WHITEHORSE
CITY COUNCIL

Whitehorse City Council

AGENDA

Council Meeting

on

Monday 11 August 2025 at 7:00 PM

To be held in the
Council Chamber
Nunawading Civic Centre

Members:	Cr Andrew Davenport	Mayor
	Cr Prue Cutts	Deputy Mayor
	Cr Peter Allan	
	Cr Blair Barker	
	Cr Daniel Griffiths	
	Cr Jarrod Gunn	
	Cr Kirsten Langford	
	Cr Jason Martin	
	Cr Kieran Simpson	
	Cr Ben Stennett	
	Cr Hayley Weller	

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AGENDA

1 Welcome

Prayer for Council

We give thanks, O God, for the Men and Women of the past whose generous devotion to the common good has been the making of our City.

Grant that our own generation may build worthily on the foundations they have laid.

Direct our minds that all we plan and determine, is for the wellbeing of our City.

Amen.

Acknowledgement of Country

Whitehorse City Council acknowledges the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Owners of the land we are meeting on and we pay our respects to their Elders past, present and emerging and Aboriginal and Torres Strait Islanders from communities who may be present today.

2 Apologies

3 Disclosure of Conflicts of Interest

4 Confirmation of Minutes of Previous Meeting

Minutes of the Council Meeting 28 July 2025

RECOMMENDATION

That the minutes of the Council Meeting 28 July 2025 be confirmed.

5 Urgent Business

6 Requests to Speak

7 Public Question Time

8 Petitions

8.1 Ban Van Parking on Highbury Road

A petition requesting that Council ban van parking on Highbury Road, Burwood East with 18 signatories has been received.

The petition request is as follows:
Petition to Council to Ban Vans and Tall Vehicles Parked on Highbury Road between Narmara Street and Feathertop Chase.

RECOMMENDATION

That Council:

1. Receives the petition and refers it to the Director City Development for appropriate action and response; and
2. Notifies the Head Petitioner of the outcome of this resolution.

9 Notices of Motion

Presentation Whitehorse Youth Representative Committee

10 Council Reports

10.1 Whitehorse Youth Representative Committee Annual Report 2024

Department	Heath and Family Services Director Community Services

Attachment

SUMMARY

The 2024 Whitehorse Youth Representative Committee (WYRC) played an important role in representing the interests of young people within the municipality and this report highlights their achievements.

RECOMMENDATION

That Council formally acknowledge the time, dedication and achievements of the 2024 Whitehorse Youth Representative Committee in representing and supporting the young people of Whitehorse.

KEY MATTERS

The WYRC consisted of a group of young volunteers aged 12 to 25 years who served as a voice for young people, advocating to Council and the wider community on key issues affecting young people.

STRATEGIC ALIGNMENT

Each year a Whitehorse Youth Representative Committee are selected and commissioned to undertake a 12-month program, resulting in the development of their leadership skills. The WRYC were trained in the areas of consultation, public speaking, marketing / promotion, event management, advocacy and community participation. WRYC members gained valuable experience and applied their skills throughout the year to engage with young people, schools and youth organisations, delivering events, projects and initiatives that supported young people and addressed important youth issues.

The WYRC aligned to the 2021-2025 Council Plan Directions:

- Strategic Direction 3: Diverse and Inclusive Community

  Objective 3.1: Increase social inclusion, community participation and access to community services.

- Strategic Direction 6: An Empowered Collaborative Community

  Objective 6.1: Engage with the community collaboratively and in partnership to hear their views on what needs to be done.

  Objective 6.2: Create opportunities for every person in the community to be listened to and included in community decision-making processes.

- Strategic Direction 7: Health and Wellbeing

10.1 (cont)

Objective 7.3: Enhance social connection within the community by facilitating social support groups for those in need and provide opportunities for participation and community involvement.

Objective 7.4: Seek to protect, improve and promote public health and wellbeing within the municipal district.

BACKGROUND

The WYRC was established in 2002 to provide a formal link between young people and Whitehorse City Council. The objectives of the WRYC were to:

- develop a positive profile of young people in the community,
- consult with the broader youth population,
- report to Council on the aspirations of young people, and
- to assist in the creation of new opportunities for young people to be involved in their community.

Involvement in the WYRC offers young people a range of valuable benefits, including a greater understanding of local government, the development of leadership and project management skills and a greater connection with their local community.

WYRC committee members were selected through a nomination process that was promoted to schools, youth service providers, clubs and through localised social media. The selection process was designed to ensure diversity of gender, age, background and life experiences among the young people chosen. If deemed appropriate young people can remain on the Committee for a maximum two-year period. The committee representatives are not paid and volunteer their time to benefit the community.

2024 COMMITTEE REPORT

The 2024 WYRC consisted of 14 young people who delivered a diverse range of activities, events and projects. The WRYC was coordinated by Council's Youth Participation Officer and supported by Council's School Focused Youth Services Officer.

The WYRC events and activities in 2024 included the following:

- Members were inducted into the committee and made aware of Whitehorse City Council and relevant policies and processes. WYRC members also had the opportunity to meet the Mayor and tour the Council Chambers.
- Completion of training and induction on 2 Saturdays in February including youth advocacy, community engagement, leadership, event management and promotion / marketing. Training also included First Aid Level 2 and Barista Basics as optional.
- Cyber Safety Project: At the Council meeting held on 15 April 2024, the *Whitehorse Youth Consultation and Whitehorse Youth Representative Committee Cyber Safety Project* report was

10.1 (cont)

presented, addressing key issues related to online safety for young people. As a result of the report, several actions were implemented throughout 2024:

- WYRC members, supported by Youth Services staff, delivered two educational cyber safety workshops at Orchard Grove Primary School, reaching approximately 130 students.
- A curated list of e-safety resources was developed and published on Council's website to provide accessible information for young people, families, and educators.
- A targeted social media campaign was launched on Instagram to raise community awareness about online safety, promote available resources, and connect young people with relevant support services.

- Planned and facilitated the 'youth area' at Whitehorse City Council's annual Spring Festival which featured a range of engaging activities, including the 'youth stage' facilitated by the FReeZA Youth Committee.
- Youth Survey Consultations at Spring Festival: As part of the Youth Services review the WYRC and FReeZA Committee conducted consultations with young people and the community to better understand the needs and aspirations of young people, their support networks and the services that would benefit them.
- For many years, the WYRC met at Council's Youth Connexions drop-in centre in Box Hill. When the centre closed in 2024, the meetings were moved to 'The Barn', a space at Box Hill Baptist Church. This new venue offered a warm, community-focused environment that reflected the group's values of connection and inclusivity. This setting helped ease the transition, strengthening the shared commitment to accessible and collaborative youth engagement.
- Two WYRC members took on the role of Social Media Coordinators, managing the WRYC's Instagram account to share information, support young people and promote the work of the WYRC.
- The Whitehorse Youth Forum: Held at Box Hill Town Hall on the 1st of August covered the topics of substance abuse, drugs and alcohol, education and career, future pathways, mental health, suicide and self-harm. The Whitehorse Youth Forum included:
  - Keynote by Abraham Kuol from the Centre for Multicultural Youth on his experience as an immigrant and the challenges of mental health including his experience of racism.
  - Workshops facilitated by Headspace Box Hill, Youth Support Advocacy Service, Speak Up Speakers and Eastern Health.
  - Lunchtime expo with information and resources available to young people from organisations: EACH, Headspace Box Hill, Family

10.1 (cont)

Access Network, Eating Disorders Victoria and the Youth Support and Advocacy Service.

For further information on events, initiatives and activities please refer to the WYRC 2024 Annual Report (Attachment 1).

DISCUSSION, OPTIONS AND ANALYSIS

This WYRC council report showcases the committee's achievement in 2024, providing an opportunity for the WYRC to present directly to Council and have their volunteer contributions formally recognised in representing the interests of young people.

Council values the important contribution that young people make to the community. In particular, the role of the WYRC is acknowledged for the significant contribution it has made in amplifying the voice of young people and supporting advocacy. Council is committed to strengthening its engagement with young people to better inform strategic planning and deepen its understanding of the diverse and evolving needs of young people. In 2025 and beyond, Council will continue to explore and implement initiatives that enhance meaningful youth participation in decision-making processes.

Overarching Governance Principles and Supporting Report Details

Financial and Resource Implications	There are no financial or resource implications arising from the recommendation contained in this report. The cost of the activities undertaken by the WYRC were incorporated within Council's Youth Services budget. The committee representatives were not paid for their time on the committee.
Legislative and Risk Implications	There are no legal or risk implications arising from the recommendation contained in this report.
Equity, Inclusion, and Human Rights Considerations	In developing this report to Council, the subject matter has been considered in accordance with the requirements of the *Charter of Human Rights and Responsibilities Act 2006.* The subject matter does not raise any human rights issues.
Community Engagement	With support from the Youth Services team, the Whitehorse Youth Representative Committee adopted a consultative approach to the planning and delivery of activities for young people, as well as exploring issues relevant to young people in the community.
Innovation and Continuous Improvement	There are no Innovation and Continuous Improvement matters arising from the recommendation contained in this report.

10.1 (cont)

Collaboration	The WYRC worked in collaboration with Youth Services and community organisations in the planning and delivery of activities for young people.
Conflict of Interest	The *Local Government Act 2020* requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates. Council officers involved in the preparation of this report have no conflict of interest.

ATTACHMENT

1 WYRC Annual Report 2024

10.2 22-24 Prospect Street, Box Hill – Amendment to Planning Permit WH/2020/1008 to allow for a change of use to a mixed use residential hotel and associated permit amendments.

Department	City Planning and Development
	Manager City Planning & Development

WH/2020/1008/A
Attachment

SUMMARY

This application seeks to amend planning permit WH/2020/1008, which approved “Buildings and works for construction of a mixed use office tower building, basement, and a reduction to the car parking requirements”. The endorsed plans included various uses (office, wellness centre, food and drink premises and apartments).

Permission is now sought to amend the permit preamble to allow for a change of use to mixed use residential hotel and reduction in car and bicycle parking, and amend permit conditions and endorsed plans. The proposed uses include a residential hotel (204 rooms), office (2,476m²), food and drink premises (624m²) and co-working office/lounge (370m²).

Despite a reduction in the basement (6 floors down to 3 floors) and podium (4 storeys down to 2 to 3 storeys), the proposed 98 metre high building remains generally in accordance with the approved building envelope. There is a shortfall of 71 car spaces, and 5 bicycle spaces.

The amended application was advertised, and a total of 24 objections were received. The objections raised issues with traffic / parking / access, external amenity impacts (reduced light, traffic, crime, overdevelopment, views blocked, privacy, hours of operation, noise, loss of daylight), impact on environment, strain on infrastructure, inappropriate land use, impact on human health, (construction management plan is out of date, dust, traffic, noise, air pollution, human safety) and land devaluation.

A Consultation Forum was held on 22 May 2025, chaired by Councillor Allan, at which the issues were explored, however no resolution was reached between the parties.

This report assesses the application against the relevant provisions of the Whitehorse Planning Scheme, as well as the objector concerns. The proposed buildings and works are generally in accordance with the approved building envelope. The proposed mix of uses are appropriately located within the Box Hill MAC and have the policy support of the Box Hill Structure Plan and draft SRL Structure Plan. The parking reduction is not excessive and is addressed through convenient access to a range of alternate modes of transportation in the Box Hill MAC. It is recommended that the amendments be supported, subject to conditions.

10.2 (cont)

RECOMMENDATION

That Council:

A. Being the Responsible Authority, having caused planning application WH/2020/1008/A for 22-24 Prospect Street, BOX HILL (CP 161206 5) to be advertised and having received and noted the objections is of the opinion that the granting of an amended Planning Permit for change of use, and buildings and works for the construction of a mixed use residential hotel tower building, basement, reduction the car parking requirements, and variation to the bicycle facilities requirements, is acceptable and should not unreasonably impact the amenity of adjacent properties.

B. Issue a Notice of Decision Amend a Permit under the Whitehorse Planning Scheme to the land described as 22-24 Prospect Street, BOX HILL (CP 161206 5) to Amend Planning Permit WH/2020/1008, subject to the following:

- Permit Preamble amended to:

  34.01-1 Change of Use to Residential Hotel

  34.01-4 Construct a building or construct or carry out works

  52.06-3 Reduction of the number of car parking spaces required under Clause 52.06-5 and in Schedule 1 of the Parking Overlay.

  52.34 Variation of the bicycle facilities requirements

- Conditions Amended:
- Condition 1 preamble – (Amended)

  1. Before the development starts, but excluding the works detailed in the Early Works Plan, amended plans must be submitted to and approved by the Responsible Authority in a digital format. Once approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans prepared by DKO architect, dated 7/2/2025, Version B, modified, but not limited, to show:

- Condition 1a) – (Amended)

  a) The south-facing windows at the northern end of both podium lightwells on Levels 1 and 2, to be of obscured glass.

- Condition 1b) – (Amended)

  b) The ground level co working office / lounge with bi-fold windows or similar to the undercroft forecourt and/or to the Prospect Street front façade.

- Condition 1c) – (Deleted)

10.2 (cont)

- Condition 1d) – (Deleted)
- Condition 1e) – (Amended)

  e) A balustrade along both side boundaries (including lightwells) at the roof terrace level (levels 2 and 3). The balustrade must be obscured for the first 1.8 metres of height above floor level. Any inconsistency between the requirements of this condition and the Condition 13c) of this permit, Condition 13c) will prevail.

- Condition 1q) – (New)

  q) The street level canopy awning, and all required scaffolding during construction, detailed, showing all dimensions and setback. This requirement will confirm that both street trees can be adequately protected during construction as required by Condition 5.

- Condition 1r) – (New)

  r) 5 additional bicycle spaces provided onsite (total of 53 bicycle spaces), to the satisfaction of the Responsible Authority.

- Condition 1s) – (New) – Old Condition 1q) renumbered.
- Conditions 1s) – (Amended)

  1s) Plans updated to include all relevant requirements of the following:

  i. The Landscape Plan as required by Condition 4;

  ii. The Façade Strategy as required by Condition 10;

  iii. The Car Parking Management Plan as required by Condition 11;

  iv. The Sustainability Management Plan as required by Condition 13;

  v. The Wind Report as required by Condition 14;

  vi. The Waste Management Plan as required by Condition 16;in addition to the following:

  - All required waste bins detailed as described in the WMP required by this permit.
  - A bin storage room of sufficient capacity to accommodate all required waste bins.

  vii. The Lighting Strategy as required by Condition 17;

  viii. The Green Travel Plan as required by Condition 18;

  ix. The Acoustic Report and addendum as required by Condition 37;

- Condition 1t) – (New) – Old Condition 1r) renumbered.

10.2 (cont)

- Condition 1t) – (Amended)

  1t) Plans updated to include all relevant requirements of the following:

  i. The Landscape Plan as required by Condition 4;

  ii. The Landscape Maintenance Plan as required by Condition 5;

  iii. The Façade Strategy as required by Condition 10;

  iv. The Car Parking Management Plan as required by Condition 11;

  v. The Sustainability Management Plan as required by Condition 13;

  vi. The Wind Report as required by Condition 14;

  vii. The Waste Management Plan as required by Condition 16;

  viii. The Lighting Strategy as required by Condition 17;

  ix. The Green Travel Plan as required by Condition 18;

  x. The Acoustic Report and addendum as required by Condition 37;

  All of the above must be to the satisfaction of the Responsible Authority. Once approved these plans become the endorsed plans of this permit.

- Condition 3 (new)

  3. The use of the land, the layout and operation of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plans and documents, and must not be altered or modified without the further written consent of the Responsible Authority.

- Conditions 4 to 11 – (New) – old Conditions 3 to 10 – (Renumbered).

- Condition 11b) – (New) – Car Parking Management Plan (CPMP)

  b) Details of how car and bicycle parking areas, accessways and loading bays will be allocated and managed, must be submitted to and approved by Council. Unless with prior written consent of the Responsible Authority, a minimum allocation of spaces must be provided as follows:

  i. Residential Hotel Parking – 38 car parking spaces.

  ii. Retail / Food and Drink – 7 car parking spaces.

  ii. Office – 41 car parking spaces.

- Condition 11c). – (New) – Car Parking Management Plan (CPMP)

10.2 (cont)

c) Allocation of an onsite short-term visitor drop off / pick up / taxi zone within the basement car park, and details as to how this space will be managed to allow access and identify its location for patrons.

- Condition 11d). – (New) – Car Parking Management Plan (CPMP)

d) Allocation of all parking spaces (except short term, visitor, disabled, and car-share spaces) to the residential hotel and individual commercial tenancies. Each space within any tandem parking bays must be allocated to the same land use / tenancy.

- Condition 11e). – (New) – Car Parking Management Plan (CPMP)

e) Pedestrian access and movement patterns within the car parking areas, including strategies to minimise the potential for conflict between pedestrians and vehicles. This may include line marking such as hatched shared areas, directions signs and/or physical barriers.

- Conditions 11f) to 11l) – (New) – old conditions 10b) to 10h) – (Renumbered).
- Conditions 12, 13 – (New) – old Conditions 11, 12 – (Renumbered).
- Condition 13. – (Amended) – Sustainability Management Plan (SMP)

13. Prior to the endorsement of plans, an amended SMP to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the amended SMP will be endorsed and will form part of this permit. The amended SMP must be generally in accordance with the SMP prepared by Ark Resources Pty Ltd, dated 7 February 2025, but modified to include, show or address:

- Condition 14 – (New) – old Condition 13 – (Renumbered).
- Condition 14. preamble – (Amended) – Wind Report

14. Prior to endorsement of plans, the Wind Report prepared by Windtech, dated 22 January 2025, and must be amended to include, but not limited to:

- Condition 14.a) – (Deleted) – Wind Report
- Condition 14.c) – (New)

14.c) All applicable plans amended as required by the wind report approved by this permit, with the following 3 items:

- An impermeable full height blade wall and extension of impermeable pergola to the proposed northern easement as referenced on the plans, at the north-western corner of the development at the lower ground level.

10.2 (cont)

- A 2 metre high impermeable wind screen along the perimeter of southern terraces on Level 3.
- A 3 metre high impermeable perimeter balustrade around the perimeter of the Level 24 terrace.

- Condition 15 – (New) – old Condition 14 – (Renumbered).
- Condition 16 – (New) – old Condition 15 – (Renumbered) – (WMP).
- Condition 16. preamble – (Amended) – (WMP)

16. Prior to endorsement of plans, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Ratio Consultants, dated 12 August 2024, modified to include, but not limited to:

- Conditions 17 to 34 – (New) – old Conditions 16 to 33 – (Renumbered).
- Condition 35. – (New)

35. All external lighting must be of a limited intensity to ensure no nuisance is caused to adjoining or nearby residents and must be provided with approved baffles so that no direct light or glare is emitted outside the site, to the satisfaction of the Responsible Authority.

- Conditions 36 to 38 – (New) – old Conditions 34 to 36 – (Renumbered).
- Condition 38. – (Amended)

38. Noise levels must not exceed the permissible noise levels stipulated in under the Environment Protection Act 2017 and the Environment Protection Regulations 2021, to the satisfaction of the Responsible Authority.

- Conditions 39 to 44 – (New) – old Conditions 37 to 42 – (Renumbered).

C. Has made this decision having particular regard to the requirements of Sections 58, 59, 60 and 61 of the *Planning and Environment Act 1987.*

10.2 (cont)

MELWAYS REFERENCE 47 C9

Applicant:	BNG Tower Pty Ltd
Zoning:	Commercial 1 Zone
Overlays:	Parking Overlay Schedule 1
Relevant Clauses:	

Clause 2.03 Strategic Directions
Clause 11.01 – Settlement (Victoria)
Clause 11.02 – Managing Growth
Clause 11.03 – Planning for Places
Clause 15 – Built Environment and Heritage
Clause 15.03 – Heritage
Clause 16 – Housing
Clause 17 – Employment
Clause 18 – Transport
Clause 19 – Infrastructure
Clause 34.01 – Commercial 1 Zone
Clause 52.06 – Car Parking
Clause 52.34 – Bicycle Facilities
Clause 53.18 – Stormwater Management in Urban Development

Clause 65 Decision Guidelines

Ward: Sparks

Subject site **North**

10.2 (cont)

BACKGROUND

On 31 January 2022, Council resolved to approve Planning Application WH/2020/1008 for buildings and works for the construction of a mixed-use office tower building, basement, and a reduction to the car parking requirements.

Following the decision, an objector appeal was lodged from an abutting commercial property against permit conditions, which was settled at a compulsory conference at the Victorian Civil and Administrative Tribunal (VCAT). This resulted in Planning Permit WH/2020/1008 issuing on 28 September 2022 at the direction of VCAT, which is referred to in this assessment as 'approved scheme'. The original planning permit forms attachment 1.

The Site and Surrounds

The Site

The subject site is formally identified as Plan of Consolidation CP 161206G. The site slopes west to east by 1.6 metres, and south to north by up to 2.8 metres. The site is located on the northern side of Prospect Street, approximately 127 metres east of Young Street and approximately 100 metres west of Nelson Road.

Notwithstanding, the site is rectangular in shape, has a southern frontage width of 30.48 metres (facing Prospect Street), a depth of 39.62 metres, and a total area of 1,207m². Vehicular access is direct from the northern rear laneway (Fairbank Lane). No easements apply to the site.

The site is currently occupied by a two-storey office building and contains a secondary pedestrian linkage running along the eastern boundary, connecting Prospect Street with Fairbank Lane. The site is located within the Box Hill Activity Centre and is zoned Commercial 1 Zone.

The Surrounds

The site is located within the Box Hill Metropolitan Activity Centre (Box Hill MAC), which provides retail, education, office, civic, medical, community facilities, entertainment, dining and recreational opportunities for the regional population, as well as a major hub for local community activities and public transport. Public reserves (Whitehorse Road reserve and Box Hill Gardens) are located within walking distance to the north-east of the site.

10.2 (cont)

The Box Hill MAC continues to experience significant redevelopment including the following properties (including the subject site), which are in varying stages of approval, construction or completion:

17-21 Market Street	50 and 51 storey mixed use building	Approved
845-851 Whitehorse Road	37, 30 and 18 storey residential building.	Constructed
843 Whitehorse Road	36 and 37 storey mixed use building.	Approved
836-850 Whitehorse Road	36 and 29 storey building	Constructed.
826-834 Whitehorse Road	31 storey residential building	Constructed
26-28 Prospect Street	30 storey mixed use building	Approved.
820-824 Whitehorse Road	29 storey residential building	Constructed.
22-24 Prospect Street	28 storey mixed use building	Approved.
9-11 Prospect Street	25 storey residential building	Constructed.
25-35 Prospect Street	23 Storey mixed use building	Approved.

The subject site is surrounded by Commercial 1 Zone land from all aspects. A three storey office building at No. 18-20 Prospect Street adjoins the site to the east, while a four storey office building at No. 26-28 Prospect Street adjoins the site to the west.

Opposite Fairbank Lane to the north are two mixed use tower buildings including 836-850 Whitehorse Road (36 and 31 storey mixed use residential development), and 826-834 Whitehorse Road (31 storey mixed use residential development).

The length of Prospect Street contains a continuous row of established London Plane canopy street trees on each side of the street, presenting as a key landscape theme and significant feature of this streetscape.

The site is also located within the and SRL Structure Planning Area. The draft SRL structure plan applies as part of a current Planning Scheme Amendment process.

Planning Controls

Clause 34.01-4 – Commercial 1 Zone (C1Z)

In accordance with Clause 34.01-2 Commercial 1 Zone of the Whitehorse Planning Scheme, a Planning Permit is required for a change of use to Residential hotel where ground floor frontages exceed 2 metres. A planning permit is also required under Clause 34.01-4 to construct and/or carry out buildings and works.

10.2 (cont)

Clauses 45.09-3 (Parking Overlay) and 52.06-3 (Car Parking)

The proposal seeks to provide 38 car parking spaces for the Residential Hotel (parking to the satisfaction of the Responsible Authority), 7 car spaces for the Food & Drink premises (21 spaces required) and 41 car spaces for the proposed office (49 car spaces).

A permit is not required for the hotel parking reduction as it is to the satisfaction of the Responsible Authority. However, a permit is required for a reduction to the car parking requirements under the Parking Overlay (Clause 45.09-3) for 'office', and under 52.06-3 (State Parking Policy) for 'Food & Drink Premises'.

Clause 52.34 (Bicycle Facilities)

For the 53 required bicycle spaces, 48 bicycle spaces are provided onsite, resulting in a permit being required to vary the bicycle facilities requirements.

PROPOSAL

The proposal ('proposed scheme') seeks approval to carry out the following:

34.01-1 Change of Use to Residential Hotel

34.01-4 Construct a building or construct or carry out works52.06-3 Reduce the number of car parking spaces required under Clause 52.06-5 and Schedule 1 of the Parking Overlay.

52.34 Variation of the bicycle facilities requirements.

A comparison summary of the land uses between the approved and proposed scheme are provided below:

Approved Scheme	**Proposed Scheme**
• Ground floor food and drink premise (121m²) • Office area across 24 levels (11,469m²) • A wellness centre on level 4 (451m²) • A communal gym and terrace areas on level 4 (429m²).	• Ground floor co-working office / lounge workspace (370m²) • Food and drink premise (624m²) at level 1 • Level 2 hotel associated land uses (gym, conference and function rooms, and restaurant (570m²)) • Residential hotel, 204 rooms – (levels 3 to 19: 940m²) • Office area - levels 20 to 25 (2,476m²)

10.2 (cont)

A comparison summary between the approved and proposed building envelope is provided below:

Approved Scheme	**Proposed Scheme**

• 28 floors / storeys (98 metres) high tower.
• 6 level basement.
• 4 storey podium
• Podium height
  ○ 16.2 metres (Prospect Street)
  ○ 21.34 metres (Fairbank Lane).
• Minimum tower boundary setbacks for tower:
  ○ south - 2.45 to 4.82 metres
  ○ north - 2.8 to 4.39 metres.
  ○ east and west – 4.5 to 4.9 metres
	• 27 floors / storeys (98 metres) high tower
	• 3 level basement (-3 levels).
	• 3 storey podium (-1 level)
	• Podium height
	  ○ 15.3 metres (Prospect Street)
	  ○ 14.3 metres (Fairbank Lane).
	• Minimum tower boundary setbacks for tower:
	  ○ south - 2.24 to 4.87 metres
	  ○ north - 3.39 to 4.67 metres.
	  ○ west - 4.59 to 5.42 metres
	  ○ east - 4.404 to 4.74metres

Greater detail is provided for proposed floor layout as follows:

- The 204 Hotel rooms provided with either 1 or 2 bedrooms. More than half of the hotel rooms are also provided with a POS balcony.
- The approved office space (levels 1 to 4) has been relocated to levels 20 to 25.
- The ground floor food and drink premises has been converted to a co-working space to continue to activate the street frontage.
- Ancillary land uses are now provided as hotel amenities on level 2.
- The first-floor food and drink premises will be a stand-alone tenancy, complete with stair and lift access.
- Podium parking and 3 basement levels are deleted. 86 car spaces will now be provided in 3 basement levels (previously approved as 218 spaces in 6 basement and podium levels).

10.2 (cont)

Figure 1 (Left: Approved development, Right: Proposed development)

- 38 spaces are allocated to the hotel, 41 car spaces to the office, and 7 car spaces to the food and drink premise.
- Onsite basement parking, loading and waste collection, all continue to be accessed from Fairbank Lane.
- The end of trip facilities, including 48 bicycle spaces, continue to be spread across the lower ground and basement 01 floor levels.
- Site services continue to dominate the eastern portion of the lower ground, ground, and first floor levels. Site services approved on Level 15 now appear on the roof level.

More detail on the proposed external buildings and works are provided below:

Tower

The proposed building will remain generally in accordance with the currently approved building envelope including the provision of similar boundary setbacks and the same maximum building height, despite a reduction in floor levels (28 levels reduced to 27 levels). The tower capping has been modified which reduces levels but maintains overall height. The upper tower element is widened, while the lower tower element is reduced in height by up to 10 metres.

Landscaping is no longer integrated within the tower façade treatment. Condition 3a)iii. of the current landscape plan permit condition, requires a complete garden scheme that visually softens building bulk. It is considered that a degree of planter landscape treatment should still apply to the central vertical spine to address these requirements and can be imposed through

10.2 (cont)

the landscape plan conditions should a permit issue for the proposed scheme.

Podium

a) The approved office space (levels 1 to 4) has 4 storey podium height to all aspects, and is now proposed to have reduced variable heights of 3 storeys (Prospect Street) and two storeys (Fairbank Lane).

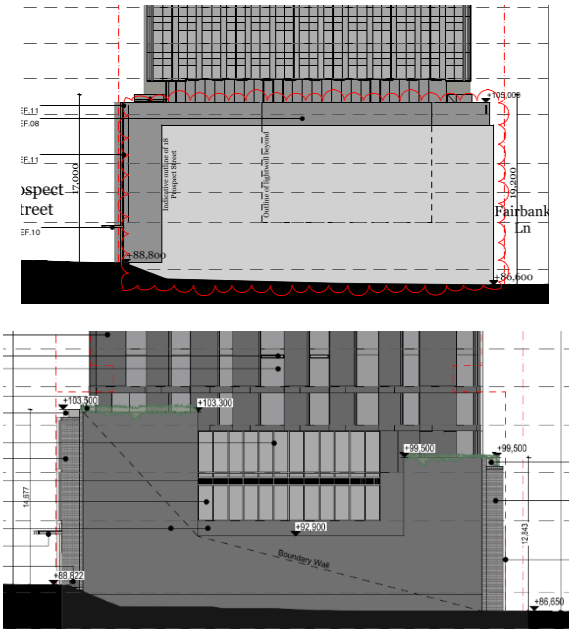

Figure 2: Side Podium Arrangement (Top: Approved, Bottom: Proposed)

b) Albeit continuing to be built onto both side boundaries, the podium no longer presents as a 4 storey continual solid mass to all aspects. Central lightwells now opens up both side aspects, extending the full podium height. (*see Figure 2 above)*, with the following dimensions:

   i. Eastern lightwell (17.5 metres wide and 4.9 metres deep)

   ii. Western lightwell (11.06 metres wide and 4.45 metres deep)

Building Appearance (Materiality & Architectural Fine Grain Expression)

The approved and proposed schemes retain a modern contemporary design, comprising a diverse range of building materials including numerous glazing solutions, face-brick, a variety of concrete finishes, perforated louvres and metal screens. Landscaping is strongly represented in the podium, provided in every second glazed panel, at each podium floor level, and on the podium roof.

Broadly, the key themes of the architectural expression are all maintained, just with the use of more subtle changes in the design detail. The tower is no longer dominated by glazed façade walls. Tower façade walls are now treated in various subtle shades of light brown.

10.2 (cont)

For the podium, the vertical columns are now wider, are splayed, and have a light brown finish that varies from the tower appearance. Glazed panels are now also splayed, but at opposite angles to the external walls and column treatment to create the stepped and angled façade appearance.

CONSULTATION

Public Notice

The application was advertised on 17th February 2025 by mail to the adjacent and nearby property owners and occupiers, and by erecting notices across the multiple parcel site frontage. Twenty-four (24) objections were received at the completion of this advertising period. The issues identified can be summarised as:

Key Issue	**More Specific issues**
Traffic / parking / access	Construction period, road network (access and parking) is saturated, queues to Elgar Road are excessive, drop off /pick up occurs in laneway.
External amenity impacts	Reduced light, traffic, crime, over development, views blocked, privacy, hours of operation, noise, loss of daylight.
Impact on environment	Heat island effect, habitat loss, ESD standards not met, wind impacts.
Strain on infrastructure,	Education and medical facilities, public transport, utility infrastructure etc.
Inappropriate land use	Reduce employment boost, not aligned with MAC office precinct, density/intensity, other hotels close by.
Impact on human health	construction management plan is out of date, dust, traffic, noise, air pollution, human safety.
Land Devaluation.	

Consultation Forum

An in-person Consultation Forum was held on 22 May 2025 attended by Council officers, the Ward Councillor, the applicant and resident objectors.

The Consultation Forum was chaired by Councillor Allan. Objection grounds were grouped under broad categories with all parties afforded the opportunity to provide commentary on each concern. The permit applicant was also given an opportunity to respond to objector concerns.

The following additional matters were raised that will be integrated into the body of discussion as part of this assessment:

10.2 (cont)

- Inconsistency in the traffic report stating that 153 hotel rooms are proposed. The applicant confirmed on the night that 204 rooms remain proposed as reflected in the plans and all other supporting reports.
- Whether a liquor licence will be included in the proposal. The applicant confirmed that this is not the case.
- Whether the Police was referred to as part of the application, which officers confirmed was not a planning scheme requirement.
- Why Clause 58 requirements does not apply. Officers confirmed that as the proposed residential hotel is a form of accommodation (not dwellings), Clause 58 does not apply.
- Residents questioned whether the hotel rooms could be sold, leased, or operated by more than one entity.

  Both above grounds relate to the future-proofing of the hotel through a Section 173 Agreement registered on title, which will be discussed in detail later in this assessment.
- Residents questioned why a 4.5 metre setback is an appropriate side setback for the tower. Council officers referred to equitable development principals (discussed later in this assessment), and also indicated that the approved building envelope has similar boundary setbacks.

Overall, no agreements were reached at the conclusion of the forum.

Referrals

External

Department of Transport and Planning (DTP)	The application was referred to the DTP, who provided consent.

Internal

Waste Engineer	The proposal was referred to Council's Waste Engineer. Bins numbers and size, and bin storage room capacity are not yet resolved, but can be resolved by amending the existing Waste Management Plan permit condition.
Asset Engineering (Drainage)	The proposed plans have been reviewed by Council's Asset Engineer, who required no change of levels across boundaries, and indemnity for canopy awnings extending into the road reserve.
Transport Engineering	The application has been referred to Council's Transport Engineer. Empirical parking rates are supported for 'food and drink premise', but not supported for 'office' and 'residential hotel'.

10.2 (cont)

ESD Officer	The application was referred to Council's ESD officer who provided conditional consent.
Parks and Natural Environment	The proposal was referred to Council's Parks and Natural Environment arborist who confirmed that insufficient information was provided to confirm the extent of TPZ encroachment for street trees.

DISCUSSION

Strategic Direction

Land Use

The site is located within a Commercial 1 Zone, and the use of the land for a retail premises, a food and drink premises, and an office, are all as-of-right land uses that do not require a permit to operate. There is subsequently no limitation on operating hours.

Planning approval is required for the use of the land as a residential hotel where the ground floor frontage exceeds 2 metres, which can be considered subject to meeting the requirements of the planning scheme.

The proposed scheme responds to Clauses 11.03-1L (Activity Centres), 16.01-1S (Housing Supply), 17.01-1R (Diversified Economy – Metropolitan Melbourne), 18.01-1S (Land Use and Transport Planning). This strategic direction seeks to encourage the concentration of various land uses into highly accessible activity centres. It encourages employment opportunities in and around activity centres and intensifying development on sites well connected to public transport.

This enables more efficient use of existing infrastructure, while strengthening the role of the activity centre. It is also provided through increased commercial and retail floor space, as well as high density short term accommodation to enhance the commercial overnight stay offering within the activity centre but accessible to areas around Box Hill. The hotel will support the other functions/activities of the MAC in much the same way hotels support business in the Melbourne CBD, Geelong and other larger business centres.

The proposal also responds to the objectives of Clauses 15.01-4S (Healthy Neighbourhoods), 18.02-1S (Walking) and 18.02-2S (Cycling) by encouraging people to use alternate modes of transport which are readily accessible to the site (bikes and EOT facilities, public transport and shared vehicular use).

The policy at Clause 11.03-1L-02 further seeks to implement the Council Structure Plan. The vision for the Centre is that 'Box Hill will be sustainable, safe, and accessible to all. It will be a distinctive, vibrant, diverse, inclusive, participatory, caring and healthy community where you live, work and enjoy – day and night.'

10.2 (cont)

The structure plan establishes precinct areas that seek to more specifically identify areas for different forms of use and development. The subject site is located within Activity Precinct B (Prospect Street Precinct). This precinct also supports small scale cafes and service retail at ground levels for street activation, and mixed use tower development to create 24 hour / 7 day activity.

The subject site and its immediate environs are earmarked for major development with taller tower buildings and increased densities. This area therefore represents a significant opportunity to deliver the proposed mixed-use development without impacting on the amenity of nominated residential precincts within the MAC, and residential areas abutting the MAC. The intensification of the core of the Activity Centre with uses that support its strategic status and role is supported in principle, and the proposed uses are a good fit in this context.

The proposed 2,500m² of office floor space responds to the Prospect Street precinct as the centre for primary office use in the MAC, despite the office capacity being less than what was originally approved. 204 hotel rooms, over 1,000m² of retail floor space, and function and conference rooms, a gym, and restaurants to support the residential hotel is a noticeable net increase in ancillary services that will further serve to boost the economic offering in support of the broader MAC principles.

The ground floor co-working space, as well as the commercial land uses on levels 1 and 2, will further activate the street frontage. The mixed-use nature of the proposed building (residential hotel, retail, office, and leisure and recreation) further supports the Structure Plan in encouraging 24 hour / 7 day activity to Prospect Street.

Built Form and Appearance

The MAC Precinct F (Major Development Precinct) seeks to achieve taller buildings and enable increased density. While the Structure Plan does not include numerical preferred maximum building heights, built form height and massing of proposed buildings is curtailed through the protection of Key Open Spaces, Residential Precincts A or B or residential areas beyond the study area, from overshadow.

The built form in principle has already been supported under the approved permit, and is therefore largely not up for reconsideration, especially given the above direction of the Box Hill Structure Plan. The proposed scheme is generally in accordance with the approved built form.

Tower

Despite changes to the number of floor levels, and a reduction of the podium height, the proposed scheme generally matches, if not falls within, the building envelope of the approved scheme. The 98 metre (185,175AHD) building height does not change, while the side boundary setbacks continue to remain generally at 4.5 metres.

10.2 (cont)

Podium

Prospect Street

Concerning the public realm, when viewed from Prospect Street, the approved 4 storey podium is replaced with a three-storey podium. The podium height will be 1.5 metres to 2 metres lower than what was approved. This is not a significant departure and remains generally in accordance with the approved scheme. The ability for this change to be a perceptible one when viewed from the street will be minimal in the context of the entire building and its setback from Prospect Street.

The tower element is generally 500mm closer to the southern podium edge, while the approved void (one floor width) that visually separated the podium from the tower element at level 4 in the original approval has been deleted. The tower form now visually extends entirely down to the podium. The podium form will continue to be the prominent street feature at pavement level to the pedestrian and is considered an acceptable architectural design change that will have a minimal impact on how the building is perceived from Prospect Street.

Fairbank Lane

The approved 4 to 5 storey podium form has been reduced by 2 storeys, but will maintain an equivalent 3 storey building height. The rear podium form will be between 3 to 6 metres lower than the buildings abutting both side boundaries. The visual impact at the pavement level of Fairbank Lane to pedestrians and motorists will not be significant. The narrow laneway width combined with the 3-5 storey continuous podium street wall along Fairbank Lane restricts pedestrian views above the podium form.

Additionally, the primary purpose of the lane is for motor vehicles, and back-of-house operations for tower development. There are no dedicated footpaths for pedestrians, unlike Prospect Street and Whitehorse Road nearby which facilitate appropriate pedestrian environments.

External Appearance changes

The proposed changes to the architectural expression of the building, while visually different, are more cosmetic in nature and refined, and do not significantly change what the permit allows from a development perspective.

Concerning the podium facades, vertical columns are flat and frame each podium floor level (Figure 3). The vertical columns and glazed panels are both, inset in from the horizontal columns, and splayed at two different angles to provide a stepped and angled façade wall treatment. This design features on the currently approved tower façade.

The vertical columns are wider and extend the entire podium height. The vertical columns help to frame the glazed panels and anchor the building. The glazed panels now extend the entire podium width at all floor levels,

10.2 (cont)

which were previously limited by the extent of site services located in the podium floor levels, and now add transparent and street activation ability.

Under the approved scheme, landscaping only features on the podium roof and vertical spine in the tower. Under the proposed scheme, landscape planters now feature across every second glazed panel at each podium floor level; and continue to be provided on the podium roof.

While landscape treatment is an improvement under the proposed scheme overall, landscaping in the tower vertical spine is still required but will be addressed via the existing landscape plan permit condition (current Condition 3).

Approved Podium (Perspex)

Proposed Podium (Perspex)

Approved Podium (Plans)

Proposed Podium (Plans)

Figure 3 : Proposed vs Approved Podium Arrangement

The double height ground level canopy awning continues to be provided for the entire podium width projecting forward of the podium façade, providing weather and wind protection for pedestrians passing, entering and exiting the site. Council's Parks and Natural Environment arborist also raised concerns that the canopy awning may be too close to the street trees. This issue can be resolved as conditions on any permit issued for the proposal to protect the street trees, without undermining the overall public realm function of the canopy awning.

The tower architectural expression carries over some design elements of the approved scheme. This includes the central vertical spine, which retain the twin-tower perceived appearance to the public realm. The criss-cross fine grain appearance created by the stepped and angled façade wall treatment

10.2 (cont)

is also carried over, but more subtle in appearance. A high use of clear-glazed panels will continue to activate the building from all aspects.

The architectural expression of both the tower and podium elements are more integrated. Fine grain design features appear in both the tower and podium facades. These include the use of stepped and angled façade wall treatment, and subtle variations in window portions, as well as light brown colour tones for façade wall treatment.

In summary, proposed scheme follows and builds upon the approved scheme in providing a tower building of high architectural merit. The proposed building continues to provide tower form and appearance that will enhance the urban context of Box Hill. It also includes a podium that enhances that pedestrian public realm at pavement level. The building appearance of the proposed scheme continues to meet the provisions of the Council Structure Plan and Clauses 15.01-1R (Urban Design) and 15.01-2S (Building Design) accordingly.

Site services continue to be provided primarily in basement, podium and roof, floor levels. Existing Condition 1f) already requires a services plan demonstrating that the use of the Prospect Street frontage is minimised for services.

External Amenity Impacts

Shadow Impacts

Historically, the approved building envelope does not overshadow: any key open spaces; any MAC residential precincts, or any residential areas that abut the MAC in accordance with the Structure Plan. The proposed scheme retains the same maximum building height and is generally in accordance with the boundary setbacks of the approved scheme. The proposed scheme will not generate any additional overshadow than what was originally determined.

Equitable Development Potential

The proposed podium follows the currently approved building envelope under Permit WH/2020/1008 by locating the proposed podium onto both side elevations, which has the support of the Structure Plan. The Structure Plan encourages podiums to be on the boundary up to 4 storeys (6 storeys to Whitehorse Road), with all floor levels above to be setback to maximise the equitable development potential of the abutting properties.

Despite a reduction of the approved 4 storey podium height down to 3 storeys to Prospect Street, and down to 2 storeys to Fairbank Lane, the proposed scheme continues to have support from the Structure Plan.

The proposal includes centralised lightwells to both side elevations of the podium. When tower development is not set onto side boundaries, the Structure Plan expects that the proposal will '*provide ample spacing between*

10.2 (cont)

the upper levels of high-rise buildings to ensure private amenity including access to sunlight and outlook', as part of the Major Development Precinct F.

The eastern podium lightwell is the same size of the lightwell approved under Permit WH/2020/1008, and generally in the same location, albeit marginally relocated further south. A second lightwell has been introduced as part of this amendment application, along the west side boundary.

The podium lightwells will have side boundary setbacks of between 4.45 metres (west lightwell) and 4.9 metres (eastern lightwell), will manage equitable development issues (development potential, noise, sightlines, daylight access, vibration etc). This is subject to conditions requiring that the northern glazed wall of both lightwells be obscured to mitigate against adverse external views.

The proposed tower will be setback between 4.4 metres and 5.42 metres to both side boundaries, which remain consistent with the approved building envelope. The setbacks and depths of both lightwells are also sufficient to mitigate any impacts to both side abutting properties, and continue to have strategic support from the Structure Plan.

In terms of the structure plan and State Policy expectations/potential for the MAC, both side adjoining sites would be currently considered under-developed. Abutting to the west, the approved tower at 26-28 (WH/2020/9) issued in 2020, has lapsed. The abutting property to the east at 18-20 Prospect Street contains a 3-storey office building. As stated above, it is expected that tower developments will ultimately be approved and be constructed on both side adjoining properties, as anticipated by the Box Hill Structure Plan.

The above arguments are made, despite the eastern abutting office building at 18-20 Prospect Street containing west-side windows on the boundary that face the site. In the example of 18-20 Prospect Street, the Structure Plan does not allow side-facing windows on boundaries to ensure the protection of the equitable development potential of the subject site, however it is acknowledged that this is an existing condition that will result in a less than desirable outcome from time to time as MAC's like Box Hill evolve to achieve their future vision.

Figure 4: 18-20 Prospect Street - West Elevation

10.2 (cont)

A Deed of Agreement was registered on the title of 18-20 Prospect Street to enable the 3 storey office adjoining building to be constructed. The agreement addressed the equitable development issues that the side-facing window created for the subject site. The agreement confirmed that the adjoining land-owner understood that the side-facing windows would be filled or bricked-in, when an application was approved on the subject site so that the site could be developed to its full potential.

Discussion of this boundary-related issue with 18-20 Prospect Street is provided in full in the original assessment of the approved development on site that was determined by Council in its meeting held on 31 January 2022.

There has been no change to the strategic context of the site or to applicable planning controls that would change this assessment. As part of the original determination of the subject application (WH/2020/1008), a 4 storey podium was approved on the common boundary with 18-20 Prospect.

It was anticipated that this would result in the owner of 18-20 Prospect Street walling in the side-facing windows and fulfill the deed of agreement. However, at a compulsory conference at VCAT, the applicant and the land owner of 18-20 Prospect Street, negotiated an alternative outcome through the provision of a central podium lightwell along the common boundary. Agreement was reached by all parties at the compulsory conference, which led to the current permit issuing at the direction of VCAT.

Now as part of the subject amendment application, the subject residential hotel proposal still delivers on the central podium lightwell, albeit marginally relocated to the south by one window width. Overall, subject to conditions on any permit issued for the proposed amendment, the proposal will protect the equitable development potential of all adjoining and nearby properties (see subheading ‘grounds of objection’ later in this assessment for more information).

Notwithstanding, the northern boundary setbacks of the subject building above the podium, under the proposed scheme, remain generally in accordance with the approved building envelope. Podium setbacks of between 2.8 metres and 4.39 metres, under the approved scheme, are modified to between 3.39 and 4.67 metres, under the proposed scheme.

Together with an intervening lane (Fairbank Lane), the subject building will continue to be separated between 6 metres and 12.5 metres from the nearest neighbouring tower building opposite to the north, which front Whitehorse Road. The proposed scheme will continue to respect the equitable development of the nearest buildings to the north.

Wind Impacts

As part of the proposed scheme, the applicant submitted an updated wind report prepared by Wind Tech, informed again by wind test modelling. The amended wind report is intended to confirm that the acceptable pedestrian comfort conditions that apply to the approved scheme, can still be delivered

10.2 (cont)

by the proposed scheme. Any areas of a non-compliance can be addressed as conditions on any permit issued for the proposed scheme.

Internal Amenity Impacts

The development will deliver good internal amenity to patrons using the hotel rooms and associated land uses. The hotel and office space are supplemented by associated land uses (restaurant, gym, function and conference rooms) on level 2, in addition to the ground level co-working office / lounge and level 1 food and drink premises.

The shared main entry on Prospect Street is clearly identifiable from the street with adequate lift capacity (4 lifts) that is centrally and highly visible upon entry to access and efficiently move patrons to the hotel and office space. The corridors connecting the lifts to the intended land use / room all extend to external building walls for adequate ventilation and light access.

The hotel rooms do not have convoluted floor arrangements. All habitable rooms have direct access to daylight and ventilation and do not rely on borrowed light. The rooms are functional and are not excessive in room depth. However, on each hotel floor level, only 5 of the 12 hotel rooms are provided with a balcony. Essentially the rooms are fit-for-purpose as part of the residential hotel. These rooms do not meet current residential apartment standards contained in Clause 58 of the planning scheme, nor be considered for a future alternate land use.

The proposed hotel rooms will not be impacted by adverse noise from vehicular traffic or from passing trains on the Belgrave / Lilydale train line further to the south. This is due to the site being acoustically buffered by existing tower development to the north fronting Whitehorse Road, and to the south, on the south side of Prospect Street.

Car Parking

<u>Parking Rates</u>

The site is located within the Box Hill Central Activities Area and is therefore subject to the Box Hill Activity Centre Parking Overlay (Clause 45.09). Accordingly, the proposal requires the following parking provision for the proposed development:

Land Use	**Number/ Area**	**Statutory Parking Rate / Required spaces**	**Empirical Parking Rate**	**Empirical Car Spaces Required**	**Car Spaces Provided**
Accommodation (Residential Hotel): *[includes hotel amenities*	204 suites	No formal rate - to the satisfaction of Responsible Authority.	Council (0.5 spaces per room)	102	38 (-64)

10.2 (cont)

associated land uses]		N/A			
Food and Drink	624m²	3.5 spaces per 100sqm of LFA	1 space per 100m²	6	7 (+1)
Office	2,476m²	2 spaces per 100sqm of net floor area	2 spaces per 100m²	37	41 (-8)
Total				145	86 (-71)

Table 1: Parking provision (proposed and empirical rates and provision)

Appropriateness of Parking Rates

For the Residential Hotel, car parking required under Clause 52.06 is 'to the satisfaction of the Responsible Authority'. The applicant indicates that a parking rate of 0.25 spaces per hotel room is appropriate for the proposed residential hotel.

Council's Transport Engineer indicates that 0.5 spaces per room is the normal parking rate taken for all residential hotels assessed in Box Hill. Table 1 shows that 38 spaces (proposed) and 102 spaces (recommended by Council's Transport Engineer) apply to the proposed residential hotel, resulting in a parking shortfall of 64 car spaces.

Council's Transport Engineer considers that the parking shortfall should be reduced, and more onsite spaces should be provided. Planning officers are however aware that similar parking reductions for hotels in the MAC have been previously approved by VCAT with lower parking rates including 874 Whitehorse Road (WH/2016/1105), approved at a rate of 0.25 spaces per hotel room. Further to this, the Parking Overlay is silent on the use of land for a residential hotel.

Concerning the proposed office land use, the applicant's traffic report indicates that an empirical car parking rate of 1.5 spaces per 100m² can be used based on the high accessibility to public transport. Council's Transport Engineer confirms that the Parking Overlay under Clause 45.09, has already factored this traffic data and that a reduced parking rate of 2 spaces per 100m² applies.

Concerning the proposed food and drink premises, the applicant's traffic engineer indicates that past traffic surveys typically demonstrate 1 car space per 100m² of floor area for retail staff. The applicant indicates that patrons are generally not factored into the parking rate. This is due to the site's central location within the Box Hill MAC where multipurpose trips are common, and access to alternative forms of transportation is high.

In summary, the proposal will result in an overall parking shortfall of 71 spaces. Planning officers acknowledge that VCAT typically have not supported 'excessive parking shortfall' as a valid refusal ground for tower development in Box Hill. Planning officers consider that the proposed

10.2 (cont)

parking shortfall is not ideal, but nor is it fatal to the outcome of the subject application.

Traffic Generation

During peak daily traffic periods, the applicant's traffic report indicates that the hotel will generate 168 vehicular movements, while Office and Food and Drink Premise uses will combine to generate 48 vehicular movements for a total of 216 vehicular movements daily during peak periods.

Council's Transport Engineer supports the proposed traffic generation, which will not have an adverse impact on the surrounding road network. Also supported is the parking shortfalls for the office and food and drink premises. Council officers consider that the proposal will continue to generally align with the provisions of the Parking Overlay at Clause 45.09 and Car Parking at Clause 52.06.

Access

Council's Transport Engineer supports the proposed car parking layout (including all dimensions, ramp grades, headroom clearance, turning ability sightlines, loading bay and bin storage capacity). Council's Transport Engineer also supports the continued access of all back-of-house activities (vehicular access, loading and waste collection) from Fairbank Lane. From this perspective, the approved access conditions do not change. Overall, the proposal will continue to comply with Clause 52.06.

Waste Management

An endorsed Waste Management Plan (WMP) already applies to the site under current Permit WH/2020/1008. The applicant submitted an amended WMP for assessment to address the proposed scheme. After reviewing the amended WMP, Council's Waste Engineer indicated that all required bins detailed in the WMP have not fully been reflected on the plans.

Council officers are comfortable that there is sufficient floor area in and surrounding the bin storage area to demonstrate that there is adequate capacity to accommodate the waste management needs. Therefore, this issue can be addressed as conditions on any permit issued for the proposed scheme.

10.2 (cont)

Bicycle Facilities

The following bicycle facilities requirements apply:

Usage	Number / Area	User	Statutory Parking Rate	Statutory Requirement	Provided
Accommodation (Residential Hotel): *[includes hotel amenities associated land uses]*	204 suites	1 space per 10 lodging rooms	1 space per 10 lodging rooms	20 resident spaces 20 visitor spaces	
Retail	624m²	1 space per 300m²	1 space per 500m²	3 staff spaces 2 visitor spaces	
Office	2,476m²	1 space per 300m²	1 space per 1000m²	9 staff spaces 3 visitor spaces	
Total				29 staff / residents spaces 24 visitor spaces (Total of 53 spaces)	48 spaces (-5)

Table 2: Bicycle Facilities

Table 2 indicates that the proposal will result in a shortfall of 5 bicycle spaces, which triggers a permit under Clause 52.34 to vary the requirement. Despite this, planning officers considered that there is sufficient floor space available to provide the 5 additional bicycle spaces onsite. This can be resolved as a condition on any permit issued for the proposed scheme. 3 showers and associated changerooms are also required under Clause 52.34, which are provided at the northern end of the ground floor.

Environmentally Sustainable Development.

A Sustainability Management Plan (SMP) is currently endorsed under Condition 12 of the existing permit in accordance with the approved scheme. Council's ESD advisor has reviewed the amended SMP in accordance with the proposed scheme and has confirmed that the outstanding ESD items specific in Condition 12, remain current.

10.2 (cont)

Asset Engineering / Public Realm Works

Existing Permit Conditions 27-32 (Alterations and reinstatement of assets) currently address the issues raised by Council's Asset Engineer and thus, no further changes to permit conditions are warranted.

Department of Transport

Clause 66.02-11 (Integrated Public Transport Planning) requires referral to the Department of Transport and Planning (DTP), who has provided consent and does not require any conditions.

SRL Box Hill Structure Plan

The State Governments has recently exhibited the SRL Draft Structure Plans ('draft structure plan') relevant to the Suburban Rail Loop (SRL) East Precincts. The site is situated within 'Neighbourhood A', which is a significant change area that promotes significant employment growth, greater housing choice, street activation.

The strategic direction for 'Neighbourhood A' recognises this neighbourhood's attractive investment characteristics and vibrancy of Central Box Hill. The proposed scheme, like the approved scheme, continues to provide a substantial mixed-use development that aligns with the SRL draft Box Hill Structure Plan.

Having said the above, the draft structure plan, as the name suggests, is a draft policy only, and limited weight of consideration can be given to this draft policy guidance at the present time.

Grounds of Objection

<u>Approved Scheme vs Proposed Scheme</u>

The proposed building envelope generally fits within the approved building footprint, except for limited sections of the tower form that are located up to 500mm closer to the north and south boundaries. Despite these changes, the setbacks remain acceptable and provide an appropriate degree of separation from Prospect Street to the south and the mixed-use towers to the north of Fairbank Lane.

Issues that relate to: excessive building height; overdevelopment of the site, the building blocking views, loss of light and overshadow, environmental impact (heat island effect, habitable loss, wind tunnel effects), tree impacts, deletion of the existing pedestrian link etc, cannot be considered under the amendments proposed. In this regard, the proposed outcomes are consistent with the approved conditions.

Other elements of the proposed scheme that represent no change to the approved conditions include (a) back of house operations from the laneway (basement access, drop off / pick up activity, loading and waste collection); (b) the eastern lightwell and (c); strain on infrastructure (schools, public transport, parks utility infrastructure).

10.2 (cont)

Any non-compliant wind conditions can be resolved via conditions on any permit issued for the proposed scheme.

Human health-related amenity issues during the construction period (dust, traffic, staff parking, storage of materials, noise) are already addressed via construction management plan permit conditions 18 to 20 (see Attachment 1).

Despite the approved office being converted to residential hotel and the nature of external views changing, side boundary setbacks above the podium generally remain at 4.5 metres and continue to represent approved conditions. The proposed scheme therefore continues to protect the equitable development potential of both side abutting properties as per the Council Structure Plan.

Condition 1e) currently addresses overlooking from the podium roof to lower abutting floor levels, which remain applicable under the proposed scheme.

The tower façades will be less than 4.5 metres from the northern and southern street property boundaries but will be between 6 metres and 12.5 metres away from abutting buildings due to intervening roads and laneway. This is acceptable from an equitable development perspective.

While the extent of proposed office space is less than the approved scheme, the proposed office capacity will still address the intent of the 2007 Box Hill Structure Plan.

Inappropriate Use

The proposal has strategic support from both the Council and draft SRL structure plans for providing significant mixed-use development within the MAC to economically strengthen the role of the Activity Centre and to provide 24-hour activity. This includes high density residential development (including hotels), office use, and ground floor retail for street activation.

Access, Parking, Traffic, Safety

Subject to conditions, the proposal will meet the bicycle facilities requirement, including providing adequate onsite bicycle spaces to meet Clause 52.34.

As discussed earlier in this assessment, the proposed scheme will result in a shortfall of 71 car spaces. However, the extent of this parking shortfall is not considered to be significant in the context of the site’s relative location within the Box Hill MAC.

It is noted, that the previous approved scheme was for a mixture of uses, which required 233 spaces, of which a reduction of 15 spaces was approved (218 spaces were required). This amount of carparking has no relevance to the current amendment consideration.

10.2 (cont)

Crime

Resident safety concerns are raised linking the provision of greater commercial floor space with higher levels of crime. Crime is not an issue which is considered under the planning scheme, and a matter for the Victorian Police outside the merits of this application. Having said this, the proposed scheme provides less commercial floor space than the approved scheme.

Too many hotels in the MAC

Competition is not a valid planning consideration. All amenity related impacts with separate hotels being located close to each other have already been discussed (parking, access, loading, waste collection, operating hours etc).

Land devaluation

Land devaluation is not a valid and proven planning consideration as regularly confirmed by VCAT.

CONCLUSION

The proposal amendments are considered acceptable and satisfy the relevant provisions contained within the Whitehorse Planning Scheme, including the Planning Policy Framework and the Commercial 1 Zone (C1Z).

The proposed scheme is generally in accordance with the approved building envelope. Within the framework of the already accepted building envelope, the building has broadly been designed to respond to the site's varying interfaces, to provide a high level of amenity for future hotel guests, and to activate the street frontage of Prospect Street.

The proposed scheme also continues to strengthen the role of the MAC, and provide an economic boost within the MAC, by providing a mixture of uses consistent with commercially zoned sites and local policies applicable for the Box Hill MAC.

A total of 24 objections were received as a result of public notice and all of the issues raised have been discussed.

It is therefore considered that the application should be approved with a Notice of Decision to amend the planning permit be issued, subject to necessary conditions.

ATTACHMENT

1 Current Permit and Endorsed Plans
2 Amended Plans

10.3 Tender Evaluation Report - Contract 30628 - Box Hill City Oval Sportsfield Ground and Training Net Renewal

Department	Parks and Natural Environment Director Infrastructure

Attachment

SUMMARY

The Box Hill City Oval sports field and training nets require renewal. The age of the existing infrastructure is no longer able to be maintained to a condition suitable for State League Victorian Football, Premier Women's Cricket and Men's Victorian Sub-District Cricket Association competitions. Audits have determined it is the highest priority sports field for renewal and the endorsed 2025/26 Capital Works Budget includes this project. This project aligns with the broader Box Hill City Oval pavilion project to ensure all facilities are completed together, minimising the time the site is subject to construction activities and reducing disruption to site users and the surrounding community.

Tenders for the Box Hill City Oval Ground and Training Net Renewal contract closed on 22 April 2025. Six tenders were received, following a detailed evaluation of the tender submissions as shown in Confidential Attachment 1, Evergreen Turf Group Pty Ltd is assessed as providing the best value and is the recommended contractor for this project.

RECOMMENDATION

That Council:

1. Accepts the tender and signs the formal contract document for Contract 30628 for the Box Hill City Oval Ground and Training Net Renewal received from Evergreen Turf Group Pty Ltd (ABN 17 007 427 536), 560 McGregor Road, Pakenham 3810, for the tendered amount of $3,704,493.07 including GST; as part of the total expected project expenditure of $4,074,942.37 including GST.
2. Notes the objection received to the removal of part of the Photinia hedge at Box Hill City Oval and notes the mitigation works proposed to bolster the hedge in other locations and the other planting proposed within the precinct.

KEY MATTERS

Council maintains 53 sports fields across the municipality. The Box Hill City Oval sports field is home to the Box Hill Hawks Senior Football Club and Box Hill Senior Cricket Club, who have close to 300 combined members. The sports field is used by the broader Whitehorse community for other activities including passive recreation and casual bookings for local school sports and

10.3 (cont)

is used by the Victorian Amateur Football Association (VAFA) to host senior football finals each year.

The project includes complete renewal of the sports field and associated infrastructure including turf and synthetic cricket training nets, perimeter asphalt pathway, synthetic running track, drainage, irrigation, AFL goal posts, turf cricket wicket, safety netting, synthetic grass, boundary line fence and natural turf surface. The project design including net location, synthetic running track and perimeter pathway alignment is consistent with the site plan endorsed by Council on 15 March 2021 (Attachment 2) following a period of community consultation.

Experienced consultants have assisted Council officers to develop the sports field renewal design and specification to meet the high wear demand of premier and community sport. The design and specification will ensure asset longevity and a facility that can be cost effectively maintained for the required usage for up to 30 years.

The design and specification have been developed and the essential components required to deliver a functioning sports field for the life of the asset are included. The project includes coaches' boxes with all accessible wheelchair access. The sports field will cater for broad community use with the establishment of an internal synthetic perimeter area and an outer perimeter sealed path that can be used for walking and running. The cricket nets will have both turf and synthetic wickets. Soft netting will be installed to allow the synthetic wicket area to be utilised for a range of uses other than cricket.

DISCUSSION, OPTIONS AND ANALYSIS

The existing infrastructure at Box Hill City Oval is at the end of its useful life and the sports field surface requires increased maintenance and will reach a stage where it is not able to be maintained to the required conditions in the future. The drainage and irrigation systems were constructed in 1989 and are no longer fit for purpose.

The current cricket training nets were constructed in 2008 and have significant performance issues. Due to the design, old infrastructure and increasing community usage, the asset is in decline and requires renewal to meet safe standards for sport and comply with the current Cricket Australia facility design guidelines.

The current nets have significant drainage and shading issues that create performance and safety problems for people using the facility. The drainage design for the new nets will resolve the current drainage issues, however the shading cannot be resolved without the removal of the hedge on the northern side of the nets. This hedge is causing significant and constant shading issues that impacts on turf health, maintenance, and usability throughout the year. Due to its height, density, and positioning, the hedge prevents adequate sunlight from reaching the back third of the nets each day. The lack of sunlight throughout the morning results in inconsistent and uneven turf growth, as the shaded areas struggle to establish healthy turf compared to areas with better light exposure.

10.3 (cont)

This prolonged shading creates favourable conditions for turf diseases, particularly fungal pathogens such as Rhizoctonia and Pythium, which thrive in shaded environments. These diseases further compromise the quality and resilience of the turf, making it more susceptible to damage under regular use, and increased maintenance requirements. The absence of early morning sun is particularly problematic during the spring months of September to November, when rainfall is more frequent and soil moisture levels are already high. This is a critical period at the start of the cricket season to develop the turf table to ensure a successful and robust pitch during the season. Under these conditions, the turf in shaded areas remains saturated for much longer making it impossible for it to effectively dry out which compromises the preparation of natural turf wickets.

This issue is exacerbated post rain events where recovery is significantly delayed as the natural drying cycle that typically begins with morning sunlight is unable to occur. Consequently, staff are unable to commence wicket preparation until late afternoon, which results in reduced time for preparation and results in substandard turf pitches.

Collectively, these conditions have a detrimental effect on the health, durability, and playability of the cricket training nets and present ongoing maintenance and safety challenges for staff and users. The combination of the removal of the Photinia hedge and new drainage infrastructure is designed to improve usage and alleviate turf stress to greatly improve the facility.

As part of the feasibility into net renewal design, Officers investigated all other location options on site however there is no other suitable space. To meet Cricket Australia facility design guidelines, the net orientation is required to be a maximum of 45 degrees east of north. To achieve this and enable replacement of the existing four synthetic and five turf pitches, the only practical space is in the current location. Investigation into other spaces within the site concluded that more vegetation removal would be required if the nets were to be sited in a different location, including the removal of the mature Oak tree on the eastern side of the sports fields, and/or removal of more Photinia hedge on the eastern side along Middleborough Rd. In addition, the net infrastructure would need to be larger and fully self-contained to ensure no ball escape onto major arterial roads. The adjacent Bolton Park was considered unsuitable for cricket infrastructure given its character classification as informal open space and the impact the infrastructure would have on vegetation and the natural parkland space. Replacing the nets in the current location limits the amount of vegetation loss as far as practicable and constrains the amount of infrastructure required as run ups can continue from the sports field oval and the location does not require a fully enclosed facility.

To ensure the safety and performance of the new net facility, twenty Photinia hedge shrubs behind the cricket nets are proposed to be removed. A new lower hedge of less than one meter tall can be planted in the location of the removed Photinia hedge plants to continue the perimeter hedge theme without creating shading issues. Other gaps in the Photinia hedge are

10.3 (cont)

planned to be planted to bolster the hedge in those areas and additional planting is proposed to be undertaken on site and in the Davey Street carpark area to offset the loss of the Photinia shrubs.

Many changes have occurred over the years at Box Hill City Oval as progress and development has been undertaken to improve the facility. Aerial photography showing changes to the cricket nets, hedge and driveway since 1996 and images demonstrating the cricket net shading are included in Attachment 3. The primary character classification of Box Hill City Oval is sporting, and there is no secondary character classification. Appropriate sporting infrastructure is required to enable this classification usage. The current infrastructure is at the end of its useful life and requires renewal to current standards to ensure suitable conditions in the future.

Not undertaking the asset renewal of the sports fields and cricket nets would result in increasing safety risks and cancellation of organised sport.

Undertaking the hedge removal will resolve shading issues which affect current net performance and create safety concerns. It is not recommended to rebuild the nets in the current location without the hedge removal, and the current design could not be accommodated without the hedge removal.

The proposed net design includes a permitter access path around the facility with openings on both sides of the nets to enable a pedestrian access circuit path around Box Hill City Oval which can be used even when cricket training is occurring. This design is consistent with the site plan endorsed by Council in March 2021 which shows the proposed new path networks (Attachment 2).

There are no options available for locating the training nets that do not compromise other areas of the Box Hill City Oval precinct by requiring tree removal or use a greater area of open space and there is no viable option to provide the required climatic conditions to sustain turf health without removing the required portion of Photinia hedge. The mitigation works described above will offset the impacts of the hedge removal and over time provide a more beneficial outcome in terms of site vegetation and facility useability.

It is recommended that Council undertakes the sports field and cricket net renewal as designed and accepts the tender and signs the formal contract document for Contract 30471 – Box Hill City Oval Ground and Training Net Renewal from Evergreen Turf Group Pty Ltd (ABN 17 007 427 536), 560 McGregor Road, Pakenham 3810, for the tendered amount of $3,704,493.07 including GST.

Subject to signing the contract, the project will commence in September 2025 at the immediate conclusion of the football season including any finals hosted at Box Hill City Oval.

10.3 (cont)

Background

The tender closed on 22 April 2025.

The Tender Evaluation Panel (TEP) assessed each tender submission in detail.

All tender submissions were evaluated against the following criteria:

a) The tender offer (30%)

b) Capability to undertake these works outlined in the tender schedule (30%)

c) Credibility and demonstrated technical experience to complete the contract, (30%)

d) Social and environmental sustainability (5%)

e) Local Contents (5%)

Occupational health and safety and equal employment opportunity were assessed on a pass / fail basis.

Compliance Criteria including the ability to comply with the tender and contract requirements including statutory compliance and insurances, and financial soundness and capacity of the tenderer to undertake the contract, were also evaluated on a pass / fail basis.

Following a Best and Final Offer process, the tender received from Evergreen Turf Group Pty Ltd (ABN 17 007 427 536), is assessed as having the highest overall score and demonstrated the best value for money to Council.

A comprehensive tender evaluation report is included in Confidential Attachment 1.

Consultation

Council endorsed the site plan for Box Hill City Oval at its meeting on 15 March 2021. This site plan was subject to community consultation. It has formed the basis of the project to redevelop the Box Hill City Ova precinct including the pavilions, sports ground, training nets and other ancillary community infrastructure.

As part of the redevelopment project since 2021, consultation was undertaken with the tenant sporting clubs of Box Hill City Oval to ensure the renewal design will meet the stakeholder needs. The tenant sporting clubs and Cricket Victoria are supportive of the design and project.

In advance of the upcoming works asset renewals and associated works, the community was informed via notification provided by site signage, letter box drop to nearby residential properties, and website update on Wednesday 16 July 2025. Signs were installed on each entrance gate to the oval precinct and on the cricket nets, and letters were delivered to every property on Davey Street and Bolton Street, the two streets that abut Box Hill City Oval. The inform notification was undertaken in line with Council’s Community Engagement Policy 2025-2029 as the asset renewal is being undertaken in line with the site plan endorsed by Council, the renewed assets are in the same location as the existing assets, and following assessment of other

10.3 (cont)

options, there is no further opportunity for the assets to be located elsewhere, and the assets are required for the designated community sport to continue.

Following the notification on 16 July 2025, Council officers received a phone call from a resident seeking to discuss the project and objecting to the proposed removal of the 20 Photinia hedge plants. A site meeting was arranged and held on Monday 28 July 2025. Six residents attended where the objection to the proposed removal of the 20 Photinia hedge plants was presented. Residents and Council officers discussed the issues relating to the project. The Meeting notes outlining the objection that are provided in Attachment 4 were written by the residents. The resident who forwarded the objection has been advised that Council will be considering this matter on 11 August 2025.

After considering the objection, reviewing the other site options that were assessed, reviewing the history of the Box Hill City Oval Precinct since 1996 (Attachment 3), including the changes in the Photinia hedge over time, it is recommended to proceed with the renewal works as planned.

Consultation for tender specifications was undertaken with representatives from Parks and Natural Environment, Leisure and Recreation Services, Major Projects and Project Delivery and Assets to ensure this contract will meet the needs of all relevant areas within Council to service the broader Whitehorse community. Council's Procurement team have been consulted extensively to ensure that the procurement is compliant with the Procurement Policy.

The timelines proposed for this project are:

- September 2025 – area fenced and works commence (post any football finals)
- October 2025 - January 2026 – training nets, earthworks, perimeter pathway, drainage and irrigation installation
- January 2026 – turf installation
- February – April 2026 – sporting field establishment period
- End of April 2026 – area reopened for community use

Overarching Governance Principles and Supporting Report Details

Strategic Alignment	The scope of services contained within this contract is relevant to: 4.1.1: Plan, build, renew and maintain community assets and facilities to meet current and future service needs in an environmentally, financially, and socially sustainable way. 4.3: Provide active public spaces which are accessible by all, where people feel safe and connected with others in the community. This project is aligned with Council's Open Space Asset Management Plan for ongoing asset renewal

	and aligns with the broader Box Hill City Oval pavilion project to ensure all facilities are completed together.
Financial and Resource Implications	This Contract is a Lump Sum Contract for $3,704,493.07 including GST and is not subject to rise and fall in the costs of labour, materials or any other items, and is subject to variation only in accordance with the Contract. Funding will be drawn directly from the endorsed Capital Works program budget C450001, C450006, C120007 and will be administered and financially managed by the Parks and Natural Environment department. This Contract will be delivered within the endorsed 2025/26 Council budget. Detailed financial implications are included in Confidential Attachment 1.
Legislative and Risk Implications	There are no legal or risk implications arising from the recommendation contained in this report. This contract assists Council to provide safe sporting surfaces for the community and mitigates risk of incident or injury occurring on the sports surface. A project risk register has been developed to manage risks during the project construction.
Equity, Inclusion, and Human Rights Considerations	It is considered that the subject matter does not raise any human rights issues. This contract assists Council to provide safe sporting surfaces for the community and will improve accessibility for all.
Community Engagement	Community engagement on the overall Box Hill Cit Oval precinct redevelopment was undertaken and reported to Council on 15 March 2021. The endorsed site plans (Attachment 2) have informed the redevelopment project. Extensive engagement was undertaken with the tenant sporting clubs of Box Hill City Oval to ensure the renewal design will meet sport and community needs. Community notifications to inform the community of the asset upgrade will be undertaken prior to the project commencement were provided in July 2025.

10.3 (cont)

	Some residents object (Attachment 4) to the removal of part of the Photinia hedge that is necessary to renew the Training Nets. The objection has been considered and based on the current training net location having the least impact on the overall site when compared to the other site options assessed, the changes in the precinct since 1996 and changes in the Photinia hedge over that time (Attachment 3), it is recommended to proceed with the project. The resident who forwarded the objection has been advised that Council will be considering this matter on 11 August 2025.
Innovation and Continuous Improvement	New technologies for sports field infrastructure and assets are continually evolving. The design specification includes industry best practice for irrigation systems including remote operation and sensors, new methods for natural and synthetic turf applications, and efficient drainage systems.
Collaboration	No collaboration was required for this report.
Conflict of Interest	The *Local Government Act 2020* requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates. Council officers involved in the preparation of this report have no conflict of interest in this matter.

ATTACHMENT

1 Box Hill City Oval Training Nets and Ground Renewal - Confidential Tender Evaluation Report

Whitehorse City Council designates this attachment and the information contained in it as Confidential Information pursuant to Section 3 (1) g(ii) of the *Local Government Act 2020.This ground applies because the matter concerns private commercial and financial details*

2 Endorsed Site Plan - Council Meeting 15 March 2021
3 Box Hill City Oval changes since 1996
4 Resident Objection to hedge removal for Training Net renewal

10.4 Strategic Property Framework - Community Engagement Outcomes

Department	Transformation Executive Manager Transformation

Attachment

SUMMARY

This report presents the revised Strategic Property Framework (SPF) for Council adoption, following completion of community engagement. The purpose of the report is to seek Council's endorsement of the engagement findings and adoption of the updated Framework, which outlines how Council makes strategic decisions about acquiring, developing, and disposing of Council-owned land and buildings.

Community engagement was undertaken from 30 May to 29 June 2025, following Council's endorsement of the draft SPF earlier that month. Engagement activities included an online survey (77 responses), a pop-up session at Box Hill Mall (28 participants), and the availability of hard copy surveys at customer service centres.

Feedback demonstrated strong support for the intent of the SPF, along with clear and constructive guidance for improvement. Community expectations centred on clarity, transparency, equity, sustainability, and long-term community benefit. In response, the SPF has been revised and strengthened. Key updates include the addition of a plain-language summary and visual decision-making flowchart, clearer evaluation criteria, stronger emphasis on inclusive and equitable decision-making, increased focus on sustainability and local character, improved alignment with Council's strategic planning documents, and clearer guidance on implementation and community engagement.

Council is now asked to formally endorse the findings of community engagement and adopt the revised SPF (Attachment 1), supported by the Framework Overview (Attachment 2), which provides an accessible summary to support use of the SFP and assist with community understanding.

RECOMMENDATION

That Council:

1. Endorses the findings of the community engagement undertaken on the draft Strategic Property Framework.
2. Adopts the revised Strategic Property Framework as provided in Attachment 1 to this report.
3. Notes the Framework Overview as provided in Attachment 2.

10.4 (cont)

KEY MATTERS

Context and Background

Council manages a diverse property portfolio that support local services, infrastructure and open spaces. The SPF provides a clear and consistent approach to how Council acquires, develops and disposes of land and buildings. It ensures these property decisions are transparent, evidence-based, and aligned with Council's strategic priorities and community needs.

Community Impact

Community engagement confirmed that Council's property decisions should follow clear, transparent and strategic processes that support sustainability and long-term community benefit. The revised SPF reflects these expectations by embedding them into the decision-making process.

Strategic Alignment

The SPF strengthens alignment with Council's adopted strategies, policies and plans, as well as relevant State Government directions.

Financial Impact

There are no direct financial implications arising from adoption of the SPF. Implementation will be supported through existing operational resources.

Risk Mitigation

The SPF addresses risks associated with inconsistent decision-making, underutilised assets, and reduced public confidence by embedding structured, transparent processes.

DISCUSSION, OPTIONS AND ANALYSIS

Community Engagement Process

Following Council's endorsement of the draft SPF in May 2025, community engagement was conducted from 30 May to 29 June 2025. The process included:

- An online survey promoted through Council's Your Say Whitehorse platform, with 77 community responses received.
- Hard copy surveys made available at customer service centres (none submitted).
- A pop-up session at Box Hill Mall, where 28 community members provided informal feedback.

10.4 (cont)

Key Engagement Findings

Community engagement focused on testing key elements of the draft SPF, including its purpose, guiding principles, decision-making process, and overall clarity, while exploring community values and expectations around Council's property decisions.

Key engagement findings included:

- Focus on improving what we have – Upgrading and developing existing Council properties was the top priority across responses.
- Acquisitions seen as a lower priority – Buying new properties was seen as less important unless justified by strong evidence of need.
- Mixed views on disposals – While many supported selling underused assets to fund higher-priority services, concerns were raised about transparency, equity, and long-term outcomes.
- Strong emphasis on community benefit – Property decisions that support local services and meet community needs were rated most important overall.
- Broad support for proposed decision-making steps – Most participants endorsed the staged process, particularly needs analysis, community engagement, and due diligence.
- Opportunities to improve clarity and communication – Some found the draft SPF difficult to follow or were unsure how decisions are made and how community input is used.

Key Revisions Following Engagement

In response to community feedback, the SPF was revised to:

- Include a plain-language summary and visual flowchart to improve clarity and accessibility.
- Strengthen evaluation criteria for property decisions, including community need, cost-benefit, future use, and strategic alignment.
- Reinforce commitments to equity, access and inclusion, particularly for diverse community needs.
- Emphasise sustainability, climate resilience and protection of local character.
- Improve alignment with Council's strategic planning documents and State Government directions.
- Clarify expectations for implementation, monitoring and community engagement in property decisions.

These changes reflect the views expressed during engagement and ensure the SPF supports both long-term planning and community expectations.

10.4 (cont)

Overarching Governance Principles and Supporting Report Details

Strategic Alignment	Strategic Direction 1 - Innovation, Transformation and Creativity; Strategic Direction 4 - Our Built Environment, The SPF aligns with the Council Plan by ensuring property decisions support broader goals for infrastructure, sustainability, community services, and open space. Refer to section 1.2.2 of the SPF for more details.
Financial and Resource Implications	There are no financial or resource implications arising from the recommendations contained in this report. Long-term implementation of the SPF will support service sustainability and community benefit.
Legislative and Risk Implications	The SPF aligns to the *Local Government Act 2020*, promoting accountability, transparency, and informed decision-making.
Equity, Inclusion, and Human Rights Considerations	The SPF embeds equity, inclusion, and human rights by ensuring transparent, consistent decisions that reflect diverse community needs and support equitable access to Council assets.
Community Engagement	Community engagement was undertaken from 30 May to 29 June 2025 to inform the development of the SPF. Activities included an online survey and a pop-up session at Box Hill Mall, with feedback directly shaping the final version presented for adoption.
Innovation and Continuous Improvement	The SPF introduces a structured, evidence-based approach to property decision-making. Ongoing implementation will support continuous improvements in Council's property strategies.
Collaboration	The SPF was developed in collaboration with internal teams to ensure alignment with Council's strategies and operations. Community engagement further refined the SPF to reflect local priorities and expectations.

10.4 (cont)

Conflict of Interest	The *Local Government Act 2020* requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates. Council officers involved in the preparation of this report have no conflict of interest in this matter.

ATTACHMENT

1 Strategic Property Framework (revised following community engagement)
2 Framework Overview

10.5 Churchill Street, Mont Albert - Potential Avenue of Honour - Heritage Assessment

Department	City Planning and Development
	Director City Development

Attachment

SUMMARY

As part of the Level Crossing Removal Project (LXRP) for the new Union Station, many trees were removed, raising significant concerns within the community. This included removal of three trees along the northern side of Churchill Street in December 2021 that were identified by the community as being part of an “avenue of honour” (avenue), commemorating the local lives lost at the landing at Gallipoli and serving as a gathering place for several memorials.

At a Council meeting on 22 November 2021, an *Item of Urgent Business* was carried which directed an investigation of the potential heritage significance of the group of trees along Churchill Street. GML Heritage (GML) was subsequently engaged to undertake the assessment to determine whether the trees would meet the threshold required for inclusion in the Heritage Overlay (HO).

GML’s preliminary assessment concluded that there was a “measure of social value”, but with limitations, noting that further research would be required to support the potential inclusion of the avenue to the HO. Following further assessment and analysis, GML concluded that the avenue was of significance and would likely meet the threshold required for inclusion to the HO. Subsequently, at a Council meeting on 30 January 2023, it was resolved that authorisation be sought from the Minister for Planning to prepare and exhibit a planning scheme amendment to apply the HO to the group of trees.

In February 2023, and prior to seeking authorisation for a planning scheme amendment, Council officers received additional information from the community questioning the significance of the avenue, leading officers to recommission GML in May 2023 to reassess the significance of the trees and undertake further investigation. The final report, prepared by GML, and received in June 2025 concluded that the avenue would not meet the threshold of local significance and that the trees were no longer recommended for inclusion to the HO.

This report provides a background of the assessment undertaken to date and context around the officer recommendations.

10.5 (cont)

Glossary:

- LXRP – Level Crossing Removal Project
- LXRA – Level Crossing Removal Authority
- HO – Heritage Overlay
- GML – GML Heritage Consultant
- HERCON - National Heritage Convention criteria

RECOMMENDATION

That Council:

1. Note the additional assessments undertaken in 2022 and 2025 by GML Heritage, relating to the potential avenue of honour trees along Churchill Street in Mont Albert.
2. Does not pursue a request for Authorisation from the Minister for Planning to prepare and exhibit an amendment to the Whitehorse Planning Scheme to apply a Heritage Overlay to the potential avenue of honour trees as sought by Council in its 30 January 2023 decision, based on the updated findings in the 2025 GML Heritage report.

KEY MATTERS

The Avenue of Honour was originally identified for potential heritage significance in 2021 as a result of the removal of three trees from a section of Churchill Street associated with the LXRP for the new Union Station.

At a Council meeting on 22 November 2021, an Item of Urgent Business was carried which directed an investigation of the potential heritage significance of the group of trees along Churchill Street, with GML being appointed to undertake this assessment.

In response to Council's decision, an investigation was completed in 2022, identifying the avenue of honour as being of significance. The assessment also highlighted the need for further research and outlined the limitations of the investigation, including access to sources of information

Further assessment of the avenue of honour, through additional and more extensive archival research and testimony was completed by GML in 2025. Additionally, the avenue of honour was assessed against the nine National Heritage Convention (HERCON) criteria, which consider the aesthetic, historical, scientific, social and spiritual values of a place, and it was determined that it would not meet the threshold for inclusion in the HO.

The LXRP is now complete, and the removal of vegetation from the section of Churchill Street identified by the community as being part of an "avenue of honour" was contained to the three trees. As such, it is considered that there is no current or anticipated threat of further removal.

10.5 (cont)

Council officers acknowledge the resolution previously made by Council on 30 January 2023 to seek authorisation from the Minister for Planning to commence a planning scheme amendment to apply the HO to the avenue of honour. However, the finalised assessment has ultimately determined that the avenue of honour would not meet the required threshold for inclusion to the HO. As such, it is recommended that heritage controls not be pursued at this time.

Whilst it is not recommended that heritage protection be applied through the planning scheme (application of the HO), the avenue's significance and value to parts of the local community is understood. The subject land will continue to be managed by Council's Parks and Natural Environment department.

DISCUSSION, OPTIONS AND ANALYSIS

Background

Churchill Street in Mont Albert runs parallel and to the south of the railway line (Figure 1).

Figure 1: The stand of trees in Churchill Street (north side), Mont Albert 2021 (Source: GML Heritage 2021)

10.5 (cont)

As a result of the LXRP, three trees located on the northern side of Churchill Street were removed, raising significant concerns within the community as to the future of the remaining six trees (approximately) forming part of an avenue of honour. (Figure 2).

Figure 2: Churchill Street (north side), Mont Albert 2024, showing tree removal

Whilst the avenue had not been identified in any previous heritage studies, information was provided to Council by local community members. This information suggested that a tree group (made up of approximately 9 trees) were an avenue of honour, planted on Anzac Day in 1965 to commemorate the 50th anniversary of the lives lost at the Gallipoli landing. It was thought that the trees commemorated nine men, four of whom were brothers who lived in Leopold Crescent, Mont Albert.

A plaque on one of the remaining trees indicated that they were planted in memory of the four brothers in 1965. It is noted that this plaque is not the original (Figure 3). The original plaque has not been found; however, community members recall the existence of a photograph of it, though this photograph has not been located. The current plaque was unveiled on Remembrance Day, 11 November 2021.

10.5 (cont)

Figure 3 Plaque affixed to one of the trees in Churchill Street

Source: GML Heritage, 2021

Historical photographic evidence indicates that street trees were in the road reserve by 1945 (Figure 4) and that there have been several tree replacements and removals since 1965. This means that the trees may have been dedicated as memorial trees in 1965, rather than newly planted in 1965.

Figure 4: 1945 aerial showing planting on the north side of Churchill Street.

Source: GML Heritage, 2021

10.5 (cont)

Timeline of Events

The following is a chronological timeline of the steps taken to address the potential heritage significance of the avenue of trees:

November 2021:

The Level Crossing Removal Authority (LXRA) proposed to remove several trees to facilitate the project. The community were deeply concerned and approached Council, as well as the local media. An urgent request was made to formalise the potential heritage significance of the trees. At the Council meeting on 22 November 2022, an Item of Urgent Business was considered and unanimously carried to assess the potential heritage significance of the trees and subject to the outcomes, request authorisation from the Minister for Planning to apply an interim and permanent HO.

December 2021:

Three of the group of nine trees were removed by the LXRA on the 16 December 2021. The removal of trees did not require planning permission as part of the LXRP. Council appointed GML Heritage (GML) to assess the significance of the remaining trees as a potential avenue of honour and to determine whether it would meet the threshold for inclusion to the HO.

March 2022:

The initial (stage 1) report was completed by GML in March 2022. This preliminary assessment concluded there was some measure of social value in the tree group. However, due to significant time constraints and limited access to resources it was noted that further research would be needed to establish whether the avenue would meet the threshold for inclusion to the HO.

December 2022:

The stage 2 report was finalised in December 2022. This assessment expanded on the research and comparative analysis undertaken in stage 1 but was supplemented with further in-depth analysis and interviews with residents. The intent of this stage was to carry out further research however, the assessment was limited by the absence of supporting evidence, first-hand testimony, contacts for the Mont Albert Masonic Lodge and photographic evidence of the original plaque.

Notwithstanding the above, GML's report concluded that because of the strong community value and attachment, oral testimony of residents and indicative characteristics of an avenue of honour, there was merit in pursuing heritage controls. It was therefore recommended that Council seek authorisation from the Minister of Planning to prepare an amendment to apply the HO to the avenue.

10.5 (cont)

January 2023:

At its meeting on the 30 January 2023, Council noted the 2022 GML report and resolved to seek Authorisation from the Minister for Planning to initiate a planning scheme amendment to apply a permanent HO.

February 2023:

Council officers received additional information from the community questioning the conclusions of the 2022 GML report and the significance of the potential avenue.

May 2023:

After reviewing the additional information, officers were concerned that the original report missed important information and re-engaged GML to undertake further investigation based on this new information, focussing on archival research from 1965. After a significant delay in scoping the work and completing and documenting the research required, GML provided confirmation that they would proceed with further assessment in February 2024.

June 2025:

The final report (Attachment 1) was provided in which GML revised their recommendations and concluded that the avenue would not meet the threshold for inclusion in the HO as the trees are not considered to be of cultural, heritage or social significance. This recommendation was largely based on more extensive archival research undertaken which is referenced in Attachment 1 (sections 2.2.1 and 2.2.2). This demonstrated that there was "*insufficient and unsubstantiated evidence*" as well as a lack of information/ability to access information to support the avenue being recommended for heritage protection.

The additional research looked at a wider range of sources of historical records, focussed on mainly on 1965, such as:

- Box Hill City Council archives (correspondence, agendas and business papers) at the Public Record Office Victoria. This did not uncover any evidence of memorial planting in Churchill Street in or around 1965
- Additional archival newspapers at State Library Victoria, to source information about local tree plantings and activities
- Unsuccessful attempts to obtain archival research at the Masonic Lodge Library and Museum, East Melbourne.

From this research, GML conclude that:

> *Additional research of the former City of Box Hill correspondence files and Agenda and Business Papers, and six local newspaper titles from around the period (typically March to May 1965; in some instances, wider date ranges), revealed no evidence of the planting of memorial*

10.5 (cont)

> *trees in Churchill Street in 1965, or of a dedication of existing trees as a memorial. Based on the sorts of matters and activities recorded in these council records and local newspapers, it seems reasonable to conclude that if a memorial planting or public dedication of existing trees had occurred in 1965, it would have been recorded.* (Attachment 1, p 18)

It is worth noting that the GML reports include historical aerial photos that indicate trees were already present along Churchill Street by 1945, in the location of the memorial, and that the group of trees that remain today are of varying ages. This is evidence of replanting or new trees being added over time, further indicating that the avenue was not planted in 1965*. The historical aerial photographs therefore challenge a 1965 planting date for the full grouping as an avenue of honour.* (Attachment 1, p 30)

GML also conducted two further interviews for the 2025 report.

> *In the absence of any known contemporary documentary records of this planting, personal or oral records need to be taken into account.*
>
> *Based on new information from an interview with a descendent of the Head family, and additional more in-depth investigations for this assessment which did not find any memorial activity recorded in council records or local newspapers at the time, it would appear that if a memorial, it was small, most likely unofficial (seemingly unconnected to the local council or the RSL), and highly localised.* (Attachment, p – 38)

Heritage Assessment

In considering the avenue for potential inclusion to the HO, an assessment was completed against the nine National Heritage Convention (HERCON) criteria, which considers the aesthetic, historical, scientific, social and spiritual values of a place. It is the standard measure across Australia for heritage assessments. The findings of the 2025 GML report determined that the avenue not of local historical or social significance according to the HERCON criteria and the table below provides GML's response to the HERCON criteria with respect to the avenue:

10.5 (cont)

Criterion	Description	GML Heritage comments
Criterion A	Importance to the course or pattern of our cultural or natural history (historical significance).	“Based on more exhaustive archival research and insufficient and unsubstantiated evidence to support the group of trees being planted in 1965 in Churchill Avenue as a ‘living’ war memorial …, the group of trees at Churchill Avenue, Mont Albert, are not considered to meet the threshold for local significance under Criterion A”.
Criterion B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	Not applicable
Criterion C	Potential to yield information that will contribute to understanding our cultural or natural history (research potential).	Not applicable
Criterion D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	Not applicable
Criterion E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	Not applicable
Criterion F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).	Not applicable

10.5 (cont)

Criterion G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).	"An investigation of the parameters of 'community', 'attachment' and 'time-depth' in determining the presence of local social value for the trees in Churchill Street, Mont Albert, suggests that Criterion G is not met. There was insufficient evidence found to claim attachment of 30+ years or time-depth; there is also not a clearly legible community for whom the trees hold a specific social value. It is acknowledged, however, that there are people for whom the trees have come to serve as a memorial to nine local men who fought in the First World War, and to honour the death of William Walter Head, who lost his life at the Gallipoli landing on 25 April 1915. This is relevant to people with a personal connection to the family, and some residents of Churchill Street".
Criterion H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	Not applicable
Criterion I	Importance to the course or pattern of our indigenous history (indigenous significance).	Not applicable

Analysis & Options

The impact of the LXRP and the removal of the three trees on the northern side of Churchill Street initiated the preliminary assessment by GML to determine whether the avenue could be considered for inclusion to the HO.

Whilst the 2022 findings determined that the avenue could be a contender for inclusion to the HO, further information and analysis in 2025 concluded that the avenue would ultimately not meet the threshold (being the HERCON criteria) for inclusion to the HO.

It is acknowledged that following the Council meeting on 30 January 2023 Council officers were directed to request Authorisation from the Minister for

10.5 (cont)

Planning to prepare and exhibit a planning scheme amendment to apply a permanent HO to the avenue of honour trees. However, because of further information and subsequent investigation and confirmation that the avenue would be unlikely to meet the threshold for inclusion to the HO, it is now recommended that heritage controls are not sought at this time. If Council still wishes to pursue a planning scheme amendment (to apply the HO), this will likely lack the required strategic justification based on the findings of the final report by GML.

Further, the initial concern regarding the future of the avenue was due to the impacts of the LXRP tree removals. This project has now been completed, and the extent of tree removal from the avenue was contained to the three trees on the northern side of Churchill Street which were removed in 2021. As such, there is no current or anticipated threat of potential removal.

Since the civil works associated with the LXRP project are completed, a program of tree replacement in consultation with Council's Parks and Natural Environment Department was undertaken and several trees have now been planted. Additionally, the memorial plaque on one of the trees will remain in situ.

The trees are in the road reserve, which Council maintains. As such, there is no threat of removal by private landowners. Additionally, the subject land is affected by the Significant Landscape Overlay – Schedule 9 (SLO9) which offers a level of protection over these trees.

This heritage investigation has raised the awareness of this avenue with the Planning, Parks and Natural Environment and Major Projects Departments within Council, as well as the rest of the community, ensuring there is sensitivity around the future maintenance of these trees.

Community members have also added the avenue to the Avenues of Honour on-line database, TREENET. TREENET is an Australian wide database which aims to document, preserve and reinstate the original Avenues of Honour and to establish new Avenues of Honour across Australia.

The increase in awareness and removal of threat of any further removal of any more trees means that Council, in the absence of a Heritage Overlay, can maintain the avenue as a local community memorial and retain the existing commemorative plaque affixed to one of the trees.

10.5 (cont)

Overarching Governance Principles and Supporting Report Details

Strategic Alignment	Integrated Council Plan (2025-2029): Strategic Direction 2: Built Whitehorse Planning Scheme: Clause 15.03-1S – Heritage conservation Whitehorse Heritage Framework 2020 (adopted by Council)
Financial and Resource Implications	There are no financial or resource implications arising from the recommendation contained in this report.
Legislative and Risk Implications	There are no legal or risk implications arising from the recommendation contained in this report.
Equity, Inclusion, and Human Rights Considerations	It is considered that the subject matter does not raise any human rights issues.
Community Engagement	GML Heritage sought the input of various community members and organisations throughout their investigation as can be seen below in the collaboration section.
Innovation and Continuous Improvement	There are no Innovation and Continuous Improvement matters arising from the recommendation contained in this report.
Collaboration	No collaboration was required for this report.
Conflict of Interest	The *Local Government Act 2020* requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates. Council officers involved in the preparation of this report have no conflict of interest in this matter.

ATTACHMENT

1 Final Heritage Assessment of the potential avenue of honour (Churchill Street, Mont Albert), GML Heritage, June 2025

10.6 Records of Informal Meetings of Councillors

Department	Governance and Integrity Director Corporate Services

RECOMMENDATION

That Council receives and notes the Records of Informal Meetings of Councillors.

Optional Councillor Briefing – 21 July 2025 – 5.00pm to 6.00pm		
Matter/s Discussed: – Indoor Sports Plan – Planning Framework - Current State of Play and key challenges - Proposed strategic approach - Proposed sports recommendations - Proposed Council facility improvements roadmap	**Councillors Present** Cr Prue Cutts (Deputy Mayor) Cr Blair Barker Cr Peter Allan Cr Jarrod Gunn Cr Daniel Griffiths Cr Kirsten Langford Cr Jason Martin Cr Kieran Simpson Cr Ben Stennett Cr Hayley Weller	**Officers Present** T Gledhill I Wang N Lu
Others Present: External Consultant – Kate Maddock, Managing Director, Otium		
Disclosures of Conflict of Interest: N/A		
Councillor /Officer attendance following disclosure: N/A		

10.6 (cont)

<table>
<tr><th colspan="3">Councillor Briefing – 21 July 2025 – 6:30pm – 10.04pm</th></tr>
<tr><td>Matter/s Discussed:
– Tally Ho Major Activity Centre - consultation outcomes and draft structure plan update
– Youth Services New Operating Model Update
– 2025/26 Councillor Capital Works Project Update
– 2025 Community Satisfaction Survey Results
– Council Meeting Agenda – 28 July 2025</td><td>Councillors Present
Cr Prue Cutts Deputy Mayor
Cr Peter Allan
Cr Blair Barker
Cr Jarrod Gunn
Cr Daniel Griffiths
Cr Kirsten Langford
Cr Jason Martin
Cr Kieran Simpson
Cr Ben Stennett
Cr Hayley Weller</td><td>Officers Present
S McMillan
S Cann
S White
L Letic
K Marriott
F Nolan
C Robinson
K Woods
E Outlaw
T Gledhill
L Morris
A Foster
A Egan</td></tr>
<tr><td colspan="3">Others Present:
Rob McGauran, Principal, MGS Architects
Audrey Lopez, Senior Urban Designer, MGS Architects
Mark Woodland, Director, Urbis (formerly Echelon Planning)
6.30pm – 7.17pm</td></tr>
<tr><td colspan="3">Disclosures of Conflict of Interest: Nil</td></tr>
<tr><td colspan="3">Councillor attendance following disclosure: Cr Gunn left the meeting at 10.00pm for the discussion for the discussion of Council Meeting Agenda 28 July. Community Grants on the Council Agenda and returned after the conclusion of the discussion at 10.02pm</td></tr>
</table>

10.6 (cont)

Pre Council Meeting Briefing – 28 July 2025 – 6.30pm to 6.43pm		
Matter/s Discussed: – Items on the Council Meeting Agenda 28 July 2025	**Councillors Present** Cr Andrew Davenport (Mayor) Cr Prue Cutts (Deputy Mayor) Cr Blair Barker Cr Peter Allan Cr Jarrod Gunn Cr Daniel Griffiths Cr Kirsten Langford Cr Jason Martin Cr Kieran Simpson Cr Ben Stennett Cr Hayley Weller	**Officers Present** S McMillan S Cann J Green L Letic S White A Ghastine E Outlaw A Wintle F Nolan
Others Present: N/A		
Disclosures of Conflict of Interest: Cr Gunn declared a General Conflict of Interest in *Item 10.3 Community Grants 2025/26* as he is the Chairperson for Vermont South Neighbourhood House. Vermont South Neighbourhood House are a recipient of the Partnership Grant.		
Councillor /Officer attendance following disclosure: Cr Gunn left the briefing at 6.40pm and did not rejoin the briefing.		

10.6 (cont)

Optional Community Grants Briefing – 31 July 2025 – 6:00pm – 7:40pm		
Matter/s Discussed: – Community Grants Policy (CG Policy) – Overview of engagement statistics – CG Policy and further feedback captured – Discussion regarding 3 novel ideas to explore – Discussion regarding what focus the draft CG policy could have	**Councillors Present** Cr Andrew Davenport (Mayor) Cr Prue Cutts (Deputy Mayor) Cr Kirsten Langford Cr Jason Martin Cr Hayley Weller Cr Peter Allan Cr Blair Barker	**Officers Present** L Letic S Rinaldi
Others Present: N/A		
Disclosures of Conflict of Interest: Nil		
Councillor /Officer attendance following disclosure: Nil		

Councillor Briefing – 4 August 2025 – 6.30pm to 9.37pm		
Matter/s Discussed: – Whitehorse Business Group Update – Suburban Rail Loop Standing Advisory Committee – Amended Road Management Plan – Capital Works Advocacy Opportunities – Strategic Property Framework - Outcomes of Community Engagement – Councillor Requests - Demonstration of Power BI Data – Items on the Council Meeting Agenda July 2025	**Councillors Present** Cr Andrew Davenport (Mayor) Cr Cutts (Deputy Mayor) Cr Peter Allan Cr Blair Barker Cr Jarrod Gunn Cr Daniel Griffiths Cr Kirsten Langford Cr Jason Martin Cr Kieran Simpson Cr Hayley Weller	**Officers Present** S McMillan S Cann F Nolan A Ghastine S Kinsey C Robinson V Ferlaino E Outlaw J Green E Hardie T Gledhill A Luck K Marriott A Egan
Others Present: Amanda Paterson & Mark Lane (Item 3.1) Terry Montebello, Partner Maddocks (Item 3.2)		
Disclosures of Conflict of Interest: Nil		
Councillor /Officer attendance following disclosure: N/A		

11 Councillor Delegate and Conference / Seminar Reports

11.1 Reports by Delegates and Reports on Conferences / Seminars Attendance

Department	Governance and Integrity
	Director Corporate Services

Verbal reports from Councillors appointed as delegates to community organisations/committees/groups and attendance at conferences and seminars related to Council Business.

RECOMMENDATION

That Council receives and notes the:

1. Reports from delegates, and;
2. Reports on conferences/seminars attendance.

CLOSURE OF THE MEETING TO THE PUBLIC

12 Confidential Reports

RECOMMENDATION

That in accordance with Section 61(1) and 66(2)(a) of the *Local Government Act 2020*, Council closes the Meeting to members of the public and adjourns for five minutes to consider the following items:

12.1 Proposed Committee of Management - Junction Road Reserve, Nunawading

This report is designated as Confidential Information in accordance with Section 3(1)g(ii) of the *Local Government Act 2020, because it is private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage. This ground applies because the matter concerns private commerical information unreleased to the public*

13 Close Meeting