

TOWN PLANNING

1 AUTHORISATION OF PLANNING SCHEME AMENDMENT C223

FILE REFERENCE INT1725615

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Emily Killin

RECOMMENDATION

That authorisation be sought from the Minister for Planning under Section 9 of the Planning and Environment Act 1987 to prepare Amendment C223 which proposes to amend the Schedule to the Heritage Overlay (Clause 43.01) to apply Heritage Overlay 275 (HO275) to Dalmore Hall and respond 'Yes' to the column in the Schedule that states that '*Prohibited uses may be permitted?*'.

Attachments

- | | | |
|---|--|---------|
| 1 | Dalmore Hall Heritage Citation (2004) | 5 Pages |
| 2 | Planning Scheme Amendment C223 documents | 7 Pages |

EXECUTIVE SUMMARY

Dalmore Hall is a historic community building with local level heritage value located at 231 Dalmore Road, Dalmore.

The Hall is rapidly falling into a state of disrepair and restorative works are required to ensure its preservation. The land owner has approached Council with the intention of restoring the Hall in accordance with its heritage value and using it as a dwelling.

The land is zoned Special Use Zone - Schedule 1 which prohibits the use of the land as a dwelling. There is a mechanism in the Schedule to the Heritage Overlay (Clause 43.01) that can allow uses that would normally be prohibited under the zone, when the use will specifically result in the preservation of a heritage place.

Amendment C223 (the Amendment) seeks to amend the Schedule to the Heritage Overlay (Clause 43.01) to apply Heritage Overlay 275 (HO275) to Dalmore Hall and respond 'Yes' to the column in the Schedule that states '*Prohibited uses may be permitted?*'. The Amendment will facilitate the restoration of Dalmore Hall and ensure its preservation through the use of the Hall as a dwelling.

BACKGROUND

Dalmore Hall is located at 231 Dalmore Road, Dalmore. According to the Heritage Citation,¹ the Hall was constructed in the early 1920s and was the hub of Dalmore community life. Historically the Hall was used for dances, suppers, school concerts, church services, gymnasium classes, farewell function and kitchen teas for newlyweds. The Hall also played an important role during WWII where fundraising for the Red Cross occurred. A reunion at the Hall was held in 1975, with approximately 200 people congregating at the Hall to celebrate its past. The Hall was very much the heart of the Dalmore community and acted as a gathering place for the community to celebrate, worship and honour its citizens. Dalmore Hall is a significant building in Cardinia Shire's history.

¹ Graeme Butler & Associates (2004), Dalmore Hall Heritage Citation (Attachment 1 to this report)

The Hall is in need of repair and maintenance, including the replacement of rotting weatherboards, repair of damaged windows, roof and gutters and requires re-stumping. If these repair works are not commenced in the near future, Dalmore Hall is at risk of suffering from 'demolition by neglect'.²

The owner of Dalmore Hall has approached Council seeking to restore the Hall and use it as a dwelling.

The property is zoned Special Use Zone - Schedule 1 which prohibits the use of the land as a dwelling. A mechanism in the Heritage Overlay can be used to facilitate such proposals, where the Schedule to the Heritage Overlay can allow prohibited uses when the use will specifically result in the preservation of a heritage place. There is strategic justification for a Heritage Overlay to be applied in the heritage citation prepared by Graeme Butler & Associates in 2004.

The Amendment seeks to amend the Schedule to Clause 43.01 to apply Heritage Overlay 275 (HO275) to Dalmore Hall and respond 'Yes' to the column in the Schedule what states '*Prohibited uses may be permitted?*'. This will facilitate the restoration of Dalmore Hall and its preservation as a place of local significance in the Shire.

If Council resolve to seek authorisation to prepare the Amendment, officers will prepare the required documents and submit these to the Minister for Planning. Once authorisation is received, the Amendment will be placed on public exhibition which is Stage 1 of the amendment process outlined in Figure 1 below.

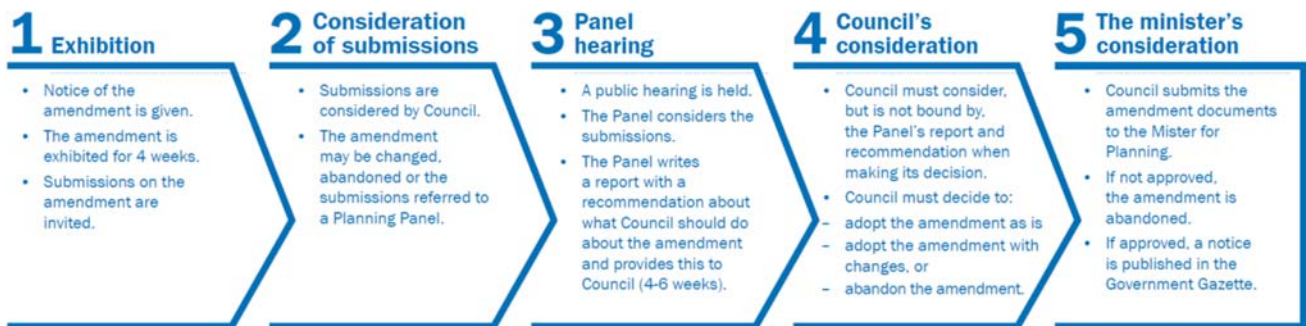


Figure 1. Steps in the Planning Scheme Amendment process

POLICY IMPLICATIONS

State Planning Policy Framework

The State Planning Policy Framework seeks to support the objectives of planning in Victoria which are outlined under Section 4 of the Planning and Environment Act 1987. These objectives include:

- *To conserve and enhance those buildings, areas or other places which are of scientific, architectural or historical interest, or otherwise of special cultural value; and*

Clause 15.03-1 'Heritage conservation' includes the following objective:

- *To ensure the conservation of places of heritage significance.*

² Defined by the National Trust as the destruction of a building through abandonment or lack of maintenance

It includes the following strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific or social significance, or otherwise of special cultural value.*
- *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
- *Support adaptive reuse of heritage buildings whose use has become redundant.*

Local Planning Policy Framework

Clause 21.01-2 'Key influences' includes the following key influence:

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

Clause 21.02-6 'Post-contact heritage' includes the following key issues:

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

And the following strategies:

- *Defining the extent of heritage places to be included in a Heritage Overlay.*
- *Promote the conservation of sites of local heritage interest.*
- *Encourage and support the reuse of existing heritage places for appropriate land uses.*
- *Provide the opportunity for a permit to be granted for a use that might otherwise have been prohibited if that use will assist in the preservation of the heritage site.*
- *Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.*

Planning Practice Note 1 – Applying the Heritage Overlay

Planning Practice Note 1 provides guidance about the use of the Heritage Overlay. The practice note states that *places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay* should be included in the Heritage Overlay. The Heritage Citation provided as attachment 1 to this report provides this justification. This citation has been prepared in accordance with Planning Practice Note 1 as it outlines what is significant, how it is significant and why it is significant.

The Amendment supports the above policies and practice note by ensuring that Dalmore Hall is identified as significant and preserved for future generations. While Dalmore Hall may no longer be used in accordance with its original purpose the application of a Heritage Overlay to the land will enable the building to be used as a dwelling, which otherwise would have been prohibited, therefore ensuring the conservation of the hall.

RELEVANCE TO COUNCIL PLAN

Strategic objective 3.5.3 of the Council Plan discusses the need to provide for sustainable development within rural townships that takes into account, amongst other things, their existing character. It is considered that Dalmore Hall was of significant importance to the township of

Dalmore as a community hub for a wide variety of events for the majority of the 20th century. It therefore represents an important part of the existing character and history of Dalmore and as such should be conserved.

CONSULTATION/COMMUNICATION

All adjoining land owners/occupiers will be notified as part of the exhibition of the Amendment. The land owner has intended to restore the Hall for use as a dwelling for some time and has had a number of conversations with the neighbouring properties in relation to its restoration over the past few years

FINANCIAL AND RESOURCE IMPLICATIONS

The Amendment will be funded out of the operating budget of the Strategic and Economic development department. Officers recognise the positive impact this proposal will have on conserving an important historical building, the Amendment will be carried out by Council, rather than a land owner initiated and funded Amendment. If a Planning Panel is required, the land owner will cover this expense.

Strategic Planning and the Environment team are working closely to ensure that heritage preservation is achieved by using existing budget from the Sustainability and Heritage team to seek advice from a Heritage architect to provide advice on proposed plans and design. This budget was set up to gain external advice, to ensure that proposed alterations to heritage places respond appropriately to their heritage significance and are restored in a way that ensures the heritage value is retained and enhanced.

CONCLUSION

The Amendment is required to ensure the preservation of Dalmore Hall through the application of Heritage Overlay 275 (H0275) and responding 'Yes' to the column in the Schedule to the Heritage Overlay (Clause 43.01) that states that '*Prohibited uses may be permitted?*'. This process plays an important role in protecting the heritage of Cardinia Shire. Therefore, it is recommended that Council resolve to seek authorisation from the Minister for Planning to prepare the Amendment.

Heritage assessment

**Dalmore hall
Heritage Report****Brief**

(Sue Harris)

The trustees of the building are all getting on, in their eighties. Some no longer live in the area. The building seems to have deteriorated and is no longer used. The trustees wish to sell the land (half an acre) with the building but the terms of the trust deed do not allow them to do this. They have therefore approached us to facilitate a process. If the community wishes this to happen we will be making an application to the Supreme court to amend the rules of the trust to allow the trustees to sell the land and building. The proceeds of any sale will need to be put towards the enjoyment of the Dalmore community, ie in line with the words of the trust deed.

- The state of the building.
- The significance of the building. I know there is a statement of significance in your original report but you may wish to add to this.
- Implications of the sale of the land with the building ie what can or can't be done to the building. As you are probably aware we still have not included properties picked up in your second study in the planning scheme, despite my nagging. Therefore I can imagine there may not be limitations if someone purchased the property and wished to demolish or relocate the building, though any demolition permit comes through council.

**Figure 1 view from road**

Graeme Butler & Associates, 2004: 1
Printed 25-05-04

Heritage assessment

History

The following provides some of the social or community history of the hall.

"A PERSONAL RECOLLECTION OF THE DALMORE HALL by (Mrs) Victoria Glen Cole (nee Hardy)

The Dalmore Hall is important in the social history and heritage of the Dalmore District. I believe the Hall was built by Jack Colvin in the early 1920s on land donated to the community by my father, John Gregory Hardy. The grounds for the hall were excised from our farm "Glen-Keth". Most of the older men in the district were guarantors. I know two or three of the Hardy brothers were, including Dad. I was just a small child at the time.

The whole district took an interest in raising money to pay for the Hall and all sorts of money-raising efforts were made. I recall that gymkhanas were held once a year, at least for the first few years.

Dad was the caretaker for many years. He always did the floors for the dances with candle grease and sawdust. He put down a large bag and we kids sat on a box on the bag and Dad dragged us around, and that was how he polished the floor. He always cut a pile of wood for the open fire and for the huge boiler in the kitchen which was used to heat the milk for the coffee - Union Jack coffee, you could smell it a mile away!

The hall was the hub of community life in those days. Regular dances were held, with huge suppers, prepared by the women of the district, the like of which are not seen nowadays. Everyone made their own speciality; the sponges were unbelievably good. There were some very fine cooks in the district. One year a "bloomer ball" was held. The title was faintly naughty, since at that time we all wore bloomers! All the women dressed as flowers in costumes made mostly from crepe paper.

Every year the Primary School held a wonderful concert under the leadership of Mary Mills. The whole district came. Church services were also held in the Dalmore Hall.

I attended gymnasium classes in the Hall, run by Daisy and Mattie Bould (nee Burhop). Twenty five girls and boys exercised enthusiastically, swinging clubs and even dancing the Minuet. We also held a much anticipated concert at the end of the year.

During the War, a tin was strapped with a harness onto the back of a dog called Rover. He would be led around the Hall and everyone put money in the tin to raise funds for Red Cross or the Comforts Fund.

Whenever people were leaving the district, they were farewelled at a function held in the Hall. Kitchen teas were also held there for newlyweds. VE and VP Days were both celebrated in the Hall. On VE Day, my best friend Dulcie and I travelled back from Melbourne, where we were working, and dressed up as a black couple. Our skins were blackened and we were unrecognisable. We had an old pram with huge wheels. We took it around the roads with a little girl, Lucia Jacotta (Giaccotto), sitting placidly in it. We wheeled the pram into the hall and left her sitting in the pram, while we joined the barn dance and kissed everyone we danced with - much to their annoyance, as they got black all over their faces. The dance was nearly over, before they realised who we were!

Anzac Day services were also held at the Hall and Wally Hickmott would come to play the Last Post.

Descendants of William John Hardy held a very successful reunion at the Hall in 1975. Approximately 200 people travelled from far afield to be present.

Graeme Butler & Associates, 2004: 2
Printed 25-05-04

Heritage assessment

So many of the events of my childhood and young adulthood are associated with the Dalmore Hall, that I believe it has deep heritage value for those of us who grew up locally. It was a gathering place, in what was then a very close knit little district. We were not a wealthy community. We made our own fun at practically no cost.

Even though the Dalmore Hall is not an architectural treasure or a building of special beauty, it is noteworthy for the opportunity it created for several generations to celebrate, worship, honour its citizens and share enjoyment with others.

I believe it should be added to the Cardinia Heritage Register and maintained in good condition as an acknowledgement of that role."



Figure 2 added rear skillion could be replaced or removed, given poor repair

The state of the building – inspection 2004

Externally, the hall is showing neglect but is essentially sound, needing general maintenance and painting:

- Some of the weatherboards are rotting at the rear in particular, with an urgent need to repair and paint joinery, particularly windows;
- Some windows are damaged (bottom panes)
- side door replaced,
- Rear door replaced, architraves missing, part;
- An added rear skillion is in poor condition and could be replaced without affecting the significance of the place
- Some of the eaves lining boards have rotted at localised roof leaks
- Rear fascia local rotting at build up of debris where new skillion roof passes under;
- The hardwood frame appears generally sound as is the internal lining
- Roof gutters and downpipes need attention, renewal;
- Clap boards part gone, damaged
- There is a hive of bees in the wall near the door

Graeme Butler & Associates, 2004: 3
Printed 25-05-04

Heritage assessment

The hall still presents well the style and forms of the time of its construction: with its pergola porch being a stylistic element on Californian Bungalows of the 1920s. The property has no other significant features except for its siting next to one of the area's many swamp reclamation drains, as an indication of the difficulties of farming life that contributed to its construction.

Statement of significance (as revised 2004)

The Dalmore public hall is significant historically, architecturally and socially to the Cardinia Shire for:

- its representation of a well-preserved public hall among the many halls that were built soon after World War One in country districts, only to be demolished or dramatically changed in later years (Australian Heritage Commission criterion A4);
- Because of its faithful representation of an era, it conveys many years of memories to the Dalmore community, past and present, as well as for those within the Shire who recall the depth of community spirit present in most country centres after the First War (Australian Heritage Commission criteria A4, G1.);
- It represents the evolution of the special kind of community life within the reclaimed Kooweerup Swamp district, with the one of the reclamation drains passing the frontage of the property Australian (Heritage Commission criteria A4, B2); and
- The pergola porch entry, associated with domestic styles of the period, and the large un-serifed letters spelling out 'Dalmore Hall' are distinctive elements among the Shire's halls (Australian Heritage Commission criterion E1, B2)

Options

Query	response
<p>Implications of: the sale of the land with the building - what can or can't be done to the building given it is not in the Heritage Overlay</p> <p>limitations if someone purchased the property and wished to demolish or relocate the building, though any demolition permit comes through council.</p> <p>(where relocation means demolition in terms of that property)</p>	<p>Sections 29A and 29B of the <i>Building Act 1993</i> (and related amendments to Schedule 2 of the Act) came into operation on 1 November 2000. The provisions:</p> <ul style="list-style-type: none"> • require the report and consent of the relevant responsible authority in relation to certain applications for a building permit for demolition; and • enable the suspension of certain applications for a building permit for demolition, pending amendment of planning schemes. <p>• If the proposed demolition, together with any other demolition completed or permitted within the period of 3 years immediately preceding the date of the application would together amount to the demolition of more than half the volume of the building as it existed at the date of the first building permit to be issued within that period for the demolition of any part of the building; or • the demolition is of any</p>

Heritage assessment

Query	response
	<p>part of a facade of a building if that facade faces the street.</p> <p>'Facade' means -</p> <p>a. an external wall, including any verandah, balcony, balustrade or architectural feature attached to or forming part of an external wall; or</p> <p>b. part of a roof; or</p> <p>c. a chimney -that faces a street and at least part of which is visible from the street it faces.</p>

Conclusion

It is clear that the Council should institute a Heritage Overlay planning scheme amendment before any potential sale, to be fair on prospective buyers, and consider financial assistance (i.e. dollar for dollar grant) for any external maintenance required to retain the hall's contribution to the Shire. Given its proximity to the highway, it is possible that a weekender house conversion would be a viable option.

(Refer File: Document12)

Planning and Environment Act 1987

**CARDINIA PLANNING SCHEME
AMENDMENT C223
EXPLANATORY REPORT**

Who is the planning authority?

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

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

Land affected by the Amendment

The Amendment applies to the land at 231 Dalmore Hall Road, Dalmore as identified by the red line in Figure 1.

Figure 1. Land affected by the Amendment



What the amendment does

The Amendment proposes to amend Clause 43.10 (Schedule to the Heritage Overlay) to apply Heritage Overlay 275 (HO275) to the land at 231 Dalmore Road, Dalmore and respond 'Yes' to the column in the Schedule that states that '*Prohibited uses may be permitted?*'.

Why is the Amendment required?

Dalmore Hall is located at 231 Dalmore Road Dalmore. The Amendment is required to both preserve Dalmore Hall and enable it to be used for the purpose of a dwelling.

Dalmore Hall was constructed in the early 1920s and was the hub of Dalmore community life for a considerable period of the 20th century. Historically the Hall was used for dances, supers, school concerts, church services, gymnasium classes, farewell functions and kitchen teas for newlyweds. The Hall also played an important role during WWII where fundraising for the Red Cross was undertaken. The Hall acted as a gathering place for the community to celebrate, worship and honour its citizens. Dalmore is a significant building in Cardinia Shire's history.

The Hall is in need of repair and maintenance, including the replacement of rotting weatherboards, repair of damaged windows, repair of roof and gutters and it requires re-stumping. If these repair works are not commenced in the near future, Dalmore Hall is at risk of suffering from 'demolition by neglect'.¹

The land owner of Dalmore Hall has approached Council seeking to restore the Hall and use it as a dwelling.

The property is zoned Special Use Zone - Schedule 1 which prohibits the use of the land as a dwelling. In order to allow this use, the Amendment proposes to amend the Schedule to Clause 43.01 to apply Heritage Overlay 275 (HO275) to Dalmore Hall and respond 'Yes' to the column in the Schedule what states '*Prohibited uses may be permitted?*'.

The Amendment will facilitate the restoration of Dalmore Hall and its preservation as a place of local heritage significance in the Shire.

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

The Amendment will implement the following objectives of planning in Victoria, under Section 4 of the *Planning and Environment Act 1987*:

- 4(1)(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- 4(1)(f) to facilitate development in accordance with the objectives set out in paragraphs (d).

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

The Amendment will conserve Dalmore Hall for its cultural, aesthetic and architectural heritage by introducing a Heritage Overlay to the site.

Does the Amendment address relevant bushfire risk?

This Amendment is relevant to the implementation of a Heritage Overlay to Dalmore Hall, therefore it does not evoke any significant bushfire risk.

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

Section 12(2)(a) of the *Planning and Environment Act 1987* requires that in preparing a planning scheme amendment, a planning authority must have regard to the Minister's Directions.

The Amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the Act.

The Amendment complies with the following Minister's Directions under Section 12 of the *Planning and Environment Act 1987*:

- Minister's Direction No. 11 – Strategic Assessment of Amendments
- Minister's Direction No. 15 – The Planning Scheme Amendment Process

¹ Defined by the National Trust as the destruction of a building through abandonment or lack of maintenance

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

The Amendment is consistent with Clause 15.03-1 'Heritage conservation'. The main objective of Clause 15.03-1 is:

- *To ensure that conservation of places of heritage significance*

It includes the following strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific or social significance, or otherwise of special cultural value.*
- *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
- *Support adaptive reuse of heritage buildings whose use has become redundant.*

By implementing a Heritage Overlay on the site the Amendment ensures the heritage significance of Dalmore Hall is conserved and, through adaptive reuse, preserved for further generations.

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

The Amendment is consistent with and gives effect to the Local Planning Policy Framework of the Cardinia Shire Planning Scheme.

Clause 21.01-2 'Key influences' includes the following key influence:

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

Clause 21.02-6 'Post-contact heritage' includes the following key issues:

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

And the following strategies:

- *Defining the extent of heritage places to be included in a Heritage Overlay.*
- *Promote the conservation of sites of local heritage interest.*
- *Encourage and support the reuse of existing heritage places for appropriate land uses.*
- *Provide the opportunity for a permit to be granted for a use that might otherwise have been prohibited if that use will assist in the preservation of the heritage site.*
- *Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.*

Dalmore Hall is a building with local significance to Cardinia Shire Council for social, cultural and architectural reasons. The Amendment recognises this significance and both protects it and facilitate it to operate with a new use that will preserve the site.

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

The Amendment meets the format and context requirements of the Victorian Planning provisions.

The Amendment makes proper use of the Victorian Planning Provisions by ensuring that the Heritage Overlay recognises a site of heritage significance in order to preserve it.

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

Views of any relevant agencies will be sought as part of the exhibition of the Amendment.

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

The Amendment is not likely to have a significant impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will not have a significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Cardinia Shire Council, 20 Siding Avenue, Officer

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage]

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by **[insert submissions due date]**.

A submission must be sent to: **[insert Council's address]**

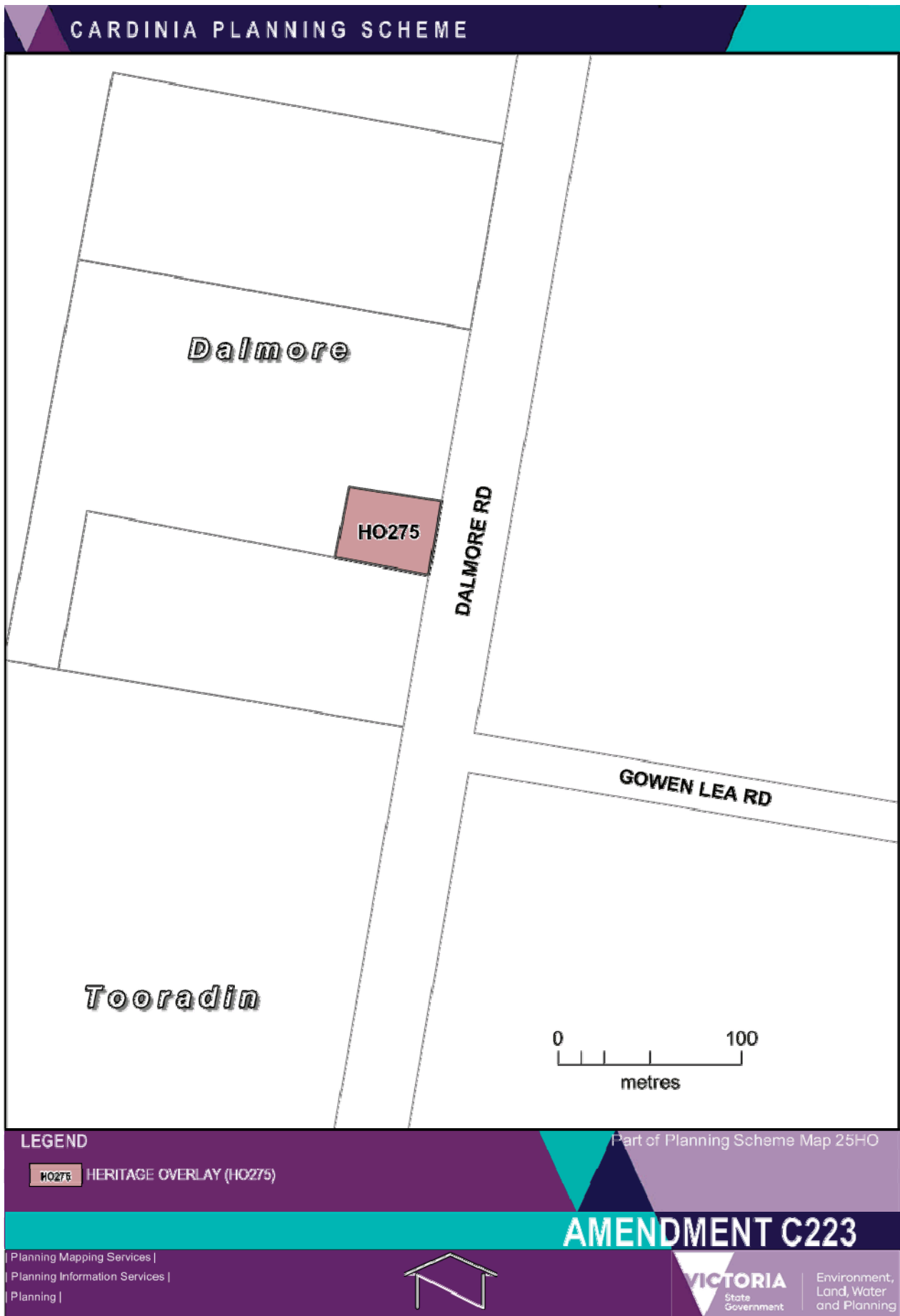
Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Dalmore	Land at 231 Dalmore Road, Dalmore	Cardinia C223 001hoMap25 Exhibition



CARDINIA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO135	No. 7 Drain Road Bridge Dessent Road, Cora Lynn	Yes	No	No	No	No	No	N/A	No
HO247	English Oak Cnr of Dessent and Main Drain Road, Cora Lynn	No	No	Yes	No	No	No	N/A	No
HO33	Bunyip River Bridge Eleven Mile Road, Cora Lynn	Yes	No	No	No	No	No	N/A	No
DALMORE									
HO168	Former Dalmore Post Office & Store 280 Dalmore Road, Dalmore	No	No	No	No	No	No	N/A	No
HO167	Glen-Kelth Farm complex and trees 250 Peers Road, Dalmore	No	No	Yes	No	No	No	N/A	No
HO237	Former Rutter Farm trees 320 Tooradin Station Road, Dalmore	No	No	Yes	No	No	No	N/A	No
<u>HO275</u>	<u>Dalmore Hall</u> <u>231 Dalmore Road, Dalmore</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
EMERALD									
HO168	Emerald Country Club, Estate and Landscape Precinct 9, 11, 17, 21 and , 34, 36, 38, 40 and 48 Lakeside Drive and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue, Emerald	No	No	Yes	Yes Early Garages	No	No	Cardinia Residential Heritage Precincts Incorporated Plan	No