

# Attachments

## Council Meeting

Monday 9 September 2024

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**10.1**                      **Heritage Controls - 2 Peter Avenue, Blackburn  
North**

Attachment 1              Draft Heritage Citation - 2 Peter Avenue Blackburn  
North

10.1 – ATTACHMENT 1. Draft Heritage Citation - 2 Peter Avenue Blackburn North



<b>IDENTIFIER</b>	HOUSE	<b>Citation Number</b>	029
<b>Other name/s</b>		<b>Melway reference</b>	48 A7
<b>Address</b>	2 Peter Avenue BLACKBURN NORTH		
<b>Date/s</b>	c.1905		
<b>Designer/s</b>	Unknown		
<b>Builder/s</b>	Unknown		
<b>Heritage Group</b>	Residential buildings (private)		
<b>Heritage Category</b>	House		



Photograph by Built Heritage Pty Ltd, March 2024

<b>Historical themes</b>	4 TRANSFORMING AND MANAGING THE LAND 4.3 Orchards and market gardens
<b>Significance</b>	<input checked="" type="checkbox"/> Local <input type="checkbox"/> State (potential)
<b>Condition</b>	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <b>Intactness</b> <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<b>Recommendation</b>	Include on heritage overlay schedule as individual heritage place <input type="checkbox"/> External paint controls <input type="checkbox"/> Interior alteration controls <input type="checkbox"/> Tree controls
<b>Extent of HO</b>	<input checked="" type="checkbox"/> To title boundaries <input type="checkbox"/> As indicated on diagram overleaf

**10.1 – ATTACHMENT 1. Draft Heritage Citation - 2 Peter Avenue Blackburn North****Place History**

The house at 2 Peter Avenue, Blackburn North, was erected in c.1905 for orchardist John Harris, his wife Jane, and their three adult children, including a son who assisted with the orchard.

The site of the house forms part of Section 70 in the Parish of Nunawading, a vast block of 146 acres (59 hectares) that was one of several along the parish's northern fringe that extended from present-day Springfield Road to the Koonung Koonung Creek. Section 70 was initially granted to James Cousens, who also acquired the two flanking blocks, Sections 69 and 71. In 1893, two long strips of Sections 69 and 70, bisected by Koonung Road, were subdivided into 34 farming sites. These comprised a row of smaller two-acre blocks along Springfield Road, larger blocks of four or five acres flanking Koonung Road, ones larger twenty-acre block, and six others blocks, between four and five acres in area, that stretched between two new east-west roads to the creek.

From the turn of the century, the land closest to Springfield Road was acquired by members of the Harris family, orchardists of nearby Junction Road. In August 1901, brothers Alfred John Harris and Arthur Henry Harris acquired Lots 6 and 7, followed in January 1904 by Lots 1, 2, 3, 4 and 5. These lots combined into a 21-acre holding with a frontage of 1,394 feet (424 metres) to Springfield Road by a depth of 1,513 feet (479 metres). A house had already been completed by 1905, when electoral rolls first listed five members of the Harris family in residence. The rate book for 1908-09 (dated 23 December 1908) includes an entry for a timber house on an 11-acre site on Springfield Road, with Net Annual Value of £25 and a population of five. Alfred was listed as principal occupant, and his brother Arthur as owner. The two men were the sons of orchardist John Harris (1848-1938), although only Alfred followed in the family business. He and his father seem to have run the Blackburn North orchard together, occupying the house on Springfield Road with John's wife Jane and their two unmarried daughters, Edith and Miriam. After Alfred was married in 1910, to Hilda Emily Murdoch, she also took up residence in the family farmhouse.

In 1923, the vast property was subdivided for residential redevelopment and offered for sale as the *Blackburn Heights Estate*, comprising 130 "magnificent building sites" with frontage to Springfield Road, Koonung Road and Surrey Road, plus a network of new streets including Harris Street, Hirst Street, Alma Street, Gordon Street, Merle Street and Deane Street (*Argus* 05/12/1923:2). The original farmhouse was retained on a large unnumbered corner allotment with a frontage of 132 feet (40 metres) to Springfield Road and 231 feet (70 metres) to Alma Street, later to be renamed Peter Avenue. With the orchard no longer extant, Alfred Harris and wife Hilda moved elsewhere, while his parents continued to occupy the farmhouse on its reduced curtilage. The surrounding estate, however, barely developed. After Alfred's early death in 1934, his parents relocated to Fuchsia Street, Blackburn, and ownership of the farmhouse on Springfield Road was transferred to Alfred's widow, Hilda, who moved there with their two sons, Leonard and Alfred.

When Hilda Harris remarried in 1936, she and her new husband, orchardist John Stevens, moved elsewhere. However, she retained ownership of the Springfield Road property and leased it to Joseph Tighe, who ran it as a poultry farm. An aerial photograph of 1945 not only shows a group of poultry shed to the immediate north of the house, but also that the surrounding subdivision, the *Blackburn Heights Estate*, had still barely developed in two decades, with only a few scattered houses along its Springfield Road and Surrey Road frontages. In 1947, tenant Tighe purchased the property from Alfred Harris's widow. Subsequently, the *Blackburn Heights Estate* began to develop with new housing, prompting Tighe to subdivide his own large corner block in 1957, forming four small lots (LP 4155 30/07/1955). The farmhouse, retained on Lot 2, consequently lost its frontage to Springfield Road and was re-addressed as 2 Peter Avenue. By 1960, the chicken sheds to the north had been demolished, with new houses built at Nos 4, 6 and 8.

In 1963, the farmhouse was acquired by the Robley family, who owned it for over sixty years.

**10.1 – ATTACHMENT 1. Draft Heritage Citation - 2 Peter Avenue Blackburn North****Physical Description**

The house at 2 Peter Avenue, Blackburn North, is a single-storey Edwardian timber farmhouse. It has a varied roofline, clad in corrugated steel sheeting, comprising a high gambrel roof, with intersecting gables, an integrated skillion to the verandah, and two large red brick chimneys with stepped caps and rendered banding. While the property originally fronted Springfield Road, to the south, the principal elevation of the house is to the east, facing Peter Avenue. It is elongated, asymmetrical and triple-fronted, with an off-centre projecting gabled bay and a verandah to the left. The projecting bay has a half-timbered gable end with diagonal timber straps and roughcast render, and a pair of windows with double-hung sashes, under a bracketed canopy with ripple iron roofing. The verandah has turned posts and decorative frieze, and the front entrance, opening from the verandah, has a timber door with narrow sidelights and highlight windows. The recessed wing to the north (right) side has paired multi-paned windows.

**Comparative Analysis**

Large tracts of the City of Whitehorse (and particularly the northern fringes, extending beyond Belmore Road, Woodhouse Grove and Springfield Road) were strongly characterised by orcharding activity from the early twentieth century until well after WW2, and this has been identified as a significant theme in the history of the municipality.

The theme is represented by numerous places on the heritage overlay schedule, of which the most notable is *Strathdon* at 449-467 Springvale Road, Forest Hill (HO113). Established in 1893 by William Fankhauser, the original brick farmhouse was built at that time and then altered and enlarged in the later 1910s by Charles Matheson. Still owned by his family in the early 1990s, the property retained an expansive curtilage (2.5 acres) with remnant fruit trees and a large outbuilding. Consequently considered so potently evocative of local fruit-growing activity, it was acquired by the then City of Nunawading. Although the outbuilding was demolished in the early 2000s, the property otherwise retains its expansive curtilage, original tree-lined driveway and remnant fruit trees, combining to present a unique snapshot of this important local theme.

The theme is represented by several key examples in Blackburn North. A double-fronted timber house at 17 Vivian Street (c.1905) (HO86) is similar to but simpler in design than 2 Peter Avenue, while *Harwood* at 17-21 Junction Road (1910) (HO50) has a more expansive homestead-like expression with a broader verandah. These relatively modest timber houses contrast with the larger and grander red brick villa at 48 Shafer Road (1907) (HO72), associated with the Lawford family, who maintained one of the largest orchards in the municipality. A notably intact timber orchard farmhouse at 15 Middlefield Drive (c.1908), comparable to 2 Peter Avenue in its form and date, has been assessed as part of this current review, and recommended for a heritage overlay.

While the 1945 aerial photograph shows a number of early orchard farmhouses along major the thoroughfare of Springfield Road, the example now addressed as 2 Peter Avenue seems to be the only one to remain in a substantially intact state. Its former neighbour to the west, which occupied a large block on the east corner of Koonung Road, survived post-war subdivision and still stands at 15 Harris Street. A simpler hip-roofed weatherboard house with plain brick chimney, it has been much altered, with new windows and projecting flat-roofed porch to the new street frontage. A seemingly earlier red brick farmhouse, further west along Springfield Road, was retained as part of a 1960s villa unit development and still stands, albeit engulfed by additions and not visible from the street, addressed 4/9 Blake Street, Blackburn North. Further west, in Box Hill North, a former orchard farmhouse still retains its original street frontage at 32 Springfield Road, but has also been heavily altered. Several former orchard farmhouses survive at the Nunawading end of Springfield Road, including a large landlocked timber house to the rear of strip shops (now 25 Mountainview Road) as well as a few later ones, dating from the inter-war period, that retain a Springfield Road frontages at Nos 241, 265 (with a packing shed still standing at the rear) and 277.

**10.1 – ATTACHMENT 1. Draft Heritage Citation - 2 Peter Avenue Blackburn North****Statement of Significance***What is significant?*

The house at 2 Peter Avenue, Blackburn North, is a single-storey Edwardian timber house with a gambrel and gabled roofline and asymmetrical triple-fronted façade with projecting gabled bay and verandah. It was erected c.1905 for orchardist John Harris, whose family would retain ownership for over forty years.

Significant fabric is defined as the exterior of the original c.1905 house. Specific elements of significance include the varied roofline, with gambrel gabled and hopped elements, the brick chimneys, the projecting bay with half-timbered gable end (with unusual diagonal strapwork), paired windows and canopy, and the verandah with turned timber posts and lacework frieze.

*How is it significant?*

The house at 2 Peter Avenue, Blackburn North, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Whitehorse planning scheme:

- Criterion A: Importance to the course, or pattern, of our cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

*Why is it significant?*

The house is historically significant as evidence of the intensive fruit-growing activity that strongly characterised Blackburn North, and the broader northern fringes of the municipality, from the early twentieth century until after WW2. While a number of similar orcharding farmhouses can be found in the area, in various states of alteration, this one is both a remarkably intact example (consequent to having had few owners over a period of more than a century) and a rare survivor along the major thoroughfare of Springfield Road, which marked the southern boundary of the most intensive orcharding activity in the district. The subsequent use of the property as a poultry farm, from the mid-1930s to the later '50s, demonstrates a rare survival of local agricultural activity well into the post-war era. (Criterion A)

The house is aesthetically significant as a fine and intact example of an Edwardian timber villa. It displays the characteristic asymmetrical façade, gabled bays and verandah, combined with an above-average level of embellishment, notably the half-timbered gable end (in a highly unusual diagonal pattern), skillion window canopy and verandah with turned timber posts and lacework frieze. (Criterion E)

**References**

Certificates of Title: Volume 2830, Folio 926 (5 August 1901; Volume 2970, Folio 901 (19 January 1904); Volume 3389, Folio 795 (10 January 1910); Volume 8430, Folio 221 (8 February 1963).

Shire of Nunawading Rate Books. Microfiche edition, held by Box Hill Historical Society.

Lodged Plan No 41555 (30 July 1957).

**Previous Heritage Studies**

Andrew Ward & Associates, *City of Whitehorse Heritage Review* (2001)

Coleman Architects, *Whitehorse Heritage Review* (2016) – Schedule 2, graded C

10.1 – ATTACHMENT 1. Draft Heritage Citation - 2 Peter Avenue Blackburn North



Historical Images

By Public Auction, SATURDAY, 8th DECEMBER, 1923 On the land at 3 o'clock, in a Seated Marquee.

## Blackburn Heights Estate

Within 8 minutes walk of Blackburn Railway Station

### 130 Magnificent Building Sites 130

**EXTRAORDINARILY EASY TERMS:**  
 5 per cent. Discount for Cash or free of Interest if paid within 6 months  
 A Home Site for £1 per month, and only 27 minutes from the City.  
 The First Class Periodical Ticket is less than 10d per day return.  
 Buy now before the boom, and participate in the rise in values.

**Advantages of Blackburn Heights**

1. The fares are only 3d. per week more than Box Hill.
2. The highest position in Blackburn, 350 feet.
3. Magnificent Drainage.
4. 8 minutes from Electric Train.
5. 27 minutes from City.
6. Electric Light on the Estate.
7. Water Mains adjoining.

**FREE RAILWAY PASSES**  
 Secure a Coupon from the Office of the Auctioneers, which on presentation to any Railway Booking Office on the Ringwood line, entitles you to a free First Class return Ticket to Blackburn.

**£3 Deposit, £1 PER LOT Per Month**  
 Balance in 5 Years  
 Interest at 6 per cent.

**TITLE CERTIFICATE:**  
 Solicitors: H. G. GARDL, 19 Queen Street, Melbourne.  
 Stamp: W. J. MEINHARDT, 382 Collins Street, Melbourne.

**Free Motor Cars from Station to Estate**  
 Trains leave Flinders Street on day of Sale at 1.30 p.m., 2 p.m. and 2.50 p.m.

**ARTHUR TUCKETT & SON**  
 Subdivisional Auctioneers,  
 58 Queen Street, Melbourne.  
 Phone: Central 8008, 11475.

**MITCHELL & CO.**  
 Estate Agents,  
 Box Hill.  
 Phone: Box Hill 531.

Flyer for auction of Blackburn Heights Estate (1923) showing former orchard farmhouse (outlined in red) with large curtilage on west corner of Springfield Road and Peter Avenue (then known as Alma Street).  
 Source: Map Collection, State Library of Victoria



Excerpt from 1945 aerial photograph, showing the house at 2 Peter Avenue (circled in red), with the chicken sheds to the immediate north, the former orchard mostly consumed by shrubland, and a few newer houses further to the east, fronting Surrey Road and Springfield Road.  
 Source: City of Whitehorse Maps. <<https://map.whitehorse.vic.gov.au/index.html>>

10.1 – ATTACHMENT 1. Draft Heritage Citation - 2 Peter Avenue Blackburn North



DRAFT



**10.4**                      **Ringwood Activity Centre - Draft Activity Centre Plan**

Attachment 1              Attachment 1 - Draft Ringwood Activity Centre Plan  
August 2024

10.4 – ATTACHMENT 1. Attachment 1 - Draft Ringwood Activity Centre Plan August 2024



## 10.4 – ATTACHMENT 1. Attachment 1 - Draft Ringwood Activity Centre Plan August 2024



### Acknowledgement of Traditional Custodians

We proudly acknowledge Victoria's Traditional Owners and the Wurundjeri Woi-Wurrung People of the East Kulin Nation, for their ongoing strength in practising the world's oldest living culture.

We recognise the diversity of Victoria's Traditional Owners as distinctive communities with their own sets of laws, customs and processes built upon tens of thousands of years of knowledge.

We acknowledge the Traditional Owners' lands and waters on which we live and work and pay our respects to their Elders, past and present.

### Copyright notice

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The *Ringwood Activity Centre Plan* has been developed for the Ringwood activity centre precinct by the Victorian Planning Authority (VPA) for the Department of Transport and Planning, in consultation with other Victorian Government departments and agencies.

Any projections are based on reasonable assumptions at the time of publication but should not be relied upon without first seeking appropriate expert advice.

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## 10.4 – ATTACHMENT 1. Attachment 1 - Draft Ringwood Activity Centre Plan August 2024



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**10.7                      Audit and Risk Committee Charter**

Attachment 1            Audit Risk Committee Charter - for Council approval



































**10.8 Councillor Expense and Support Policy**

Attachment 1 Councillor Support and Expense Policy







































**10.9 Councillor Gift Policy**

Attachment 1 Draft Whitehorse City Council Councillor Gift Policy























**10.10**                      **S6 Instrument of Delegation from Council to  
Members of Council Staff**

Attachment 1              S6 Instrument of Delegation from Council to Members  
of Council Staff















































































































































































**10.11**                      **S11A Appointment of Authorised Officers under the  
Planning and Environment Act 1987**

Attachment 1                Draft S11A Instrument of Appointment and  
Authorisation - Planning and Environment Act 1987 - 9  
September 2024



