as a Site of Cultural Significance under the planning scheme and Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan**

Given that the Burnham Beeches site continues to be listed on the 'Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan' which aims to 'protect and maintain the character of our region' there is no reason for the deletion of this application requirement.

As noted in the Urbis Town Planning Report ('Section 96A Application September 2016 Update'), the proposed C142 change to the planning scheme is intended to 'allow more flexibility for Burnham Beeches to change and develop over time consistent with its designation as a major tourist facility' (pg. 1). The National Trust concerns regarding this statement. Without a clear Master Plan for the site available for public consultation, 'more flexibility' to change and develop could prove problematic for the heritage significance of the site into the future. Without access to a current Master Plan for the site, the National Trust has little confidence that we could support the current owner's vision in its entirety. While the current application does not include the dwellings/villas that were originally part of the Burnham Beeches vision, without a clear Master Plan for the site, it is unclear whether there is an intention to re-apply for this development in the future.

### **3 Planning Permit Application YR-2016/105**

Under Section 96A of the Planning and Environment Act, concurrent with the proposed Planning Scheme Amendment C142 addressed above, a planning permit is proposed to allow use and development of the land for a licensed residential hotel of 48 rooms (including ancillary bar and dining area), two licensed restaurants (existing bakery/cafe and a new restaurant) in the piggery building, manufacturing sales (brewery), with associated licenced food and drink areas, a shop and licensed food and drink premises, staff accommodation (two buildings), and associated vegetation removal.

#### **3.1 Built Fabric (including new structures):**

##### **3.1.1 The Norris Building:**

As noted in the Urbis Town Planning Report, the owners of the site have submitted a 'full planning permit application for the redevelopment of a small portion of the land' as a way of giving 'Council and the community greater comfort around what the proposal will consist of' (pg.1). These plans appear to focus almost exclusively on the intense development proposed for the Piggery building and those structures around it. In particular, no Master Plan for the site or any prescriptive plans for the Norris building have been provided. The National Trust submits that greater transparency should be provided regarding plans for the site.

Before the Permit Application can be approved, there needs to be more clarity regarding how this intense development will relate to and impact on the Norris building. The National Trust would in

principle be willing to accept the dramatic and invasive alteration proposed for the various outbuildings in theory, if there were a guarantee in place securing the restoration and reopening of the Norris building as a hotel. Given the documentation provided to date however, we have concerns that the intensively developed hospitality zone of the property (anchored by the Piggery building) will take priority over ensuring the future preservation of the Norris building, which we submit would be an unacceptable outcome for this site.

As noted in the Urbis Town Planning Report: 'the hotel component of the redevelopment has previously been approved by Planning Permit YR-2004-2028/B in August 2013. For completeness, it is included so that ultimately one overarching planning permit can cover the entire site' (pg 7). Yet we also note, as included in the permit draft: 'Before the use or development starts (excluding the bakery and cafe in the piggery building), planning permit YR-2004/2-28 must be cancelled'. We submit that if the previous Planning Permit is to be cancelled, there would be no Council approved restoration plans for the Norris building that contains any form of detail or clarity. The current Permit Application contains little detail regarding proposed works to the Norris Building.

The National Trust submits that a detailed schedule of works should be prepared by a conservation architect before a permit application is approved. Failing this, Council should build relevant requirements into the permit conditions. We note that the draft permit that advertised alongside the Permit Application does not address key heritage issues on the site, and no requirement is included for a schedule of conservation works to be prepared.. As such, we submit that the proposal in its current form does not balance conservation outcomes with development outcomes..

We note that the Urbis Town Planning Report describes the Norris building as being in a 'state of extreme decay', and that the approval of this Planning Scheme Amendment is the 'last chance' for the Burnham Beeches Property (pg. 25). As the owners have successfully received permits to undertake works at the Norris building in the past, and yet have failed to undertake these works, we submit that it is incumbent on the Shire of Yarra Ranges to ensure that conservation works are clearly tied to development outcomes at the site.

### **3.1.2 Piggery, Restaurant and Micro-Brewery:**

As noted in the Urbis Town Planning Report:

'The Burnham Bakery and Piggery Cafe is now constructed within half of the piggery building and is fully operational. It is considered appropriate that all of the buildings that will ultimately form part of the proposed development should fall under one planning permit and therefore the Burnham Bakery and Piggery Cafe are shown on the architectural drawings submitted to Council as part of this application' (pg 7).

The National Trust questions why such substantial change is proposed for the Piggery building as part of this permit application (re: 'Piggery Cafe & Restaurant Existing Conditions & Demolition Plan'). Little evidence has been provided to justify these works, and it is unclear whether they are improvement works or are required structurally. Examples include: 'wall below window removed for new door'; 'walls below existing windows to be removed'; 'removal all concrete floor, spoon-drain, bollards and brick flooring'. We question why these doors and windows are to be removed and replaced; why there is a proposal to store removed fabric onsite for future re-use; and if this material is in good enough condition to be stored and reused, why it needs to be removed at all. The plans also show new roof sheeting and highlight windows to lanterns proposed, another example of substantial changes to the site.

Relating specifically to the restaurant proposed to make up the balance of the Piggery building, as indicated above, it is unclear why the sliding doors are to be removed and moved into storage. We also note the existing slab is to be replaced without any explanation or reasoning. We submit that as much original fabric as practicable should be retained in situ, with appropriate conservation works undertaken as required.

We support the proposal to adaptively re-use the silos, but do note that the new building proposed for the brewery will be the first structure you see as you drive into the site and approach the Piggery building, and will almost completely obscure views original heritage fabric. We suggest this is mediated at a design level if possible, for example through increased setbacks or landscaping.

### **3.1.3 Former Caretakers House/Providore:**

We also note quite substantial changes and alterations proposed for the Former Caretakers House (to be converted into a Providore). While it is noted in the Urbis Town Planning report that 'the existing building will be partially altered by reducing the internal footprint slightly' (pg 8), from the plans it appears almost all existing interior walls will be demolished and the flooring replaced. In terms of the exterior, an entirely new verandah is proposed to provide 'some additional outdoor space' (pg. 8). We question whether the additional of this verandah is in keeping with the heritage significance of the existing building. The plans also show a considerable change to the roof-line (we note a discrepancy in heights shown in 'Providore Existing Elevations and Providore External Elevations'?) and the addition of windows and doors. Rather than representing a slight change to the existing fabric of the building, these changes appear to be irreversible.

### **3.1.4 Calfery and New Staff Accommodation:**

Similarly, the Urbis Town Planning Report indicates a 'slight' modification of the existing Calfrey building (pg. 9). The most substantial change to this building is the incorporation of the grass green roof and large projecting window (as shown in the proposed concept render) which will have a significant impact on the original profile and appearance of the building. We submit that without these changes the proposed alterations to the building would generally be acceptable.

As there is a green roof proposed for the Calfrey building, given the opportunity to build a new structure on the site, it is surprising that this same concept has not been applied to the New Staff Accommodation (particularly considering the size/scale and pitch of the roof). While the location of the new structure has been proposed for this section of the site so it is located 'far away from adjoining residential properties as well as the hotel accommodation' (pg 10), from a brief site visit it appears the new structure will be in close proximity and in direct view from the Alfred Nicholas Memorial Garden. There is no clarity in the plans to determine whether you will be able to view the new build from the gardens, and whether there will be any screening incorporated into the final design.

## **3.2 Designed Landscapes**

### **3.2.1 Arboricultural Impact Assessment, Ryder Arboriculture & Environment**

The Arboricultural Impact Assessment undertaken by Ryder Arboriculture & Environment states that it refers to a 'relatively small portion of the property at Burnham Beeches, totalling 1 hectare' (pg. 7). The report is produced in preparation for proposed works for a 'new brewery, car park and staff quarters' (pg. 3). However the documentation exhibited by the Yarra Ranges Council is for a

Planning Permit for the entirety of the site 1 Sherbrooke Road, Sherbrooke, not the small 1 hectare assessed by the 'Arboricultural Impact Assessment'.

Given that the Planning Permit is for the entire Burnham Beeches site at 1 Sherbrooke Road, Sherbrooke and makes reference to vegetation removal, the National Trust strongly recommends that an 'Arboricultural Impact Assessment' should be undertaken for the entire site, not one isolated section of it. Furthermore the 'Burnham Beeches - Landscape Report for Section 96a Application' refers to a number of tree removals, including a maple tree in the 'Small Events Garden', and a number of unspecified trees in the 'Heritage Garden - West' around the Norris Building. As such the National Trust recommends that an 'Arboricultural Impact Assessment' be undertaken and exhibited prior to granting a permit for the entirety of the Burnham Beeches site and include the heritage garden surrounding the Norris building and the event spaces.

The National Trust supports the arborist's recommendation of a Tree Protection Plan to be implemented and supervised by a Project Arborist and that this plan is in accordance with *AS4970-2009 Protection of Trees on Development Sites*. In addition, the 'Arborist Impact Assessment makes a number of recommendations regarding reducing tree impacts, which the National Trust supports. These are:

- Assessment of Trees 1-4 & 43-50 (section 5.10.1) states that impact to tree 1 (European beech, *Fagus sylvatica*, assessed at high retention value) can be 'minimised by reducing the degree of encroachment from the car park and driveway'.
- Assessment of Trees 5-14 (section 5.10.2) states a high level of impact to 8 trees, including a Mountain Ash assessed as having a high retention value and 4 other trees assessed of moderate retention value. The report states: 'In order for these trees to remain viable, the encroachment would need to be reduced to 10% and/or the construction technique redesigned to ensure minimal excavation and continued porosity'.
- Assessment of Trees 14-42 (section 5.10.3) is conditional on 'the staff quarters being a prefabricated building and constructed on stump footings, rather than large scale excavation'.

The National Trust recommends that the above recommendations of the arborist, including construction techniques and reducing encroachment, be adopted in full prior to the approval of the permit.

### **3.2.2 Burnham Beeches - Landscape Report for Section 96a Application, Oculus**

The National Trust notes that the above report is not a detailed Landscape Plan for the Burnham Beeches site, but rather a proposal and recommendation by Oculus for landscaping works. As such, it does not adequately document the landscaping work proposed to be undertaken on the site, including removal of trees, and conservation work to heritage stonework and terraces. In the views of the National Trust, the removal of trees, maintenance of the heritage garden surrounding the Norris building, repairs to stonework, terraces and slate paths and tree replacement within the Burnham Beeches historic garden, should be informed by a Conservation Management Plan. It is not clear to the National Trust if a Conservation Management Plan exists for the site and if so, whether this has been consulted in the proposed plans. Given that the restoration of the Norris Building is proposed as part of this Planning Permit Application, the National Trust would expect to see an assessment of the impact of the proposed building works on the surrounding heritage garden, including any removal of trees, and areas requiring Tree Protection Zones. The National Trust submits that a detailed schedule of landscape works should be provided as a condition of this permit before building works commence.

### **3.2.1.1 Landscape Masterplan and Functional Layout**

The National Trust Register of Significant Trees has classified a Silver Linden (*Tilia tomentosa*) and a White Cedar (*Thuja occidentalis*) located within 'Landscape Masterplan and Functional Layout' of the Landscape Report. The National Trust requests that these two trees are recognised on these and accompanying plans, and that appropriate measures are taken to protect these trees.

### **3.2.1.2 Steak House and Providore**

The National Trust is supportive of using Beech trees as avenue screening carparking from the broader landscape on the northern side of carpark as proposed in this plan. The use of Beech trees is appropriate to this area, forming a continuation of the use of beech trees on property boundary on Sherbrooke Road (Beech Avenue, *Fagus sylvatica*, on National Trust Register of Significant Trees, see Appendix 2).

### **3.2.1.3 Flexible Events and Recreation Space**

The National Trust notes that there are conflicting plans exhibited in this Planning Permit application. This Landscape Master Plan (on pages 4 and 8) has this area as a 'Flexible Events/Recreation Space' describing it as a 'large area of open lawn surrounded by mature trees' for 'potential events including Moonlight Cinema, Food festivals Markets and performances'. The Woods Bagot Proposed Site Plan (drawing TP1004) designates this same area as a "Gravel Overflow Car Park 100 Spaces". These are two vastly different uses for this site with varying outcomes. The National Trust would not be comfortable with this space continuing as a 'Gravel Overflow Car Park 100 Spaces' as it represents a significant reduction of lawned garden and tree amenity, a significant feature of this site. In the view of the National Trust the use of this area as a gravel overflow car park represents an intense hard surface development of this specific area of the Burnham Beeches site that is inappropriate given its cultural and heritage value.

### **3.2.1.4 Heritage Garden - East**

The National Trust is supportive of re-establishing the connection between the Norris building and the Alfred Nicholas Memorial Gardens. We are also supportive of the reproduction and use of balustrades from the Norris building for use in the steps forming this connection. The National Trust classification for the Burnham Beeches site states that the main Norris building provides a 'dominant focus for the landscape and garden', therefore this would represent a positive heritage outcome for both the Burnham Beeches and Alfred Nicholas Memorial Garden sites.

### **3.2.1.5 Boundary forest/Staff accommodation area**

The National Trust is supportive of the plan to use gravel pathways through forested areas maintaining minimal disruption to tree roots, and reducing use of hard surfaces on the site.

### **3.2.1.6 Materials and Furniture Palette**

The National Trust encourages and supports the use of interpretive signage throughout the site, as outlined in the Landscape Report. The National Trust submits that this be a requirement added to the permit conditions, including a schedule of expected completion.

## **4 Draft Planning Permit No YR-2016/105**

### **4.1 Condition 2**

The National Trust strongly recommends a review of Condition 2 (pg. 2):

‘Within twelve (12) months of the issue of this permit, a detailed Landscape Plan for the development of the site, prepared by a suitably qualified and experienced person or firm, must be submitted to the Responsible Authority for approval...’

In the view of the National Trust a detailed Landscape Plan for the development of the site should be publically exhibited alongside the plans for built works undertaken. As the Draft Planning Permit currently stands it is unclear how condition 2a: ‘A survey of existing vegetation and natural features, including the number and location of trees to be removed by this permit’ can be undertaken following the potential commencement of proposed built works. In the view of the National Trust a 12 month delay between planning permit approval and a detailed Landscape Plan is potentially detrimental for existing landscape and heritage garden features, should built work commence before these plans are submitted. We therefore strongly recommend that the Yarra Ranges Council require a detailed Landscape Plan prior to the commencement of any built works, and that these plans be viewed alongside the built plans. As the draft Planning Permit currently stands, condition 2 contradicts condition 1a which states ‘prior to the commencement of the use and/or development...including the removal of any trees or other vegetation, amended plans must be submitted to and approved by the Responsible Authority’. We therefore suggest that condition 2 which refers to a detailed Landscape Plan become a subsection of condition 1 in the Planning Permit. Furthermore, in relation to condition 2h ‘Permanent tree protection fencing around the three (3) Mountain Ash trees located on the west side of the main driveway’ it is unclear specifically which trees are being referred to here. The National Trust notes that the ‘Arboriculture Impact Assessment’ refers to the removal of a number of Mountain Ash trees in this vicinity, further reinforcing our view that the detailed Landscape Plan be required to be submitted before the commencement of built works.

#### **4.2 Landscaping conditions 29-31**

The National Trust supports conditions 29-31 that refer to the landscaping of the Burnham Beeches site, particularly that the requirement for these plans to be carried out within a 12 month period following commencement of building works.

#### **4.3 Tree protection condition 32**

The National Trust strongly supports condition 32 requiring an endorsed Tree Protection Zone as per an Arborist report to be submitted to Yarra Ranges Council prior to the commencement of works. The National Trust recommends that these Tree Protection Zones comply with ‘AS4970-2009 Protection of Trees on Development Sites’.

### **5 Car Parking**

While the National Trust recognises the planning requirements of car parking to facilitate visitors to the Burnham Beeches site, it submits that the proposed car park plans pose a number of concerns. The Woods Bagot Proposed Site Plan does not make use of the Arboricultural Impact Assessment, due to the fact that this report was produced after the Woods Bagot plans. As such it is unclear from the plans specifically which trees (name, location, condition) on the site will be removed. The Woods Bagot Proposed Site Plan notes 4 additional trees proposed to be removed that are outside the boundaries of the Ryder Arboriculture Impact Assessment. In addition it has not taken into account the Ryder recommendation of a reduction of encroachment and/or construction technique review to minimise impacts on nearby Mountain Ash, Japanese Maples and Silver Birch trees. It is noted that gravel car parks are located within tree protection zones, some of which are designated for

staff, which indicates a daily use potentially causing damage to these trees in the long term. We understand that a total of 18 trees are to be removed for the car park including 14 trees proposed in the Ryder Arboricultural Impact Assessment, plus another 4 proposed in the Woods Bagot Proposed Site Plan.

In the view of the National Trust the location of the carpark at the front boundary with Sherbrooke Road, coupled with the removal of 18 trees from this area, is inappropriate given that this area is a major Dandenong Ranges tourist route. Removal of this number of trees will have detrimentally impact on the sense of dense vegetation typical of tourist routes in the area, with the large car park being highly visible from Sherbrooke Road. This may need to be mediated at a design level.

## 6 Conclusion

In conclusion we are generally supportive of adaptive re-use of the Burnham Beeches site. However, we have various concerns regarding the lack of a Master Plan outlining stages of development for the site, the need for a Conservation Management Plan and/or detailed schedule of works and the broader impact of the development on the heritage fabric of the Burnham Beeches site.

Should you have any questions regarding the above, please don't hesitate to contact our office on 96569823

Kind regards,



Felicity Watson  
Acting Senior Manager, Advocacy and Conservation

### Appendices:

1. National Trust of Australia (Victoria) classification report for Burnham Beeches House & Garden.
2. National Trust of Australia (Victoria) classification report for Beech Avenue.
3. National Trust of Australia (Victoria) classification report for White Cedar, Sherbrooke.
4. National Trust of Australia (Victoria) classification report for Silver Linden, Sherbrooke.
5. National Trust of Australia (Victoria) classification report for Main Ridge, Dandenong Ranges landscape.

# Victorian Heritage Database Report

Report generated 14/11/16

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## Burnham Beeches House & Garden



B4929 Burnham Beeches

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### Location

1 Sherbrooke Road, SASSAFRAS, YARRA RANGES SHIRE

### Municipality

YARRA RANGES SHIRE

### Level of significance

State

### Victorian Heritage Register (VHR) Number

H0868

### Heritage Listing

National Trust

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### Statement of Significance

Last updated on - August 2, 2007

One of the finest examples of the Art Deco Mansion in Australia; built in 1930-1933 for the Nicholas family. The design by Harry Norris sits uniquely at the midpoint between the decorative zig zag moderne of the 1920s. The vast three storey house, built in reinforced concrete, is a rare, elaborate example of its type in Australia and

comparable with works in Britain and the United States. Built for a wealthy industrialist, Burnham Beeches is a period exemplar of the up-to-the-minute high style living and entertaining of the 1930s in Australia.

Classified: 29/10/1987

Garden significance:

Burnham Beeches, developed for Alfred Nicholas c.1929-39, the residence erected 1930-33, much of the garden donated to public ownership by his family as a memorial in 1965, and the residence now converted to a hotel, is of State significance:

- as a property created by the vast wealth of its owner in a period of world economic depression: this is best exemplified by the residence and outbuildings; comprehensive water reticulation system; the massive scale of the terraced rockery; the extensive rockery around the lake and waterfall; the vast extent of the constructed landscape; and the continuity of a tradition of hill stations from the nineteenth century (and the inescapable parallels with his brother George and his property Alton at Mount Macedon);
- for the boldness of its conception: this is demonstrated by its size (approximately 13 ha of landscaped garden which is equivalent to almost half of the area of the Royal Botanic Gardens) and the massive scale of most components; by the confident manner in which the steep terrain has been controlled by terraces, paths and water features; by its predominant planting of large trees and shrubs rather than detail planting; by its bold use of stonework in rockeries, walls, paths and water features; by the incorporation and landscaping of neighbouring land as part of the garden (e.g. the tan track);
- for the survival of considerable planting (especially tree planting) incorporated or envisaged by the owner Alfred Nicholas, his designer Hugh Linaker and gardener Percy Trevaskis: whilst not displaying the same range as the original planting, the garden still maintains a fine collection of conifers, mature indigenous trees (notably *Eucalyptus regnans*) and exotic shrubs;
- for the retention of buildings and structures from the original garden layout: these include the gates, stone walls, boathouse, Blackfish Pond outlet, brick enclosures (presumably for compost), paths and steps;
- for its aesthetic qualities: these are derived from the maturity of the original design concept and best demonstrated by the drive, terraced woodland and lake (although in some areas, notably the terraces, the planting is over-mature and inappropriate to the original design);
- for the continuity of major design themes, including stonework, planting (especially the combination of indigenous and exotic planting) and water features;
- as a property renowned for its completeness and attention to detail: Burnham Beeches comprised extensive residential accommodation, large garden, sufficient rural land to enable self-sufficiency and a complete range of complementary outbuildings;
- for the manner in which the residence provides a dominant focus for the landscape and garden, an aspect heightened by the radical adoption of the moderne architectural style;
- for the historical and social significance of the owner Alfred Nicholas and his family, noted for their part in the 'Aspro empire'; the designer Hugh Linaker, best known for his bold landscape schemes for The Shrine and Domain in Melbourne; and the involvement of the local community in the construction and maintenance of the property.

The residence is of National significance as one of the finest examples of the Art Deco mansion in Australia. The design by Harry Norris sits uniquely at the mid-point between the decorative zig zag moderne of the 1920s. The vast three-storey house, built in reinforced concrete, is a rare, elaborate example of its type in Australia and comparable with works in Britain and the United States. Built for a wealthy industrialist, Burnham Beeches is a period exemplar of the up-to-the-minute high style living and entertaining of the 1930s in Australia.

File note 28/06/2012: G13027 amalgamated & filed with B4929.

Hermes Number 67005

Property Number

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*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 1995. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*



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## **Victorian Heritage Database place details - 22/11/2016**

**Fagus sylvatica**

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**Location:**

'Burnham Beeches' Sherbrooke Road, SHERBROOKE, YARRA RANGES SHIRE

**Extent of Registration:**

**Statement of Significance:**

Contribution to landscape

Outstanding aesthetic significance

After these beeches were planted in 1935, by gardener Joseph Wilson, the trees rapidly became an integral part of the Burnham Beeches estate and provide a fundamental contribution to the landscape design of that grand property. Over time the avenue has become a landmark in the Dandenong Ranges and along Sherbrooke Road, which is a key tourist route for local and international visitors.

At the time of classification, this is the only avenue of Copper Beech (*Fagus sylvatica*) on the Register, with only four other individual specimens classified in Victoria.

Measurements: 15/05/2013

Height (m): 30 ave

Girth (m): 3.13

Spread (m): 20 ave

Estimated Age (yrs): 78

Condition: Good

Access: Unrestricted

**Description**

Heritage Study	
Year Construction Started	
Architect / Designer	
Architectural Style	
Heritage Act Categories	Heritage place
Municipality	["YARRA RANGES SHIRE"]
Other names	
History	



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**Victorian Heritage Database place details - 22/11/2016**

**Thuja occidentalis**

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**Location:**

"Burnham Beeches", Sherbrooke Road, SHERBROOKE, YARRA RANGES SHIRE

**Heritage Inventory (HI) Number:**

**Listing Authority:** HI

**Extent of Registration:**

**Statement of Significance:**

Location or context:

A tree which occurs in a unique location or context and so provides a contribution to the landscape.

Rare or Localised:

A tree of a species or variety that is rare or of very localised distribution.

A native of North America, this fine specimen makes a valuable contribution to the plantings in this historic garden. The tree is bifurcated at 12.5 metres. Rare in cultivation in Victoria, other examples of the species are known at Alton, Mt Macedon, and Emerald Lake above the carpark.

This tree is located west of the residence between the driveway and Pittosporum hedge.

Measurements: 26/11/1997

Spread (m): 14

Girth (m): 3.33

Height (m): 24.5

Estimated Age (yrs): 70

Condition: Good

Access: Restricted

Classified: 11/12/1997

**Description**

Heritage Study	
Year Construction Started	
Architect / Designer	
Architectural Style	
Heritage Act Categories	
Municipality	["YARRA RANGES SHIRE"]
Other names	White Cedar
History	



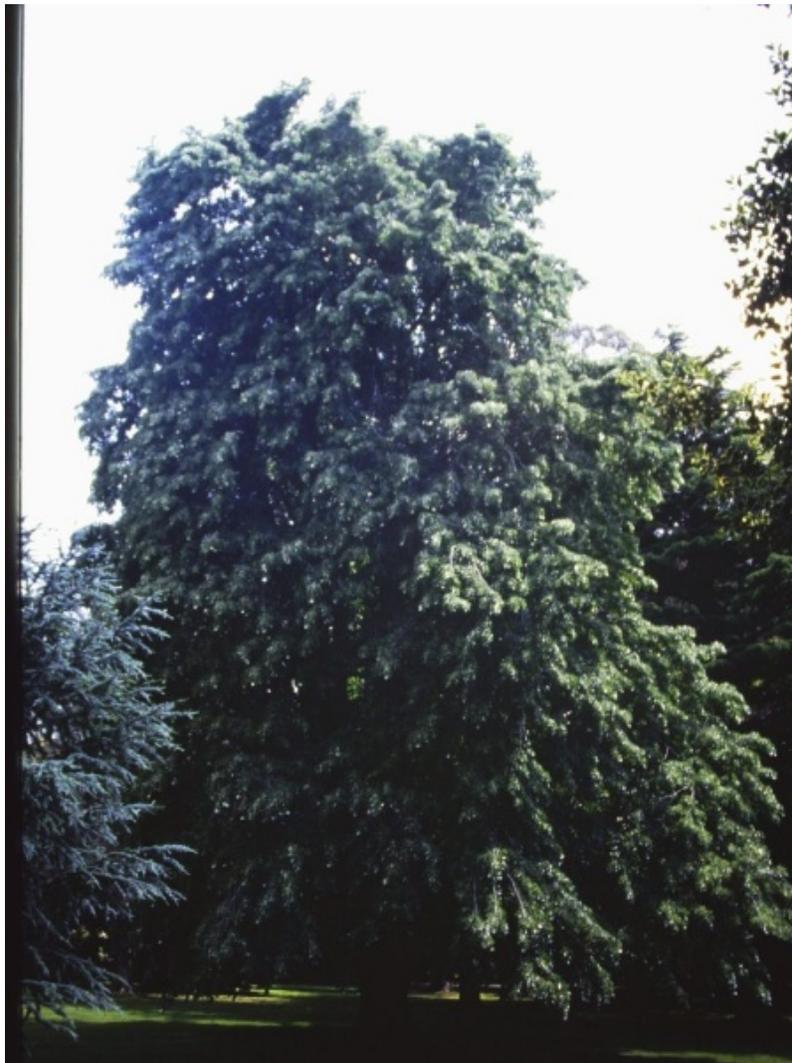
**NATIONAL TRUST**

*Every moment an amazing story*

**Victorian Heritage Database place details - 22/11/2016**

**Tilia tomentosa**

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**Location:**

"Burnham Beeches", Sherbrooke Road, SHERBROOKE, YARRA RANGES SHIRE

**Heritage Inventory (HI) Number:**

**Listing Authority:** HI

**Extent of Registration:**

**Statement of Significance:**

Rare or Localised:

A tree of a species or variety that is rare or of very localised distribution.

Outstanding Size:

A tree outstanding for its large height, trunk circumference or canopy spread.

The garden at "Burnham Beeches" was laid out when the house was constructed for Alfred Nicholas in 1930-22 and contains a fine collection of indigenous and exotic trees. This rarely cultivated tree occupies a prominent position in the landscape. The tree is bifurcated and some flanging is evident denoting cablind will be necessary in the future.

This tree is located south of the drive, west of the residence.

Measurements: 26/11/1997

Spread (m): 15

Girth (m): 2.93

Height (m): 27.5

Estimated Age (yrs): 70

Condition: Good

Access: Restricted

Classified: 11/12/1997

**Description**

Heritage Study	
Year Construction Started	
Architect / Designer	
Architectural Style	
Heritage Act Categories	
Municipality	["YARRA RANGES SHIRE"]
Other names	Silver Linden
History	

MAIN RIDGE, DANDENONG RANGES

L 10106

LISTING STATUS: Recording:

"Those parts of the physical environment, both natural and man-made, which contribute to the heritage of Australia, and which should be recorded and whose preservation is encouraged."

LOCATION AND BOUNDARIES:

This area stretches from Kalorama in the north to Kallista and Ferny Creek in the south and generally follows the main ridge of the Dandenong Ranges. See attached map for the exact boundaries. Shires of Lillydale and Sherbrooke.

OWNERSHIP:

Private and public.

GENERAL DESCRIPTION:

Contains a mixture of forest residential, township and forest, with several small areas of open pasture. Both exotic and native vegetation are an important feature of this area. Commercial developments, such as nurseries, restaurants, craft shops, etc., oriented towards tourists and day trippers, are common along the main roads.

HISTORICAL EVOLUTION:

Early exploration by botanists, including Daniel Bunce and Ferdinand von Mueller, have provided us with some idea of the grandeur of the forest on the main ridge before it was modified by European settlement.

The first settlement on the main ridge occurred in 1855 at Harmony Vale, near the headwaters of Olinda Creek. Proposals in the 1840's to declare the area as a park never eventuated, and a suggestion by the Government Surveyor in 1847 to use Running Creek (Olinda Creek) as drinking water for Melbourne was likewise shelved.

During the 1850's to 1870's substantial amounts of vegetation were removed, at first for farming and then for timber production. From the 1860's onwards the Dandenongs increasingly attracted excursionists from Melbourne, due to the natural beauty of the area. Many noted the magnificent panoramic views obtainable from places such as One Tree Hill.

Urban settlement on the main ridge largely commenced with the 1893 Settlement Act, which proposed rural village settlements for the urban poor. Three settlements were proposed for the Dandenongs, namely Monbulk, Ferny Creek and a location between Emerald and Monbulk on the Woori Yallock Creek. Only the Monbulk settlement could be described as successful, and even then many people were not able to withstand the hardship and deprivation that resulted from these badly planned settlements.

The development of the area as a tourist attraction was accelerated by the arrival of steam trains to Ferntree Gully in 1889, heralding the "guest house era".

By 1914 a large amount of subdivision had occurred to allow for the development of holiday houses and "weekenders", and the late 1920's - early 1930's saw the movement of people to the Dandenongs to live in these weekend cottages full time. The most dramatic increase in residential development occurred after World War II, and it changed the character of the main ridge from a mixture of agricultural and low density residential to a predominance of residential uses.

CHARACTER:

The Dandenongs, as we see them today, are a unique combination of the original native vegetation and the exotic character of many introduced species. The elements that make the Dandenongs so special to the people of Melbourne are clustered along the main ridge and include the old established exotic gardens, the towering Mountain Ash trees and dense fern gullies, the panoramic views towards Melbourne and the Silvan Dam, and the amazing diversity of recreational facilities.

Many of the small townships on the main ridge still retain a "village" character, although some damage has been done by insensitive development.

The dramatic seasonal colour changes that are a feature of the Dandenongs result largely from private gardens and street plantings established prior to the 1940's, in which plants from temperate climates around the world were skilfully incorporated into the natural forest surroundings. Notable gardens include the "Marrawarra" property, Sherbrooke; "Burnham Beeches" property in Sherbrooke, now managed by the Forests Commission; and the National Rhododendron Garden.

One of the most popular recreational activities in the Dandenongs is probably scenic driving, and the Main Ridge area contains a number of roads which, largely because of the vegetation in the roadside reserve, provide a marvellous venue for this activity.

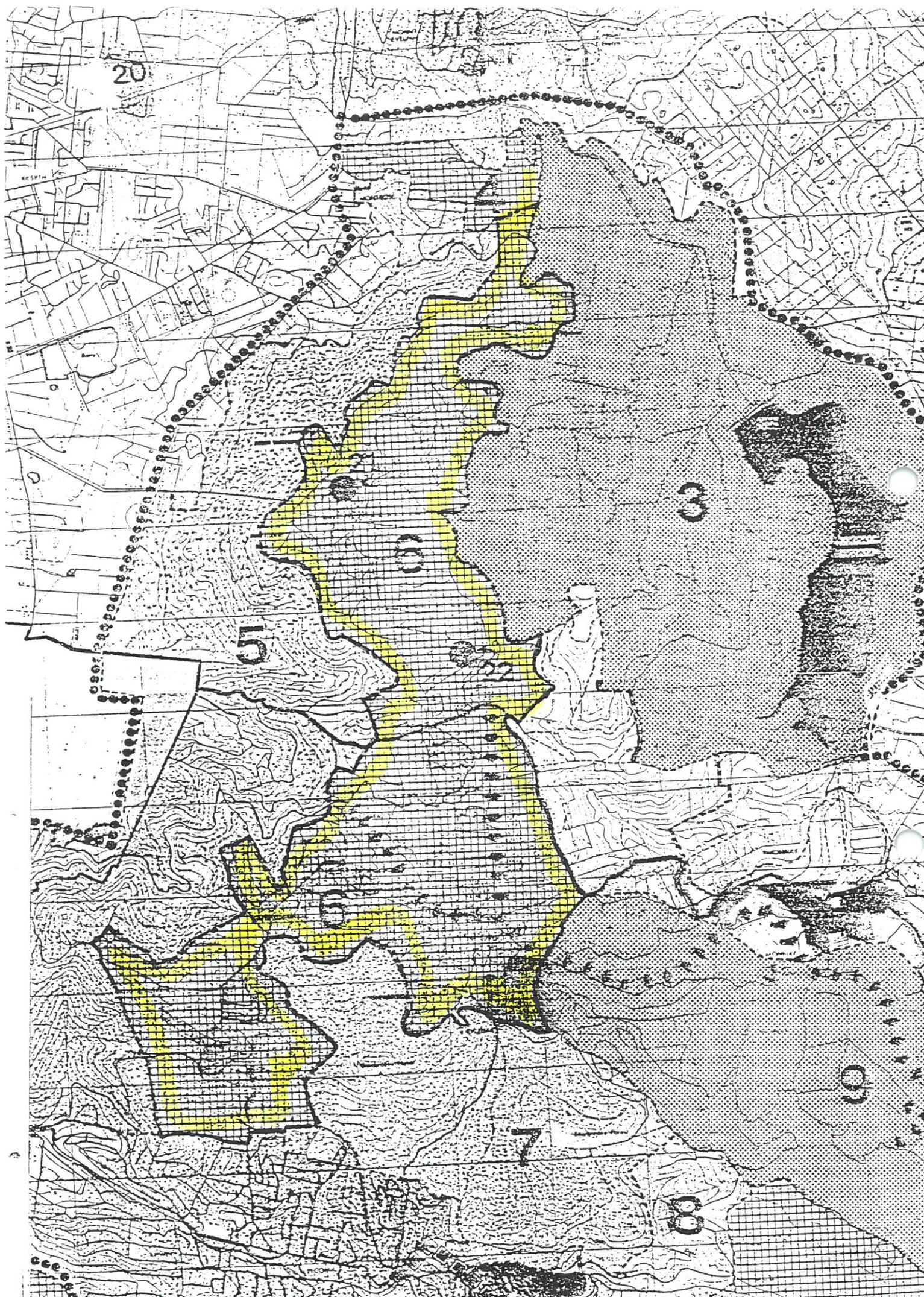
Several of the important features in the Main Ridge area are separately classified ("Folly Farm", William Ricketts Sanctuary), or are currently being considered for classification ("Marrawarra" gardens, "Burnham Beeches").

MANAGEMENT:

Protection of the special qualities of this area will require:-

- (i) Careful and sensitive design, siting and colour selection for all new structures and associated developments (access ways, fences, etc.).

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- (ii) Sensitive and limited road design and construction, with an emphasis on the maintenance of existing roads rather than on upgrading. Sensitive road design, such as that achieved in Sherbrooke Road (the recipient of the inaugural Roadside Conservation Award), is considered essential.
- (iii) Controls on tree removal should be enforced and incentives and information provided to landowners to encourage them to undertake new plantings.
- (iv) Apply landscape principles in the design, siting and colour selection of all uses and developments that are likely to affect the landscape - for example: signs, car parking areas, S.E.C. transmission lines and power reticulation, telecommunication facilities, etc.
- (v) No further subdivision, and the restructure of existing undeveloped or partially developed subdivisions by mechanisms such as allowing only one house per tenement.
- (vi) Develop detailed landscape guidelines to assist local residents in gaining a better understanding of the impact of their activities on their surrounding environment.

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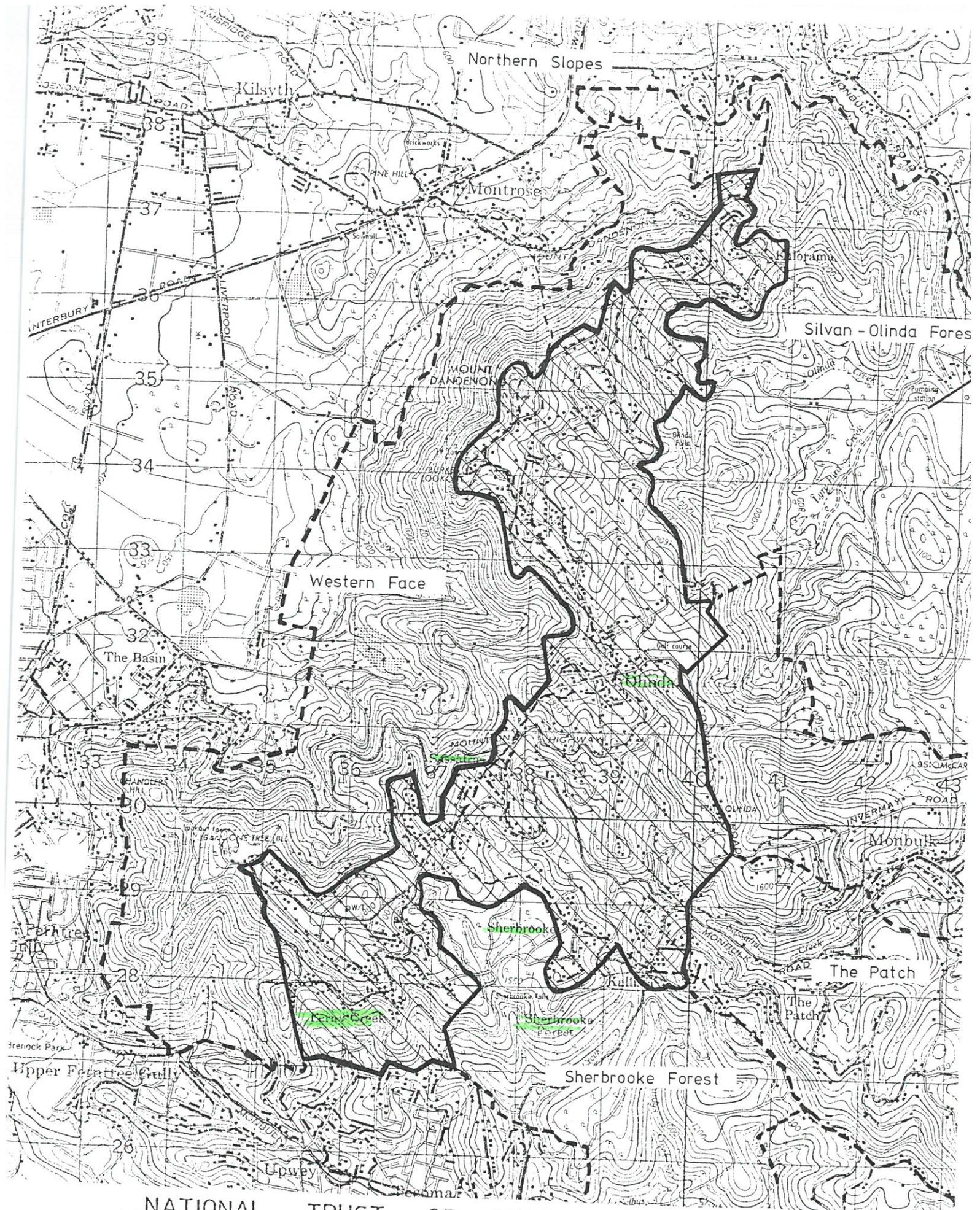
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Inventory No: L344

Date Approved: 2-3-81

Prepared By: C Johnston

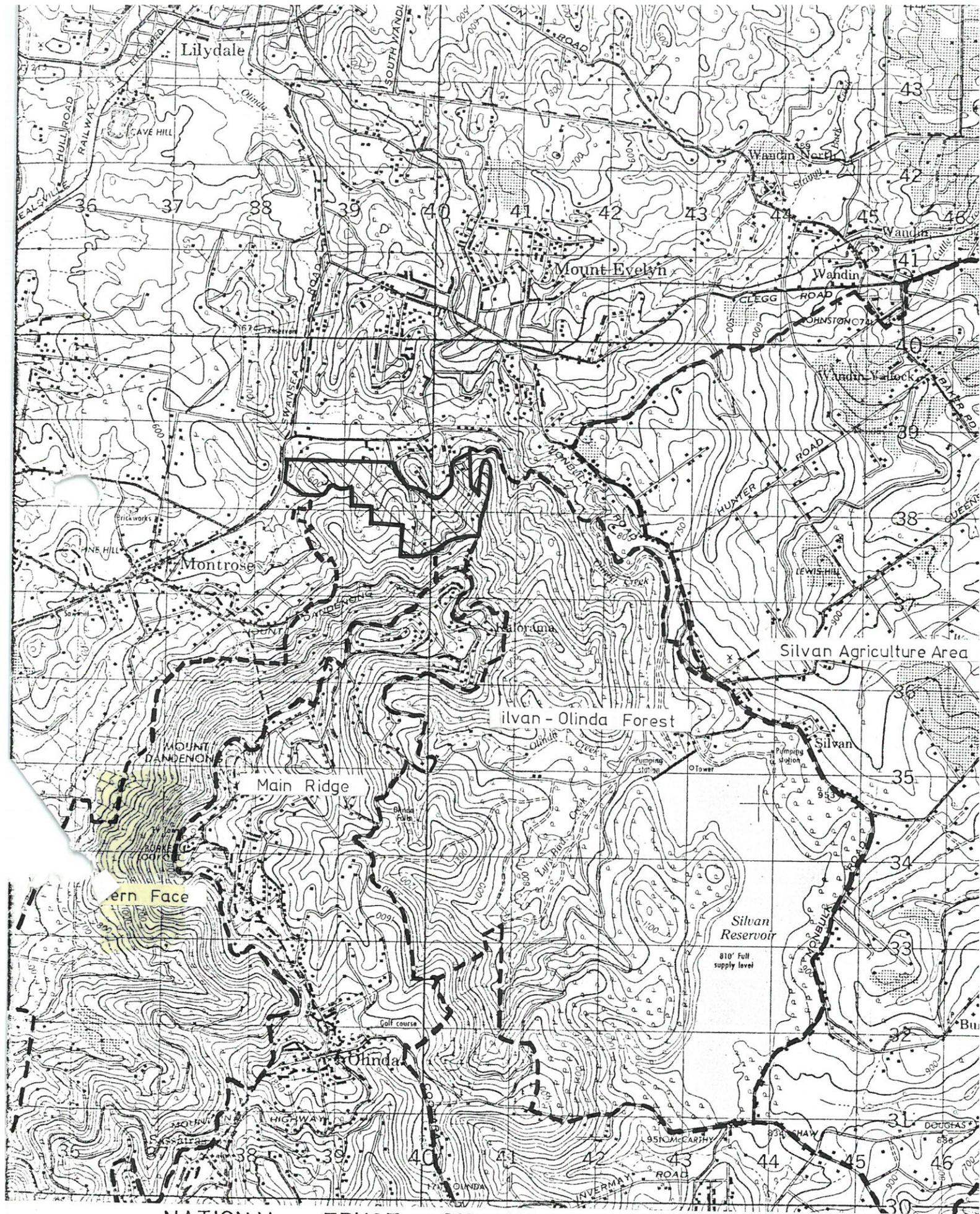


NATIONAL TRUST OF AUSTRALIA (VICTORIA)

Name: MAIN RIDGE, DANDENONG RANGES

Listing Status: RECORDED

Municipality: SHIRES OF LILLYDALE & SHERBROOKE



NATIONAL TRUST OF AUSTRALIA (VICTORIA)

Name: NORTHERN SLOPES, DANDENONG RANGES  
 Listing Status: RECORDED  
 Municipality: SHIRE OF LILLYDALE