

Attachments

Council Meeting

Monday 11 August 2025

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**10.1 Whitehorse Youth Representative Committee
Annual Report 2024**

Attachment 1 WYRC Annual Report 2024



ANNUAL REPORT

2024



WHITEHORSE
CITY COUNCIL



10.1 – ATTACHMENT 1. WYRC Annual Report 2024

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10.1 – ATTACHMENT 1. WYRC Annual Report 2024

2024 Annual Report

Meet the WYRC 2024



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*Report prepared by
WYRC 2024 members*

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Introduction

The Whitehorse Youth Representative Committee (WYRC) is made up of young people aged 12 to 25 who are passionate about making positive changes for young people in the Whitehorse community. The committee meets fortnightly for 2 hours and discusses the organisation of different events and initiatives that will benefit young people and support them with the issues they are facing.

WYRC Goal:

To represent and support the interests of young people and identify issues they face within the City of Whitehorse. To advocate for young people and the issues identified to Council and the wider community. Active membership in the WYRC and ongoing development of leadership, advocacy, event management, public speaking, and consultation skills.

WYRC primary aims include:

- To contribute to a safe and productive platform for discussion of youth issues.
- Participate in relevant training and skill development.
- Actively build on knowledge of services and activities available to young people.
- Implementation of a variety of avenues whereby consultation with young people can occur.
- Advocate on behalf of young people to relevant departments and individuals in council.
- Distribution of relevant information on activities and services available to young people.

Benefits:

As a member of WYRC, you will gain the opportunity to embrace multiple opportunities, make positive changes in Whitehorse for young people, and be engaged in relevant trainings required to fulfil the role. Another major advantage of joining the WYRC is meeting similar minded and kind young people. Some more benefits and skills developed include: communication skills, leadership, problem solving, team work, advocacy, public speaking, different certificates (such as first aid), consultation, advocacy, organisation skills, and time management.

Recruitment:

Young people aged 12 to 25 years old who live, study, work, or have a significant connection to the City of Whitehorse community are able to sign up for the WYRC. The recruitment starts in November and ends in January annually. The opportunity is promoted through multiple platforms including: seek, social media (Instagram and Facebook), schools, and Whitehorse publications. Candidates apply via council's 'Better Impact' platform which gathers general information and asks specific questions to the role. Candidates are then required to attend an interview which consists of questions that inquire about their goals, perspectives and expectations of being a part of the committee.



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Recruitment & Induction

To be apart of the WWYRC members were selected through a recruitment and interview process to make sure their values and aims were a fit for the committee. Members on the induction days received t-shirts, hoodies and badges, so we feel connected and united as a team.

Induction Saturdays

Held on the 3rd and 10th of February at Strathdon House and included the following:

The Senior Arts Officer for Festivals, Justin Yuritta, talked to us about the City of Whitehorse events. We learnt how maps are created with a key guide to show how different areas at a site are for different activities for the community to participate in. We also discussed the Spring Festival, specifically in the Youth Area.

Kate Wilde from the *Human Development Workshop* talked about the demographics of young people in Whitehorse, and how they may contribute to positive and negative outcomes. An important value of the WYRC is to accept and embrace all people regardless of how they identify, including all sexualities, gender identities, cultural and religious backgrounds, and different abilities. Kates session focused on leaderships, public speaking, advocacy and consultation and provided a thorough and engaging experience and knowledge base. We talked about goal setting and how as a volunteer we should set personal goals to commit to achieving by writing them down and later coming back to them to reflect and evaluate.

Georgia Paterakis, Social Media Lead from Strategic Communications and Customer Service Officer for City of Whitehorse, led marketing and promotional Training. We learnt how to promote an event on a flyer to make it stand out, providing all the necessary details. To help with advertising we talked about how we can get more people involved through sending them our flyers through commonly used social media platforms like Instagram and Facebook. As our target age group is young people we discussed how reaching out to schools can help more people come to an event.

The WYRC plays an important role in ensuring Council services meet the needs of young people in the municipality. As a team, we need to hold strong values and commitments. We discussed key values like respect, communication, and teamwork, which the 2024 committee will uphold. We also committed to principles like honesty, integrity, initiative, and encouraging others to voice their ideas for positive outcomes for volunteers and the community.

We brainstormed common issues faced by young people in Whitehorse, such as school and career stress, drugs and alcohol, and mental health, to guide our Annual Youth Forum and improve outcomes.

Induction days at Strathdon House and Orchard Precinct gave committee members a chance to bond while helping with gardening tasks. We enjoyed these outdoor activities to build connections for the year ahead.

Induction days also featured delicious food, barbecues, and sunshine, allowing us to get to know one another in a supportive space. These days helped ensure all members were comfortable and clear on expectations, ready to advocate for youth issues in the community.



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Meet the Mayor

On the 20th of March, the WYRC had the opportunity to meet the 2024 Mayor, Denise Massoud of Whitehorse at the council chambers. This visit included of a tour of the chambers, where we gained insights into the different responsibilities, plans, and views for ensuring the best for Whitehorse. We were able to express our thoughts, views, and collaborate with the council for anything we saw best fit toward the community.

This visit also focused on youth issues, specifically issues faced by young people in Whitehorse. Collaboratively, we discussed and addressed these issues and got a more comprehensive understanding of what is being done. This allowed us to look further, to ensure we address these issues completely. Overall, this privilege assisted us greatly throughout the year. Gaining these insights to our questions and as to what is being done, allowed us to further plan for the future throughout the course of the year.



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Social Media

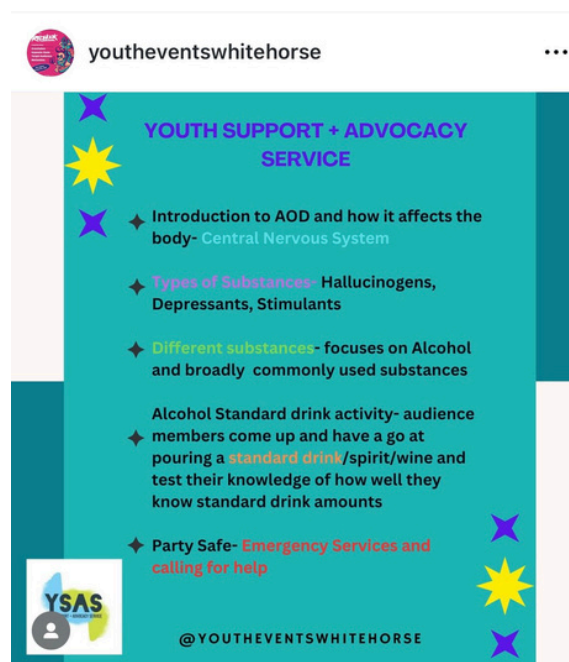
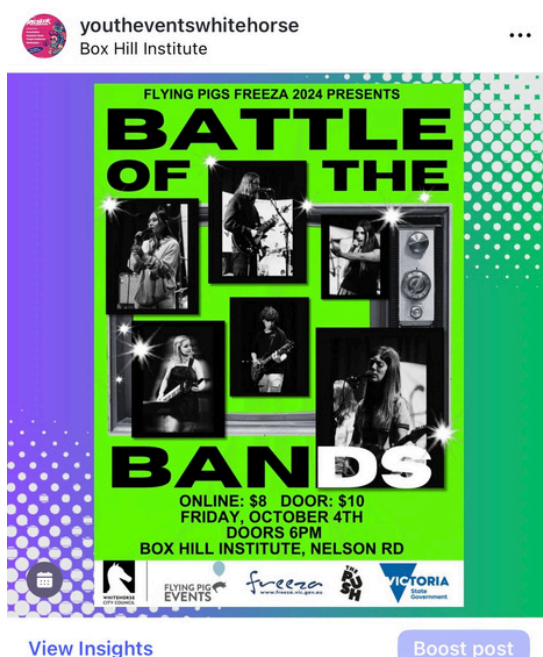
Trayee Kota and Teiva Levy volunteered to be the Social Media Coordinators for the 2024 WYRC committee. Throughout the year, Trayee, Teiva, and numerous other committee members frequently created content for Instagram and Facebook. This content consisted of promotions for youth events and sponsors such as Chobani. These posts reached a wide range of people by using relevant hashtags and trending audios.

As part of being a social media coordinator in this committee, Teiva and Trayee were required to undertake social media coordination training. This was done with Georgia Paterakis, the Social Media Lead from Strategic Communications along with the SMC's from FReeZA. Together we managed our Youth Events Whitehorse Instagram account.

Some statistics which were recorded over the last 90 days show as follow:

- Views: 21k
- Interactions: 507
- Total followers gained: 311

Overall, @youtheventswhitehorse has tallied a total of 338 followers and gathered 110 posts over the beginning of its Instagram life. Our Instagram account is an important way for us to place ourselves where young people are online to better understand, support and advocate for them.



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First aid training with St John Ambulance

WYRC and FReeZA volunteers were provided with the opportunity to access Workplace level 2 first aid training provided by St John Ambulance, who are a nationally recognised first aid provider. As a volunteer at many community events representing Whitehorse, it is beneficial for us to be properly trained to perform first aid if required. Additionally, many volunteer and paid roles require or desire potential employees to have their first aid qualifications. The training included obtaining three first aid qualifications within a one-day training session.

The first qualification was titled HLTAID009 provide cardiopulmonary resuscitation. The course provided participants with the knowledge and skills required to perform CPR (cardiopulmonary resuscitation) on someone unconscious and not breathing properly. The course gave training on how to apply CPR on an adult, infant or child until proper services arrive.

The second-course qualification was titled HLTAID010 provide basic emergency life support. This training involved learning more about performing CPR, managing an unconscious individual, controlling bleeding and other life-threatening situations. The third qualification titled HLTAID011 provides first aid and involved learning how to confidently respond to emergencies and provide a first aid response. Members thoroughly enjoyed the training and found it useful to have their first aid qualification while working at community events and applying for other work roles.



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Barista Training

Committee members from WYRC and FReeZA 'Flying Pig' Events had the opportunity to attend a barista training course, 'ABC of Espresso Making' delivered by William Angliss Institute in the CBD. This immersive three and a half hour experience exposed us to the basics of coffee making, allowing us to gain a solid foundation which could potentially be useful in the future. Since most of us who participated had little to no prior experience, the process was undoubtedly challenging at times, however under the guidance of the instructor we were all able to successfully make a variety of espresso menu items such as cappuccinos, flat whites and mochas.

We were also able to operate the espresso and grinder machine, and learn about the specifics of espresso extraction and texturing milk. Moreover, all of us were given a detailed information booklet which covered all aspects of our training which we can refer back to in the future. Overall, this was an incredibly enjoyable and valuable course which equipped us with practical and valuable life skills. Each of us were given a certificate at the end to recognise our achievements.



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Spring Fest

On Sunday the 17th of November, the WYRC, along with Youth Connexions staff and FReeZA Flying Pig Events attended the annual Whitehorse Spring Festival. Throughout the months prior, the WYRC and FReeZA spent a lot of time planning and organising. Spring Fest usually attracts around 20,000 attendees throughout the day so this was not a small task and this year the theme was 'Superheros'. We were located in the Youth Area at the Whitehorse Civic Centre Precinct near The Courtyard Room which is a meeting room at the rear of Nunawading Library from 8:30am to 5pm. We organised a number of enjoyable events for individuals of all ages, with a focus on young people while remaining open to everyone in community. Among the many highlights of the day, activities such as 'superhero colouring-in sheets' was a big hit as several people came to colour in various superhero colouring-in sheets of their choice expressing their creativity.

Another highly popular activity was the 'bike and blend' smoothie bikes which captured many attendees. This involved those participating filling out a short survey on their perspectives of young people's issues in order to create their own smoothie which they could choose from two options, either a Berry blast smoothie or a Mango tango smoothie. They would then pedal on a tandem bike that would work by blending the smoothie as the person would pedal the bike. This activity saw engagement from many members of the community of all ages. A photobooth was also part of our area which was a great engagement tool attracting community members.

Lastly, we also had an amazing youth stage which gave the opportunity for young musicians to perform in a supported environment. Youth Services information was available for the community throughout the day. All in all it was an amazing, successful and enjoyable day and a great way to promote ourselves and connect more with the community.



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Youth Survey Consultations *Spring Festival*

As part of the Youth Services Transformation Action Plan, the WYRC and FReeZA 'Flying Pig' event committee members organised a consultation event during the 'Whitehorse Spring Festival' to better understand the needs and aspirations of young people, their support networks, and the services that would benefit them. This event was a pivotal component of a comprehensive qualitative research study aimed at shaping the future of Youth Services in Whitehorse.

In preparation for the festival, the committee members developed a mixed-methods engagement program to ensure meaningful participation from a diverse group of attendees. The festival provided an excellent platform to gather insights through dedicated stalls and featured an engaging 'Bike and Blend' juice bike activity to incentivise survey participation. Attendees were invited to complete a questionnaire, and the juice bikes offered a fun, interactive way to engage participants while creating a lively atmosphere.

Beyond festival engagement, the program employed additional methods to collect feedback, including an online survey promoted via the Council's website, social media platforms, and email communications, targeting approximately 100 responses. Other outreach efforts included a pop-up event at a local skate park, aiming for 30 responses, and interactive sessions at a secondary and primary school, with a combined target of 100 responses. In total the survey yielded an impressive 449 responses from young people and community.

The survey highlighted key issues impacting young people, such as mental health, employment challenges, discrimination, and global concerns like climate change. It also sought to understand young peoples preferred methods of accessing support and assessed interest in the creation of an online directory of local Youth Services. Parents, caregivers, and youth support services were also invited to share their perspectives on the types of programs and resources needed to better support young people and their families.

This engagement initiative is part of the broader Youth Services Strategy, which will guide future planning, service delivery, and resource allocation. The insights gathered will contribute to the development of a supply and demand insights report and a comprehensive needs assessment, ensuring that Council's Youth Services align with the aspirations and challenges of the local youth population.

Overall, the Youth Survey consultation during the Spring Festival demonstrated a strong commitment to understanding and address the needs of young people and their communities. This collaborative effort not only strengthened community connections but also provided valuable insights for future planning, fostering a supportive and inclusive environment for young people.

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Cyber Safety Project

The WYRC hosted a Cyber Safety event to raise awareness about the risks associated with online activities and help reduce the harm young people may experience in the digital space.

As part of this initiative, we researched and compiled a list of valuable e-safety resources, which are accessible online. We also launched a social media campaign on Instagram to spread awareness. In addition, we facilitated educational activities in primary schools and have established a consistent referral process across community organisations.

One of the interactive activities we ran at Orchard Grove Primary School was a Cyber Safety bingo game, designed to help young students recognise safe and unsafe online behaviours. During the game, we held up images illustrating different online scenarios, and students had to find matching pictures on their bingo cards. They then placed an 'X' or a '✓' depending on whether they believed the situation was safe or unsafe. At the end of the game, everyone received prizes for participating. Two large groups of students joined in during lunchtime, and they were engaged and enthusiastic throughout with many asking us to come back soon.



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Youth Connexions to The Barn

Youth Connexions: History And What It Meant To Past Members

Youth Connexions was a welcoming and inclusive space for young people aged 12-25 to connect with youth workers for support on any issues they were facing. With its comforting bright colours, Youth Connexions offered excellent social connections for young people, as well as support and connection to youth services support and community groups. For 26 years, starting in 1996, Youth Connexions provided these services in Box Hill Central. In 2024, Freeza Committees and WYRC said goodbye to Youth Connexions and welcomed the Barn at Box Hill Baptist Church as our new home for the remainder of 2024.

The Barn: Box Hill Baptist Church

The Barn, located on Ellingworth Parade and built in 1901, is a multipurpose space for various volunteering groups and initiatives within the community. This has included the WYRC, and FReeZA Flying Pig Events meeting space for 2024 and also an interim youth drop in space for young people and community after Youth Connexions closed.

This shift in meetings has also resulted in a shift of focus for WYRC and FReeZA. While the amazing food and surrounding people remained the same, compared to Youth Connexions, this time it was a meeting space focused on what the committees could do for the rest of 2024 together. Whitehorse Youth Services will no longer manage the FReeZA committee in 2025 and the WYRC are looking into what is possible for them in the new Youth Services Operating model.



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Whitehorse Youth Summit



engaging workshops, delicious food, and an amazing expo, the 'Whitehorse Youth Summit' was undoubtedly a major highlight of this year! More than 130 young and intrigued people joined our Summit from the following schools: Our Lady of Sion, Box Hill High School, Vermont Secondary College, Mullauna Secondary College and Blackburn High School. Graciously hosted at the Box Hill Town Hall, the Summit was unequivocally a successful event run by our WYRC. We focused on some key topics of interest, including racial discrimination, education and careers, mental health and suicide prevention, and substance abuse. The dedicated members of the WYRC arrived at the Town Hall at 7am, and organised/set up the numerous rooms for the interesting workshops, expos, and the introductions, for a timely start at 9am. To kick off the day, our fantastic MC's Shriya, Nikita, Teiva and Selina delved deeper into what the WYRC was, and introduced the key topics of focus for the event, as well as providing a palatable range of breakfast foods for everyone! We then explained how the day would run, and introduced our amazing Mayor of Whitehorse, Denise Massoud, who officially opened the Summit.

We also had our engaging keynote presenter, Abraham Kuol from the Centre for Multicultural Youth speak and educate us about mental health and battling racism as an immigrant himself. The workshops were certainly a key part of our Youth Summit. We had dedicated and inspiring facilitators run them from organisations such as Startup Speakers, Headspace and Youth Support Advocacy Service. Each workshop went for an hour, and we held 3 sessions for each one. After the first workshop and a wonderful morning tea filled with marvellous muffins and drinks, our second workshop was held. The workshops were spread across different rooms within the Town Hall, with visible rows and friendly WYRC members directing the young people to their chosen workshops. The workshops were overall a wonderful part of our Forum, and definitely informed/educated.

Once our first two workshops were complete, we had a short lunch break and had our lunchtime expo of youth organisations: Eastern Access Community Health, Headspace Box Hill, Family Access Network, Eating Disorders Australia, and Youth Support Advocacy Service. This was certainly an amazing experience and the youth had a wonderful experience to see new opportunities that exist. We then had our final workshop to end the day, and had our evaluations and thanks. We also had a 'best hat of the Summit' competition which added to the fun of the day! Additionally, we had a quick and helpful survey given out to each individual to fill out; one about how they felt about the day overall, and another one to help our committee.

Overall, our Annual Youth Summit for 2024 was a huge success! We had a lot of fun and the people who attended definitely learned something new, made connections and knew where to access support and gained new experiences.



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Conclusion

2024 was a great year. We had the opportunity to meet different organisations who provided very educational workshops. The committee has been very highly successful in holding community events: we were able to go into Whitehorse City Council and meet the mayor; we had over 130 young people participate in the Youth Summit held in Box Hill Town Hall; and the Spring Festival was very successful and also incorporated an innovative consultation to gauge the important issues for young people and help Youth Connexions direct their service. The WYRC has endeavoured to contribute to the community and provide support around important youth issues for young people and their supporters.

The WYRC of 2024 would like to thank Jac, Ash, Steven and the rest of the Youth Services team and the Whitehorse Council for their continuous support and encouragement. Without them the WYRC could not have made the great achievements that we made throughout this year. We hope that the WYRC will continue to strive in providing relevant and helpful services to young people in our community in 2025 and beyond!



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**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.**

Attachment 1 Current Permit and Endorsed Plans

Attachment 2 Amended Plans

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

City of Whitehorse

PLANNING PERMIT

Permit Number: WH/2020/1008
Planning Scheme: Whitehorse
Responsible Authority: City of Whitehorse

ADDRESS OF THE LAND:

22-24 PROSPECT STREET, BOX HILL (CP 161206 5)

THE PERMIT ALLOWS:

Buildings and works for construction of a mixed use tower building, basement, and a reduction to the car parking requirements, in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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 6/10/2021, Version C, modified, but modified limited, to show:
 - a) The layout of levels 2, 3 and 4 to be amended to include a light court open to the sky and at a finished floor level not exceeding RL 92.9 AHD, together with the consequential changes as shown on the plans prepared by DKO architects, dated 2/09/2022, Version D, but also with the floor areas shown as 'GLA' to be notated as 'retail', 'office' or 'common area' and for screening provided to the north-facing windows at the southern end of the light court on Level 1.
 - b) The ground level Food and Drink premises with bi-fold windows or similar to the undercroft forecourt and/or to the Prospect Street front façade.
 - c) The street setback of the southern airlock pedestrian entry increased by 1 metre.
 - d) The street setback of the Food and Drink premises section of floor area that is currently 0 metres, increased such that it mirrors the modified setback of the airlock area as required by Condition 1b).
 - e) The top 600mm of the 2.6 metre high balustrade that runs the perimeter of all level 4 podium walls, constructed of glass or similar to enable daylight to filter into adjoining properties.
 - f) A Services Plan demonstrating that the use of the Prospect Street frontage is minimised for services, to the satisfaction of the Responsible Authority.
 - g) Should the Services Plan required by Condition 1f) not require the relocation of the south-western booster box from the southern frontage, the following is required:

VCAT Permit P237/2022, Dated 28 September 2022

28 September 2022

Date Issued

Planning and Environment Act 1987 Form 4



Signature for Responsible Authority

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

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Condition 1g) (Continued)

- i. The materiality for booster doors to the south-western portion of the front podium façade, modified and diversified to the satisfaction of the Responsible Authority, to ensure that it is not a dominant street feature and more effectively blends in with the architectural expression of the front podium façade.
- h) Section Plans across the site to demonstrate how all level changes are addressed on-site, to the satisfaction of the Responsible Authority.
- i) All doors must not open into any road reserve or laneway, unless with the prior written consent of the Responsible Authority.
- j) The location of intercoms for both Fairbank Lane vehicular access points must be shown on plans.
- k) The locations of Tree Protection Zone described in Condition 5, with the nominated street trees clearly notated on both site and landscape plans, and a summary of the requirements of Conditions 5 and 6 to be annotated on the development and landscape plans.
- l) The location of Council's stormwater pits in the laneway that do not conflict with the proposed vehicle crossing / access.
- m) Dimensions and notes to detail all disabled parking spaces accurately designed and detailed in accordance with AS 2890.6;
- n) All columns that abut car parking spaces must be located and dimensioned so that they are not within the area shown in 'Diagram 1' of Clause 52.06-9 to improve access to a parked vehicle.
- o) A longitudinal section of the circulation roadway showing the headroom clearance provided at the entry point and along the travel path of:
 - i. The proposed 6.4 metre long waste collection vehicle (3.5 metre clearance height), and otherwise;
 - ii. A minimum height clearance of 2.2 metres to be provided throughout all car parking levels for private vehicles.
- p) Any changes required to meet Condition 13 – Wind Report.
- q) Plans updated to include all relevant requirements of the following:
 - i. The Landscape Plan as required by Condition 3;
 - ii. The Façade Strategy as required by Condition 9;
 - iii. The Car Parking Management Plan as required by Condition 10;
 - iv. The Sustainability Management Plan as required by Condition 12;
 - v. The Wind Report as required by Condition 13;
 - vi. The Waste Management Plan as required by Condition 15;
 - vii. The Lighting Strategy as required by Condition 16;
 - viii. The Green Travel Plan as required by Condition 17;
 - ix. The Acoustic Report and addendum as required by Condition 34;

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Condition 1 (Continued)

- r) The following reports to be amended as required, and will form part of the endorsed documentation:
- i. The Landscape Plan as required by Condition 3;
 - ii. The Landscape Maintenance Plan as required by Condition 4;
 - iii. The Façade Strategy as required by Condition 9;
 - iv. The Car Parking Management Plan as required by Condition 10;
 - v. The Sustainability Management Plan as required by Condition 12;
 - vi. The Wind Report as required by Condition 13;
 - vii. The Waste Management Plan as required by Condition 15;
 - viii. The Lighting Strategy as required by Condition 16;
 - ix. The Green Travel Plan as required by Condition 17;
 - x. The Acoustic Report and addendum as required by Condition 34;

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

2. 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.

Landscaping / Tree Protection

3. Prior to endorsement of plans, an amended detailed landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. Once endorsed this plan shall form part of this permit. This plan must be generally in accordance with the landscape plan prepared by John Patrick Landscape Architects Pty Ltd, but modified to show:
- a) Planting throughout the development including front façade treatment, balconies, terraces and various gardens, where applicable, detailing:
- i. Updated to be consistent with the Condition 1 requirements.
 - ii. All wind mitigation measures specified in Condition 13 clearly highlighted and notated.
 - iii. A complete garden scheme:
 - Capacity for the planting to achieve visual softening of building bulk;
 - The proposed garden beds and the green walls / facade (footprint and depth);
 - A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant, and is 'fit for purpose' for the respective plants proposed location;
 - Soil depths for all planted species;
 - Details of all suitable containerised planting infrastructure and tree anchoring systems;

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Condition 3a) iii (Continued)

- Details of all containerised planting infrastructure, including demonstrating that the garden areas on level 4 are capable of holding the deep root zone of the tree sizes shown, with details for the protection of trees during windy weather conditions.

iv. All proposed services nominated

Landscaping in accordance with this approved plan and schedules must be completed before the development is occupied. Once approved these plans become the endorsed plans of this permit.

4. Prior to endorsement of the plans, a Landscaping Maintenance Plan must be prepared by a suitably qualified consultant must be submitted for approval to the satisfaction of the Responsible Authority. The landscaping maintenance plan must be generally in accordance with the landscape maintenance plan prepared by John Patrick Landscape Architects, dated February 2020, be amended to include, but is not limited to:

- a) Consistency with the Condition 1 requirements.
- b) Details of the ongoing maintenance procedures to ensure that the garden areas and all plants remain healthy and well maintained to the satisfaction of the Responsible Authority. This must include:
 - i. Irrigation frequency and delivery method.
 - ii. Drainage.
 - iii. Pruning and mulching.
 - iv. Specific procedural measures confirming how all vertical/hanging/cascading plants will be maintained;
 - v. Any dead or dying plant species detailed in the landscape plan detailed in Condition 3 of this permit to be replaced with similar plant species as necessary to the satisfaction of the Responsible Authority.

Once approved this plan will become part of the endorsed plans of this permit.

5. Prior to commencement of any building or works (includes demolition and early works) on the land, a Tree Protection Zone (TPZ) must be established on the naturestrip and maintained during, and until completion of, all buildings and works including landscaping, around the following trees in accordance with the distances and measures specified below, to the satisfaction of the Responsible Authority:

- a) Tree Protection Zone distances for the two street trees directly adjacent the site's Prospect Street frontage – 4 metres from centre base of tree.
- b) Tree Protection Zone measures are to be established in accordance with Australian Standard 4970-2009 and are to include the following:
 - i. Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
 - ii. Signage placed around the outer edge of perimeter the fencing identifying the area as a TPZ. The signage should be visible from within the development, with the lettering complying with AS 1319.

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Condition 5b) (Continued)

- iii. No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within this permit or further approved in writing by the Responsible Authority.
 - iv. All supports and bracing should be outside the TPZ and any excavation for supports or bracing should avoid damaging roots where possible.
 - v. No trenching is allowed within the TPZ for the installation of utility services unless tree sensitive installation methods such as boring have been approved by the Responsible Authority.
 - vi. Where construction is approved within the TPZ, fencing and mulching should be placed at the outer point of the construction area.
 - vii. Where there are approved works within the TPZ, it may only be reduced to the required amount by an authorized person only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.
6. During construction of any buildings, or during other works, the following tree protection requirements are to be adhered to, to the satisfaction of the Responsible Authority:
- a) All buildings and works for the demolition of the site and construction of the development (as shown on the endorsed plans) must not alter the existing ground level or the topography of the land within 2.5 metres of any street tree.
 - b) No roots are to be cut or damaged during any part of the construction process.
 - c) Any underground services within the tree protection zone must be bored.
 - d) Any excavation within the tree protection zone of the street tree must be undertaken by hand, hydro excavation or air spading to ensure adequate protection of the trees root network.
7. The garden and recreational areas at Level 4, must be available for use by all staff and visitors.
8. The garden areas shown on the endorsed plan must only be used as gardens and must be maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority.

Façade Strategy

9. Prior to the endorsement of plans, a Façade Strategy must be submitted to and approved by the Responsible Authority. When approved this will form part of the endorsed plans. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority. The Façade Strategy must detail:
- a) Consistency with the Condition 1 requirements.
 - b) A concise description by the architect of the building design concept and how the façade works to achieve this.
 - c) A detailed schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance, and in particular the fine grain details of façade treatments. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.

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Condition 9 (Continued)

- d) A reflectivity report prepared by a suitably qualified person, which includes specifications of glazing materials to be used on all external walls, including details demonstrating that they will not reflect unreasonable glare when viewed from any nearby road network, to the satisfaction of the Responsible Authority.
- e) External building materials and finishes not resulting in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces.
- f) Elevation details generally at a scale of 1:50 illustrating typical podium details, entries and doors, typical privacy screening and utilities, typical tower detail, and any special features which are important to the building's presentation.
- g) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
- h) Roof canopies with screens to prevent rain water from dripping onto pedestrians, patrons and visitors alike.
- i) Information about how the façade will be accessed and maintained and cleaned, including planting where proposed.
- j) Example prototypes and/or precedents that demonstrate the intended design outcome indicated through plans and perspective images to produce a high quality built form outcome in accordance with the design concept.

Car Parking Management Plan (CPMP)

10. Prior to the endorsement of plans, a CPMP to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the CPMP will be endorsed and will form part of this permit. The CPMP must address, but not be limited to, the following:
- a) Consistency with the Condition 1 requirements;
 - b) The management of any applicable visitor car parking spaces and security arrangements (intercom etc) for occupants of the development, including details on how residential visitors are to access car parking;
 - c) Possible car share arrangements;
 - d) Management of loading bays for all retail land uses, including all vehicular and pedestrian related activity, and any potential traffic conflict caused by queuing instances from the mentioned purposes;
 - e) Details of way-finding, cleaning and security of the end of trip bicycle facilities;
 - f) Detail any access controls to the parking area, such as boom gates which must take into account the required queue length required as per section 3.4 of AS 2890.1;
 - g) For all applicable food and drink premises, the location of and connection point for the grease removal truck, from a parking space that will not block vehicular access to or from the site, must be detailed.

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Condition 10 (Continued)

- h) A schedule of all proposed signage including:
 - i. Directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking;
 - ii. Exits;
 - iii. Restrictions;
 - iv. Pay parking system; and
 - v. Any other relevant signs;
 - vi. The collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 15; and
 - vii. Details regarding the management of loading and unloading of goods and materials.
- 11. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainability Management Plan (SMP)

- 12. 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 24 February 2021, but modified to include, show or address:
 - a) Consistency with the requirements of Condition 1.
 - b) A Green Star Design and As Built v 1.3 Scorecard that meets or exceeds an acceptable overall score of 60 points. Supporting assessments and calculations that pertain to credits claimed associated with 'Energy', 'Water', 'Daylight' and 'Stormwater' criteria must be provided to the satisfaction of the Responsible Authority.
 - c) An Integrated Water Management Assessment addressing stormwater quality performance in addition to ensuring that the Responsible Authority's collective integrated water management expectations and requirements pursuant to Clauses 34 and 44 of the State Environment Protection Policy (Waters) are satisfied.
 - d) Appropriate access indicated to maintain and service integrated water management systems demonstrated on Development Plans.
 - e) An annotation on Development Plans indicating the capacity of the rainwater tanks and that the capacities stated are allocated exclusively for reuse/retention purposes and excludes any volume allocated for detention.
 - f) The amount of toilet services and irrigation areas that the rainwater tanks will facilitate annotated on Development Plans.
 - g) Other stormwater treatment and filtration systems to manage stormwater quality from trafficable areas.
 - h) Water efficient fixtures and fittings include minimum 5 star WELS taps, 4 star WELS toilet, 3 star WELS showerheads (≤ 7.5 L/min) and 5 star WELS urinals.

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Condition 12 (Continued)

- i) Daylight modelling assessments to the satisfaction of the Responsible Authority.
- j) Natural ventilation with all operable windows, doors, terrace openings and vents provided in elevation drawings.
- k) That prior to the commencement of development and works either a NABERS Energy Commitment Agreement indicating that a 5.5 star NABERS Office rating will be achieved, or a BCA Section J or JV3 Energy Efficiency Assessment with documentation status detailed as Issued for Tender. The BCA Section J or JV3 Assessment must indicate the energy efficiency performance with respect to the development's reference/base case. The assessment is required to exceed the National Construction Code 2019 Building Code of Australia requirements and include commitments towards thermal performance (i.e. R-values), artificial lighting and glazing (i.e. U- and SHGC- values). Any changes to the Issued for Tender BCA Section J or JV3 Energy Efficiency Assessment documentation must be approved, to the satisfaction of the Responsible Authority.
- l) Regulating thermal comfort for the development by ensuring that a Predicted Mean Vote (PMV) level between -1 and +1 is achieved.
- m) LED light fittings used to provide artificial lighting and designed to exceed National Construction Code 2019 Building Code of Australia requirements.
- n) Energy efficient heating, cooling and hot water systems indicating the associated COP and EER values, energy efficiency star ratings or equivalent.
- o) Exterior building services equipment including any heating, cooling, ventilation and hot water systems on Development Plans.
- p) A minimum 30 kilowatt solar photovoltaic system.
- q) Double glazing for external windows.
- r) Car park ventilation fitted with CO sensors.
- s) All common, external, service and lift area lighting fitted with sensors or timers.
- t) Common, service and lift area ventilation fitted with sensors or timers.
- u) The location of alternative transport facilities including employee and visitor secure bicycle spaces, showers, and changing facilities demonstrated on Development Plans.
- v) A minimum of 10 car spaces provided with electric vehicle charging infrastructure.
- w) A commitment to divert at least 80% of construction and demolition waste from landfill.
- x) Use of low Volatile Organic Compound (VOC) and formaldehyde products.
- y) Timber species intended for use as decking or outdoor timber are not unsustainably harvested imported timbers (such as Merbau, Oregon, Western Red Cedar, Meranti, Luan, Teak etc.) and meet either Forest Stewardship Council or Australian Forestry Standard criteria with a commitment provided as an annotation on Development Plans.

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- z) Where measures cannot be visually shown, include a notes table or 'ESD Schedule' on Development Plans providing details of the requirements (i.e. average energy rating for the development's dwellings, % energy efficiency improvement, energy and water efficiency ratings for heating/cooling, hot water and plumbing fittings and fixtures etc.).

Once submitted and approved to the satisfaction of the Responsible Authority, the SMP will form part of the endorsed plans under this permit.

The requirements of the SMP must be demonstrated on the plans and elevations submitted for endorsement, and the requirements of this plan must be implemented by the building manager, owners and occupiers of the site when constructing and fitting out the building, and for the duration of the building's operation in accordance with this permit, to the satisfaction of the Responsible Authority.

Wind Report

13. Prior to endorsement of plans, the Wind Report prepared by Windtech, dated February 23 2021, must be amended to include, but not limited to:
- a) Changes required to comply with the dot point recommendations under the 'Executive Summary' of the Wind Report prepared by Windtech Consultants, dated February 23, 2021, pages iii-iv, including, but not limited to:
 - i. The use of at least 30% porous screening and/or gating to the security gates, the substation entrance and the loading zone entrance along Fairbank Lane.
 - ii. The inclusion of the proposed vegetation located in the planter boxes along the southern aspect of the level 4 terrace area. This vegetation should be densely foliating and capable of growing to a height of 1.2 metres.
 - iii. The use of at least 30% porous screening and/or gating to a minimum height of 2 metres along the northern aspect of the level 4 terrace area;
 - iv. The inclusions of either a cluster of 2-3 evergreen trees capable of growing 3-4m high and wide, OR a single evergreen tree capable of growing 3-4m high and wide with undergrowth and with protection for the early stages of the tree's growth. These trees should be in the planting zone halfway along the western aspect of the level 4 terrace area.
 - b) Any changes required due to amended plans in Condition 1.
14. The recommendations of the wind report must be implemented such that:
- a) There is no cost to the Responsible Authority,
 - b) There is no reliance on the provision of street trees for wind mitigation.
 - c) There is no reliance on the provision of vertical baffles on public land, except where all appropriate approvals have been obtained from all relevant authorities including the Responsible Authority, and land managers.
 - d) Consent and the appropriate approvals are obtained from Whitehorse City Council for all wind amelioration features that protrude into or over the north and south property boundaries.

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Waste Management Plan

15. 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 1 October 2020, but modified to include, but not limited to:
- a) Consistent with the Condition 1 requirements.
 - b) By designed to include required transportable waste compactors.
 - c) Sufficient space for space for bulk/hard waste items.
 - d) Private collection of all waste generated on the site;
 - e) The requirements and outcomes of the amended Waste Management Plan must be demonstrated on the plans and elevations submitted for endorsement.

Once submitted to and approved by the Responsible Authority, the Waste Management Plan must form part of the documents endorsed as part of this planning permit.

The requirements of the Waste Management Plan must be implemented by the building manager, owners and occupiers of the site for the duration of the building's operation in accordance with the endorsed Waste Management Plan.

Lighting Strategy

16. Prior to the endorsement of plans, an amended Lighting Strategy must be prepared to the satisfaction of the Responsible Authority.

The Lighting Strategy must provide details of proposed lighting of Prospect Street, and must be prepared in accordance with the Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005, to the satisfaction of the Responsible Authority. The lighting strategy must also be generally in accordance with the lighting strategy prepared by WSP, dated February 2021, Revision B', but modified to included, but not limited to:

- a) Be consistent with the Condition 1 requirements.
- b) External lighting capable of illuminating access to each the basement ramp and pedestrian areas at ground floor.

Any required lighting that is located, directed and shielded and of limited intensity that no direct light or glare is emitted outside the site, to the satisfaction of the Responsible Authority. This lighting must also be maintained and operated for the life of the building to the satisfaction of the Responsible Authority.

Green Travel Plan

17. Prior to endorsement of plans, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Ration Consultants, dated 2 October 2020, but modified to include, but not be limited to:
- a) Consistency with the Condition 1 requirements of this permit;

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- b) Possible car share arrangements;
- c) Information for residents and visitors about public transport options in the area;
- d) Measures to encourage uptake of public transport to and from the approved development.

Early Works and Construction Management Plans

18. Except with the written consent of the Responsible Authority, prior to the commencement of any buildings or works, an Early Works Plan must be prepared to the satisfaction of the Responsible Authority. The Early Works Plan must include (but not necessarily be limited to) initial demolition, bulk and detailed excavation. All appropriate approvals must be obtained and the relevant permits in place, prior to endorsement of the Early Works Plan.
19. Prior to the commencement of any site works, including demolition or bulk excavation if applicable, a detailed Construction Management Plan(s) (CMP), to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the CMP will be endorsed and will form part of this permit and must be implemented to the satisfaction of the Responsible Authority. This CMP must be prepared by a suitably qualified person, and be in accordance with the City of Whitehorse Construction Management Plan Guidelines.

When approved, the CMP will be endorsed and will form part of this permit and must be complied with, to the satisfaction of the Responsible Authority, to the extent that this is in the control of the owner of the land. The owner of the land is to be responsible for all costs associated with the works to be undertaken in accordance with the requirements of the approved CMP.

20. The provisions, recommendations and requirements of both the approved Early Works Plan and CMP and must both be implemented and complied with to the satisfaction of the Responsible Authority.

Alterations/Reinstatement of Assets

21. Prior to commencement, but excluding the works detailed in the Early Works Plan, a Streetscape Plan consistent with the Box Hill Urban Realm Treatment (BHURT) Guidelines, must be submitted to the satisfaction of the Responsible Authority. The Streetscape Plan must detail the design and materials of any required street frontage features and footpath areas from the building facade to the kerb of Prospect Street, as well as Fairbank Lane.
22. Prior to the commencement, but excluding the works detailed in the Early Works Plan, detailed engineering drawings must be prepared to the satisfaction of the Responsible Authority detailing works within Prospect Street and Fairbank Lane. The plans must show existing and proposed works including surface and underground drainage, pavement and footpath details, concrete kerbs and channels and street lighting.
23. If any works are to be undertaken in the road reserve related to the project, the applicant is required to obtain the Consent to Undertake Works in the Road Reserve (Road Opening Permit) for any new, altered or deleted vehicle crossing, water or drain tapping or other opening within a road reserve. Please note that this is a separate process to the Asset Protection Permit.
24. The developer/contractor will be required to submit a Report regarding any pre-existing damage to Council assets (Dilapidation Report), prior to the Asset Protection Permit being issued and the Protection Work Notice is signed off (if required). Please note that this Report will have to show all of the Council assets adjoining to the property boundary, and will be based on the approved access routes, pending on the approved Traffic Management Plan.

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25. The permit holder must be responsible to meet all costs associated with reinstatement or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The permit holder shall be responsible to obtain an "Asset Protection Permit" from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.
26. Prior to the occupation of the development, all boundary walls must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.

Asset Protection and Drainage Conditions

27. Prior to the commencement of any works, the owner of the land must enter into an agreement with and to the satisfaction of the Council's Asset Engineering Team, in which the owner covenants and agrees that:
 - a) Council will be indemnified against any loss or damage it may incur as a result of any proposed buildings and works constructed on or over Council owned land.
 - b) The owner must pay the reasonable costs of preparation, review, execution and registration of the Agreement.
28. Detailed plans and computations for stormwater, on-site detention and connection to the legal point of discharge must be prepared by a registered consulting engineer (who is listed on the Engineers Australia National Professional Engineer Register) and submitted for approval by the Responsible Authority prior to the commencement of any works.
29. The completion of stormwater connection to the nominated point of discharge and stormwater on-site detention must be approved to the satisfaction of the Responsible Authority prior to the occupation of the building.
30. Stormwater that could adversely affect any adjacent land must not be discharged from the subject site onto the surface of the adjacent land.
31. The qualified civil engineer when undertaking civil design must ensure that the landscape plan/s and drainage plan/s are compatible. The stormwater drainage and on site detention system must be located outside the tree protection zone (TPZ) of any trees to be retained.
32. No part of any building (includes fixtures and excludes street level roof canopy awnings) are to encroach over any property boundaries.

Building Services

33. All building plant and equipment on the roofs, balcony areas, common areas, and public thoroughfares is to be concealed to the satisfaction of the Responsible Authority. Noise emitting plant equipment such as air conditioners, must be shielded with acoustic screening to prevent the transmission of noise having detrimental amenity impacts. The construction of any additional plant, machinery or other equipment, including but not limited to all service structures, down pipes, aerials, satellite dishes, air-conditioners, equipment, ducts, flues, all exhausts including car parking and communication equipment must include appropriate screening measures to the satisfaction of the Responsible Authority.

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Acoustic Treatment

34. Prior to endorsement of plans, an amended Acoustic Report must be prepared to the satisfaction of the Responsible Authority. The amended Acoustic Report must be generally in accordance with the Acoustic and Vibration Assessment prepared by Marshal Day Acoustics, dated 17 September 2020, and advice memo dated 6 October 2021, but modified to be consistent with the Condition 1 requirements and to address noise impacts to the land adjoining and opposite the site to the north and east. The amended acoustic report will be endorsed and will form part of this permit.
35. Prior to the occupation of the development, a letter of confirmation from a suitably qualified Acoustic Consultant must be submitted for approval by the Responsible Authority to certify that the development has been constructed in accordance with the updated Acoustics and Vibration Assessment.
36. Noise emissions from the site must be limited to ensure compliance with the requirements of the State Environmental Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
37. The amenity of the area must not be detrimentally affected by the use of development, including through:
 - a) The transport of materials, goods or commodities to or from land;
 - b) The appearance of any buildings, works or materials;
 - c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - d) The presence of vermin.

To the satisfaction of the responsible Authority.

Emergency Services Access

38. Prior to occupation of the building, an Emergency Access Plan (EAP), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. When approved the EAP will be endorsed and will form part of this permit. The EAP must detail how immediate access to the building will be provided to emergency services in the event of an emergency. The EAP must be prepared in consultation with the relevant emergency services to the satisfaction of the Responsible Authority.

General Conditions

39. Existing street trees must not be removed or damaged except with the written consent of the Responsible Authority.
40. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
41. The loading and unloading of goods from vehicles must only be carried out within the boundaries of the site or a dedicated loading bay and must not affect the function of Prospect Street.

Time Expiry Condition

42. This permit will expire if one of the following circumstances applies:
 - a) The development is not commenced within three (3) years from the date of issue of this permit;

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- b) The development is not completed within five (5) years from the date of this permit;
- c) The approved use is not commenced within five (5) years from the date of this permit.

The Responsible Authority may extend these periods if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

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22 Prospect Street Box Hill, VIC 3128

Town Planning Application Package 06/10/2021

Layout ID	Layout Name	
TP000	Title Page	C
TP100	Site Context	-
TP101	Site Photos	-
TP102	Site Analysis	-
TP103	Surrounding Height + Development Analysis	-
TP104	Design Response	-
TP105	Survey	-
TP106	Hopetoun Parade Survey	-
TP200	Site Plan	C
TP201	Basement 6	C
TP202	Basement 3-5	C
TP203	Basement 2	C
TP204	Basement 1	C
TP205	Lower Ground	C
TP206	Ground Floor	C
TP207	Level 1	C
TP208	Level 2	C
TP209	Level 3	C
TP210	Level 4	C
TP211	Level 5	C
TP212	Typical Tower- Level 6, 7, 11, 12, 13, 14, 16, 17, 18, 22, 23, 24	C
TP214	West Vertical Garden - Level 8, 9, 10, 19, 20, 21	C
TP215	Level 15 - Air Handling Plant	C
TP216	Typical - Level 17, 18, 19, 23, 24, 25	-
TP217	Level 26	-
TP218	Level 27-29	-
TP219	Level 25 - Roof	C
TP220	Level 26 - Upper Roof	C
TP300	Elevation - North	C
TP301	Elevation - East	C
TP302	Elevations - West	C
TP303	Elevations - South	C
TP304	Sections - E/W	C
TP305	Sections - N/S	C
TP400	Shadows - 11am	C
TP401	Shadows - 12pm	C
TP402	Shadows - 1pm	C
TP403	Shadows - 2pm	C
TP404	Artists Impression - Podium	C
TP405	Artists Impression - Prospect St	C
TP406	Artists Impression - Hero Elevation	-
TP407	Development Summary	C
TP500	Podium Render	C
TP501	Facade Precedents - Podium	C
TP502	Facade Precedents - Podium	C
TP503	Facade Precedents - Tower	C
TP504	Facade Precedents - Tower	C
TP505	Indicative Facade Details	C
TP506	Facade Elevations & Sections Details	C
TP507	Facade Elevations & Sections Details	C
TP508	Material Board	C
TP509	Sections - N/S	C

Rev.	Date	By	Ckd	Description
-	01/10/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	TL	RM	Council Discussion
C	06/10/21	IT/TL	RM	TP Amendment Package

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Project Name	22 -24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Title Page
		Scale	@ A1
		Date	22/02/21
Client	BNG Group	Drawing Number	TP000
		Revision	C

|Site Context



Rev.	Date	By	Ckd	Description
A	01/01/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RPI Issue
C	31/08/21	TL	RM	Council Discussion
	08/10/21	IT/TL	RM	TP Amendment Package

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Project Name	22 -24 Prospect Street	Project Number	12487
Project Address	Box Hill, VIC 3128	Drawing Name	Site Context
		Scale	1:1000
Client	BNG Group	Date	22/02/21
		Drawing Number	TP100
		Revision	C

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|Site Photos



1. PROSPECT STREET LOOKING EAST



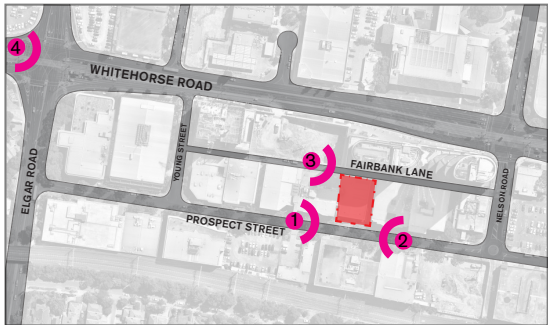
2. PROSPECT STREET LOOKING WEST



3. FAIRBANK LANE LOOKING EAST



4. WHITE HORSE ROAD LOOKING EAST



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFT Issue
B	31/08/21	YL	RM	Council Discussion
C	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Site Photos
2:1, 1:0.56@A1
22/02/21

Client
BNG Group

Drawing Number
Revision
TP101
C

|Site Analysis

- LEGEND
- 

SUBJECT SITE
- 

EXISTING WINDOWS ON SITE
- 

OBSTRUCTED VIEWS
- 

EASEMENT
- 

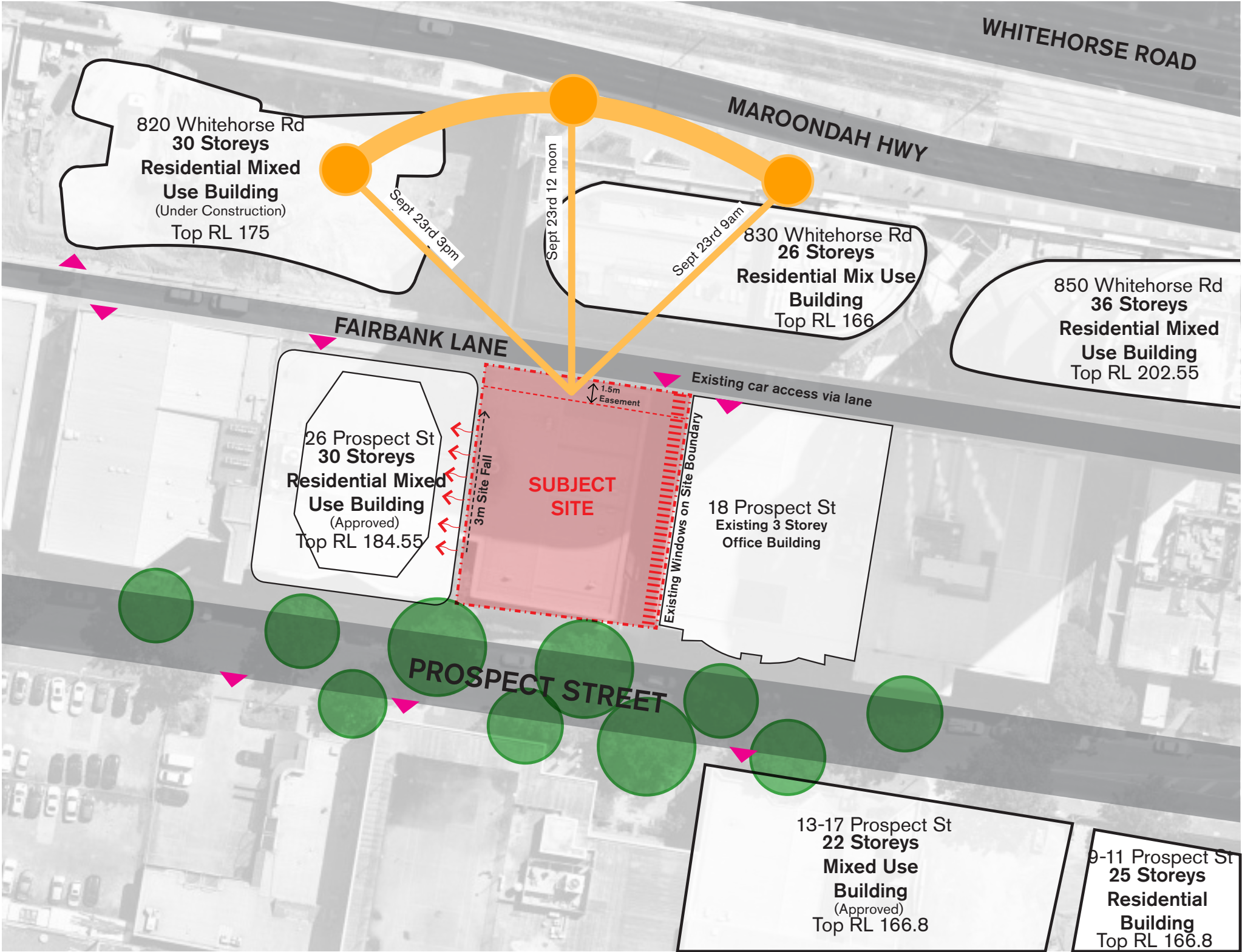
SITE FALL
- 

EXISTING DRIVEWAY/CROSSOVER
- 

EXISTING TREES
- 

EQUITABLE DEVELOPMENT
- 

SUN PATH - SEPT 23RD



Rev.	Date	By	Cld	Description
A	01/01/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RPI Issue
C	31/08/21	TL	RM	Council Discussion
	08/10/21	IT/TL	RM	TP Amendment Package

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Project Name

Project Address

22-24 Prospect Street,
Box Hill, VIC 3128

Project Number

Drawing Name

Scale

Date

12487

Site Analysis

2:1@A1

22/02/21

Client

BNG Group

Drawing Number

Revision

TP102

C

|Surrounding Height + Development Analysis

LEGEND

- SUBJECT SITE
- RECENTLY COMPLETE
- UNDER CONSTRUCTION
- APPROVED APPLICATION/
PENDING TOWNPLANNING
APPROVAL

PROJECT INFORMATION

- 1

9-11 PROSPECT STREET
25 STOREYS TOP RL+166.8
- 2

13-17 PROSPECT STREET
22 STOREYS TOP RL+ 166.8
- 3

26-28 PROSPECT STREET
30 STOREYS TOP RL+ 184.55
- 4

820 WHITEHORSE ROAD
30 STOREYS TOP RL+175
- 5

826-834 WHITEHORSE ROAD
30 STOREYS TOP RL+166.2
- 6

850 WHITEHORSE ROAD
26 + 36 STOREYS TOP RL+202.5



Rev.	Date	By	Ckd	Description
A	01/01/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RPT Issue
C	31/08/21	YL	RM	Council Discussion
	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name

Project Address

Client

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number

Drawing Name

Scale

Date

Drawing Number

Revision

Client

BNG Group

12487

Surrounding Height + Developm

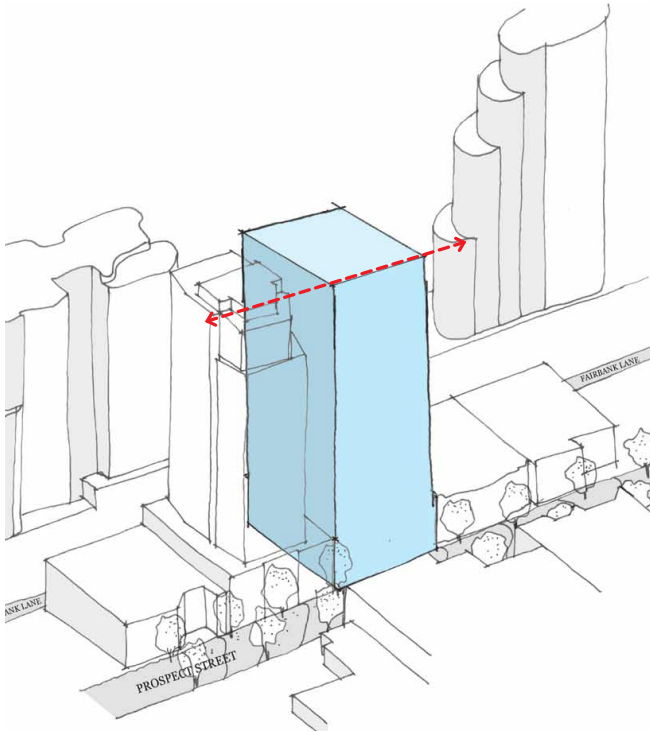
2:1@A1

22/02/21

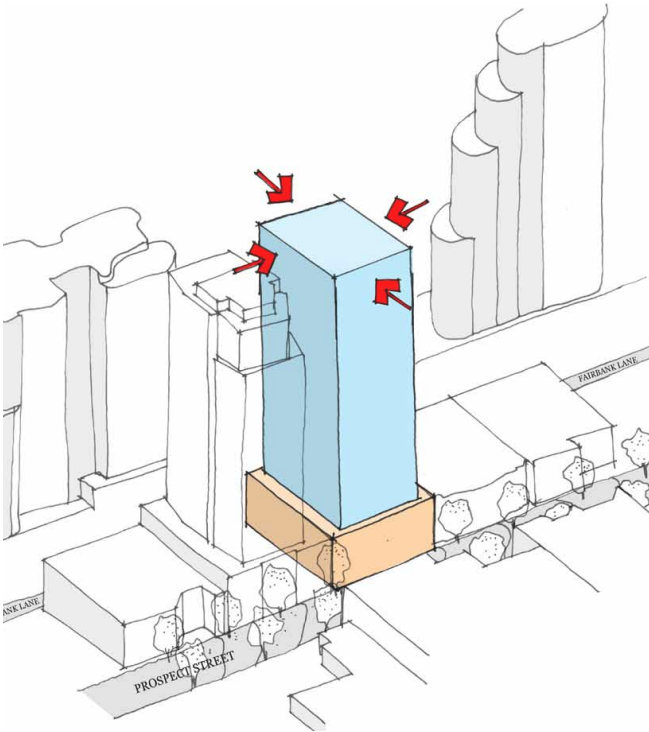
TP103

C

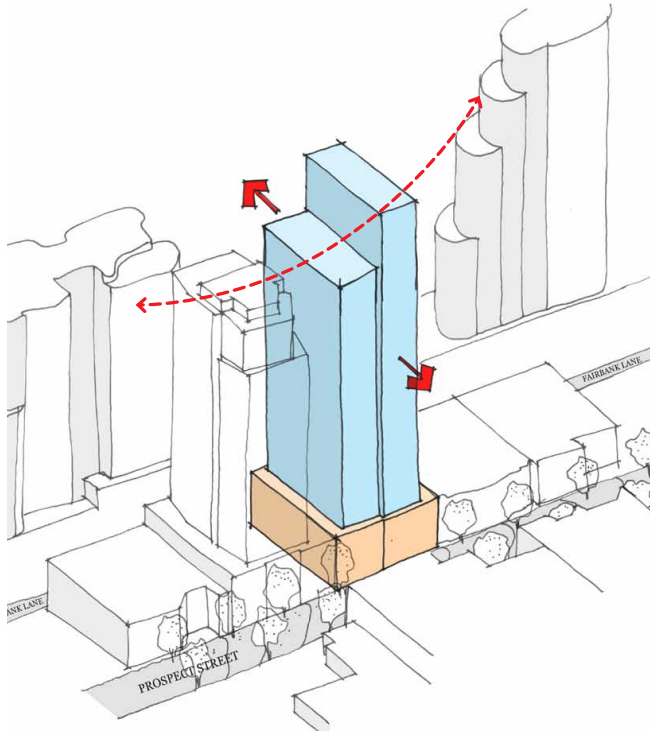
|Design Response



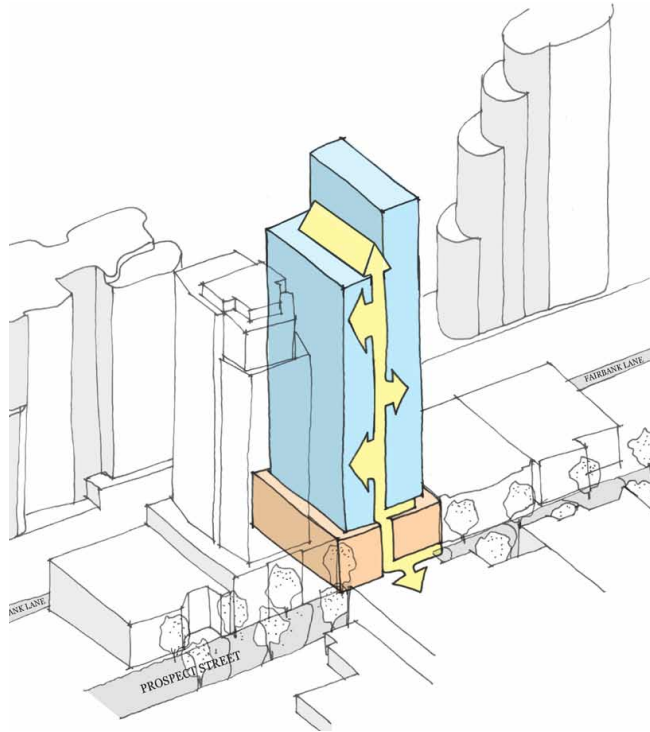
1.
Match height to approved adjacent development.



2.
Tower setback on all sides for equitable development and street amenity.



3.
Breakdown of tower massing into two slender forms.
Eastern tower reaches upward, transitioning towards higher built form of Boxhill CBD.



4.
Vertical community spine introduced to humanise tower and provide amenity.

Rev.	Date	By	Ckd	Description
-	01/01/20	TT/PS	RM	TP Submission
A	22/01/21	TT/PS	RM	RPI Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	TT/TL	RM	TP Amendment Package

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Project Name

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Project Number

Drawing Name

Scale

Date

12487

Design Response

1:1.07@A1

22/02/21

Client

BNG Group

Drawing Number

Revision

TP104

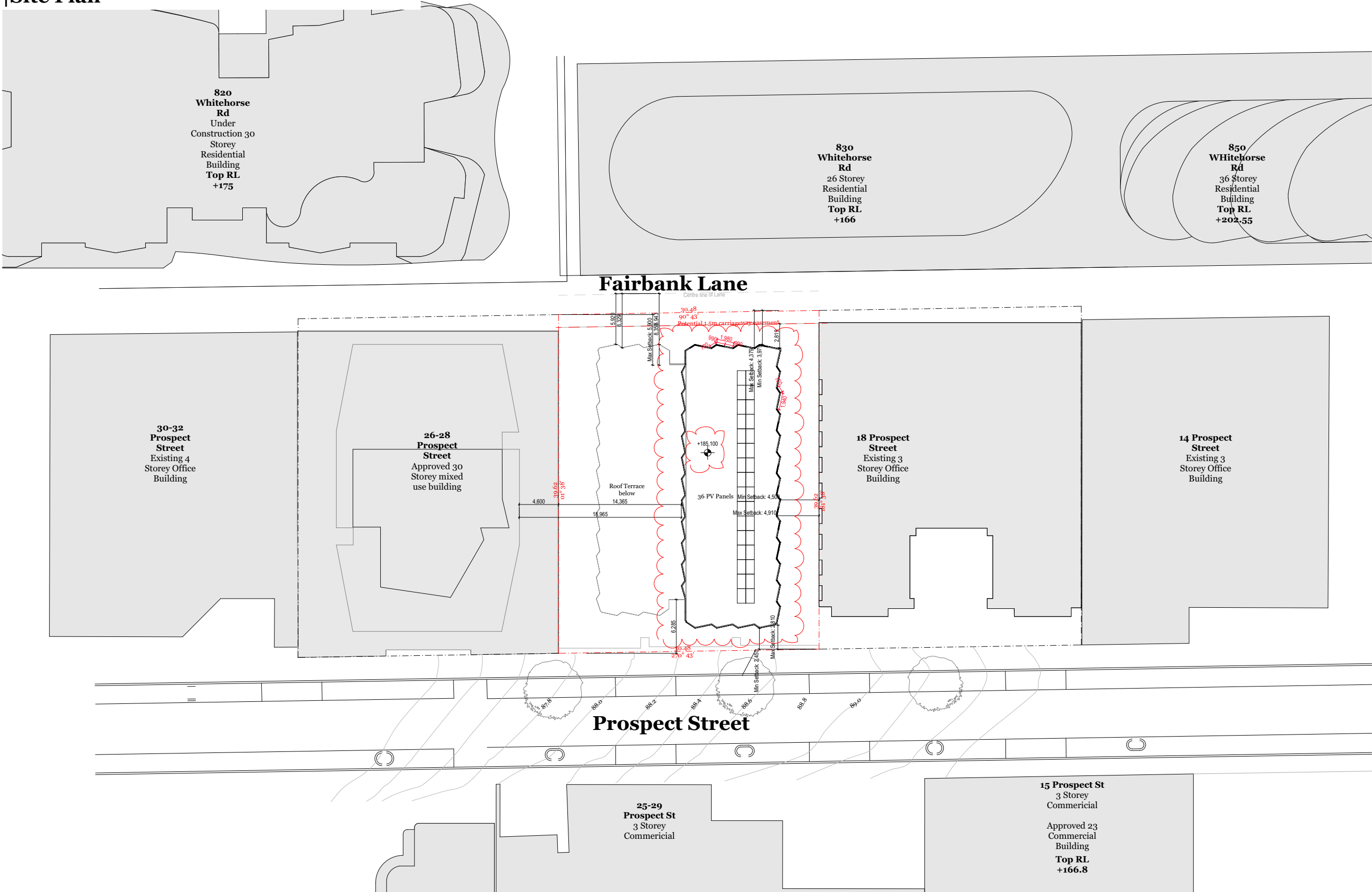
C


5. Shadows checked against extended survey along Hope town Parade.




10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

Site Plan





Site Plan
1:200



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RF1 Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	IT/TL	RM	TP Amendment Package

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Project Name
Project Address

Client

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BNG Group

Project Number
Drawing Name
Scale
Date

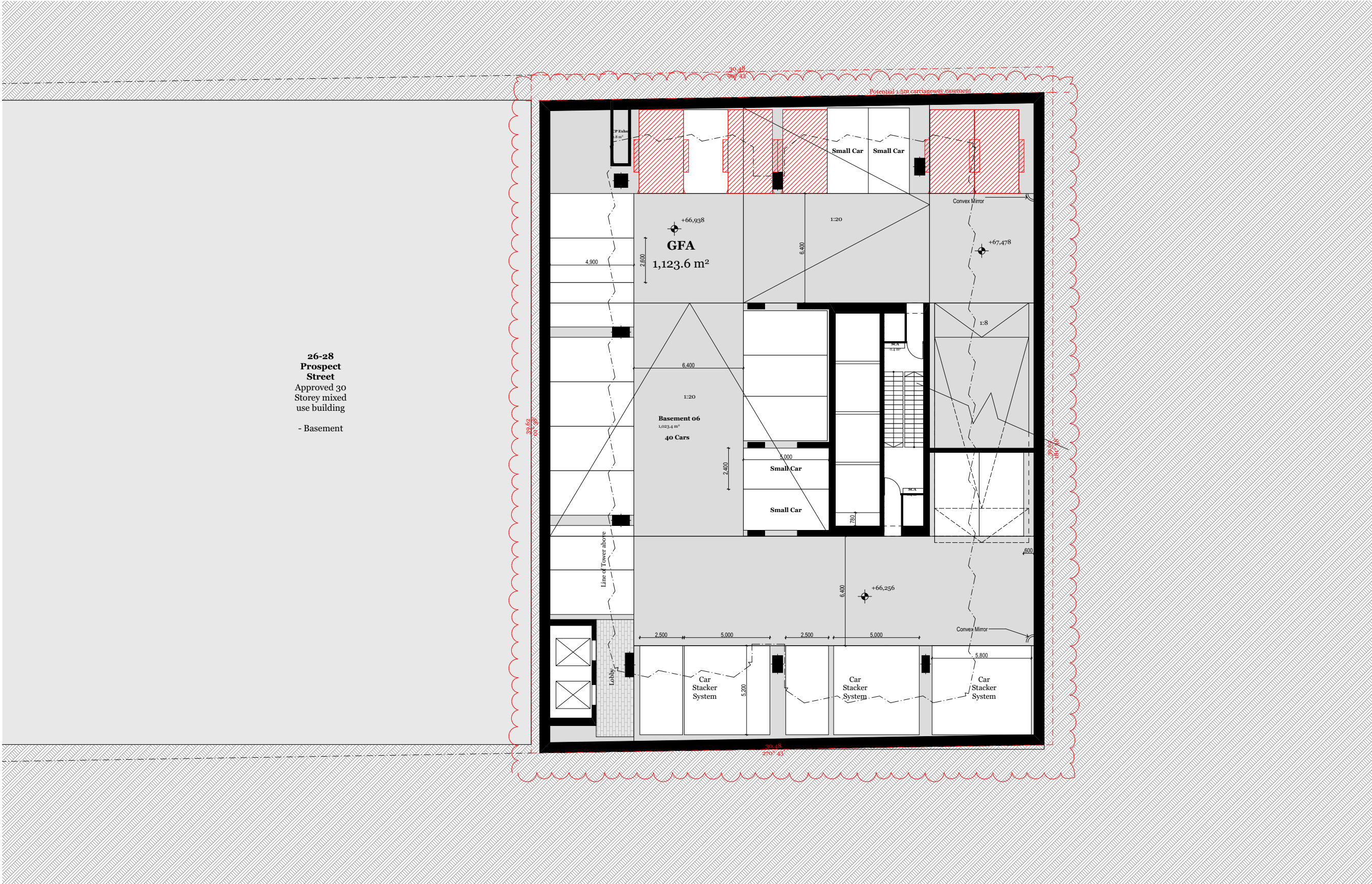
Drawing Number
Revision

12487
Site Plan
1:200@A1
22/02/21

TP200
C

Page 41

|Basement 6



Basement 6

1:100

List of changes

1. Additional basement level introduced.

2. Basement 6 includes 16 car spaces in a stacker arrangement along the southern side of the floorplan.

Rev.	Date	By	Cld	Description
A	01/01/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RFI Issue
C	31/08/21	TL	RM	Council Discussion
	08/10/21	IT/YL	RM	TP Amendment Package

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Client

22 -24 Prospect Street

22-24 Prospect Street,

Box Hill, VIC 3128

BNG Group

Project Number

Drawing Name

Scale

Date

Drawing Number

Revision

12487

Basement 6

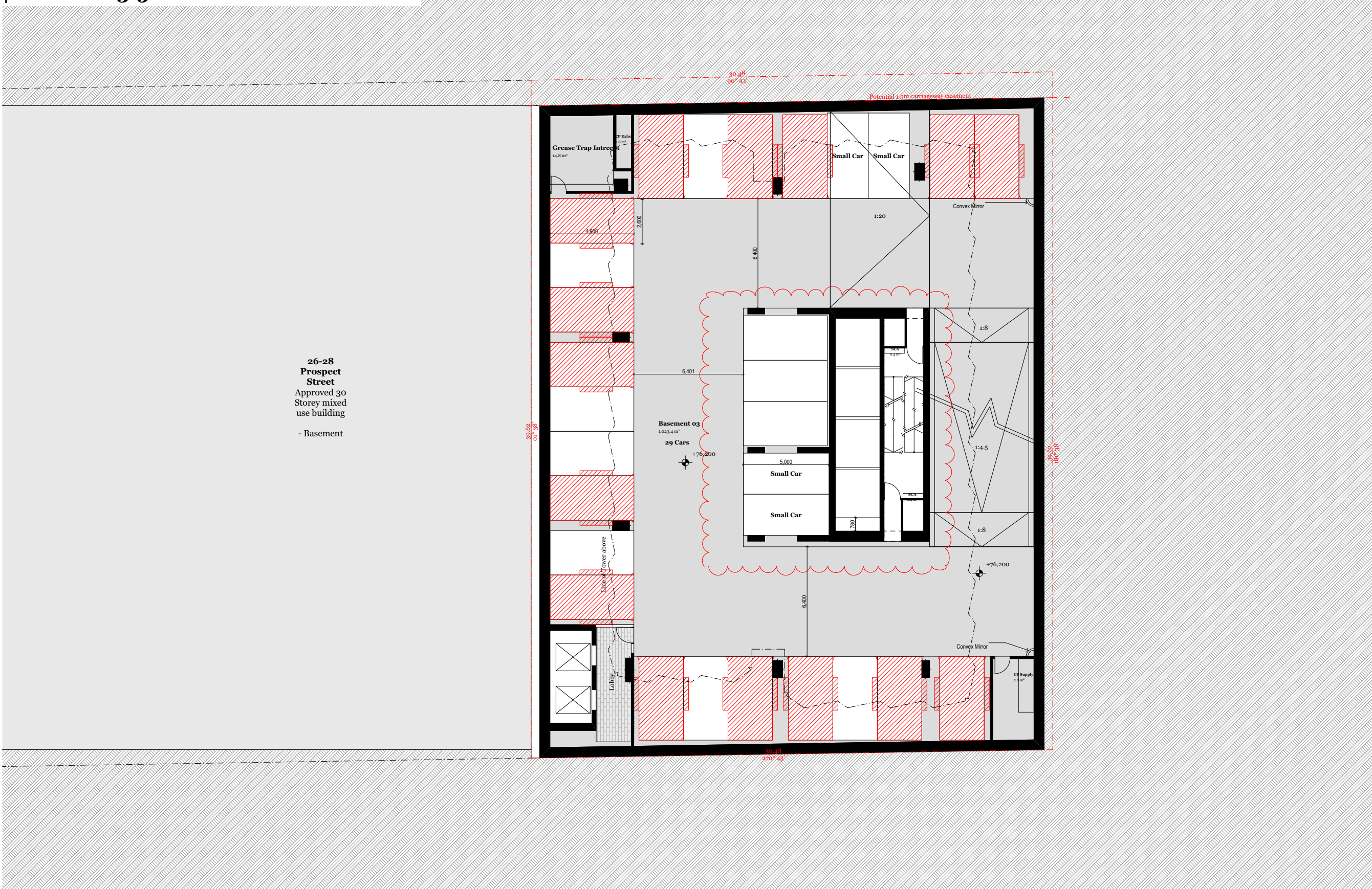
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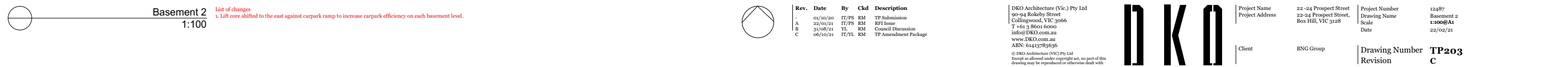
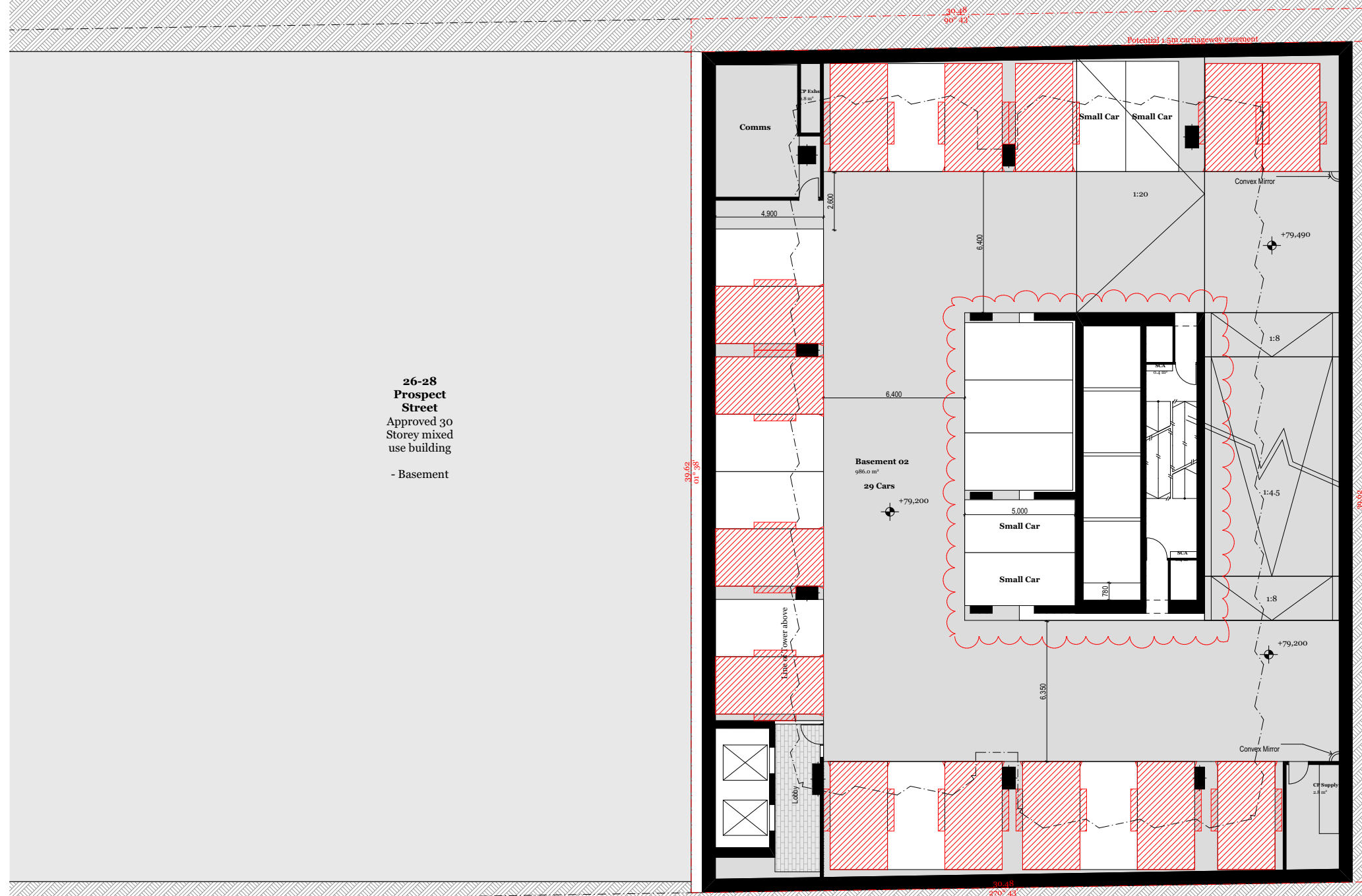
22/02/21

TP201

C

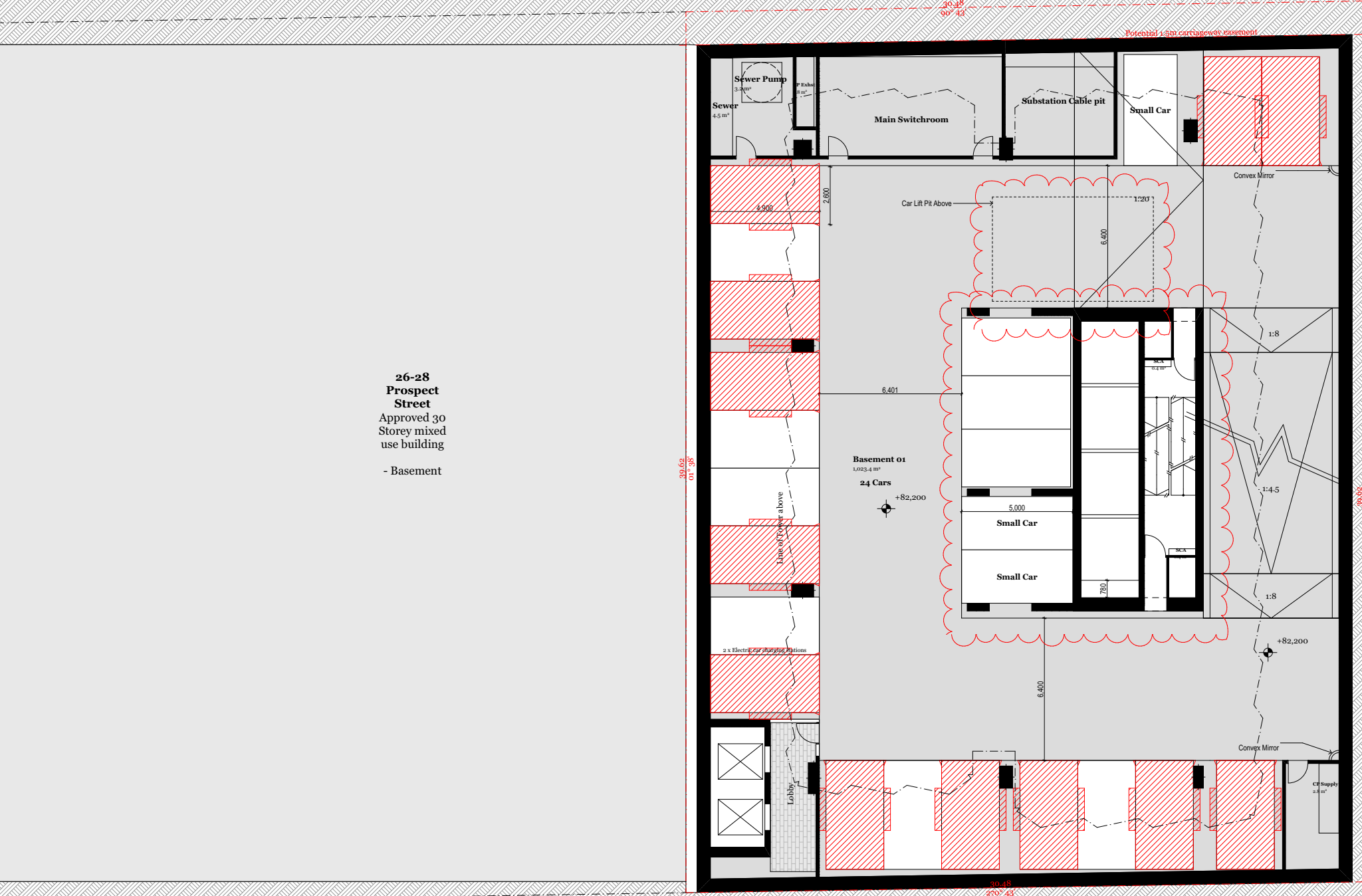
|Basement 3-5





10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Basement 1



Basement 1
1:100

List of changes

1. Reconfigured lift core and services arrangement

Rev.	Date	By	Ckd	Description
-	01/01/20	TT/PS	RM	TP Submission
A	22/01/21	TT/PS	RM	RFI Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	TT/TL	RM	TP Amendment Package

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Client

Project Name
Project Address

22 -24 Prospect Street
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Project Number
Drawing Name
Scale
Date

12487
Basement 1
1:100@A1
22/02/21

Drawing Number
Revision

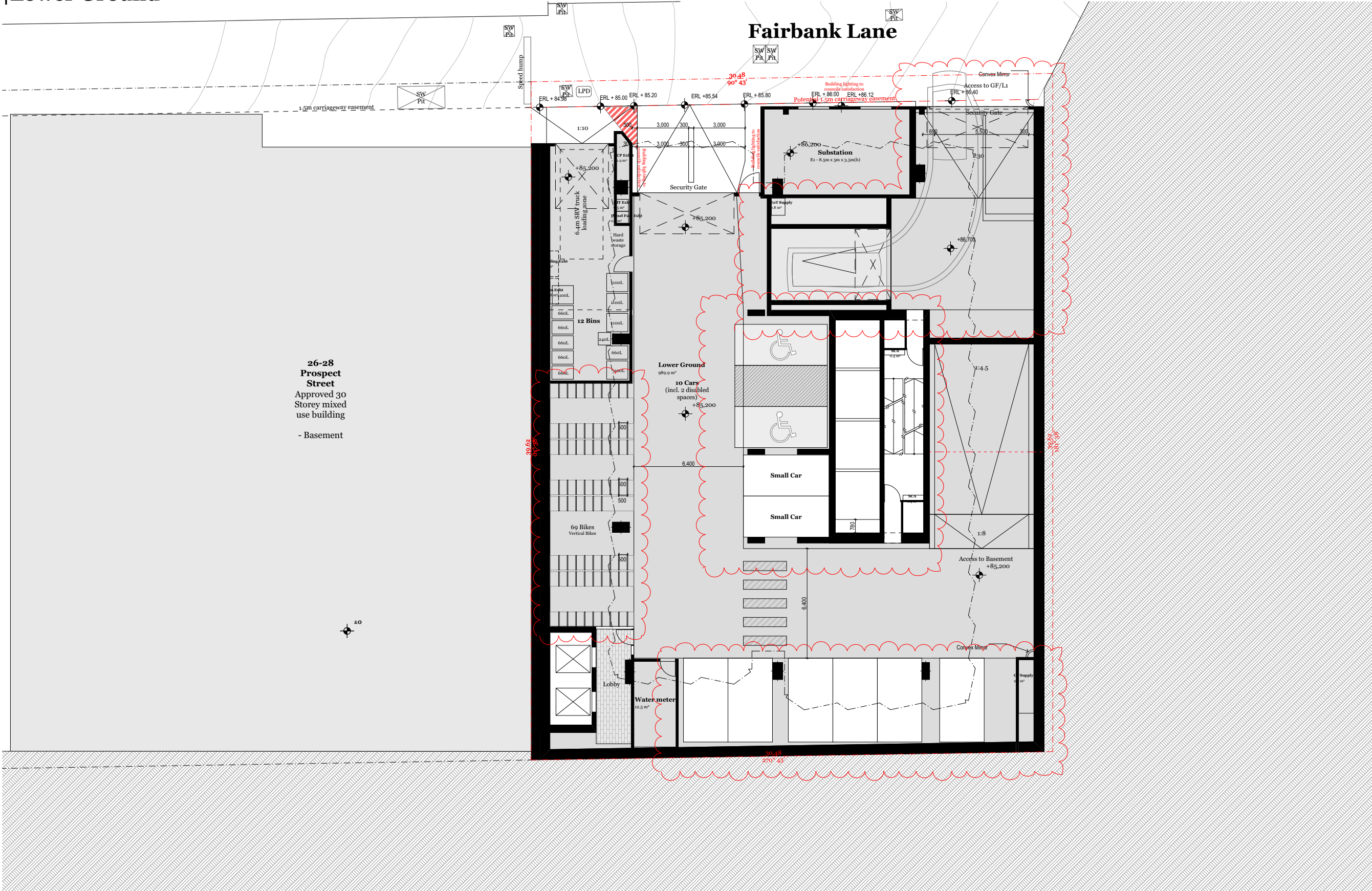
TP204
C

Client

BNG Group

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Lower Ground



Lower Ground

1:100

List of changes

1. Reconfigured End of Trip facility and services arrangement.

2. Additional car spaces on this level.

3. Introduced car-lift in lieu of ramp access to podium carparking.

Rev.

Date

By

Ckd

Description

-

01/01/20

IT/PS

RM

TP Submission

A

22/01/21

IT/PS

RM

RFI Issue

B

31/08/21

TL

RM

Council Discussion

C

08/10/21

IT/TL

RM

TP Amendment Package

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Project Name

22-24 Prospect Street

Project Address

Box Hill, VIC 3128

Client

BNG Group

Project Number

12487

Drawing Name

Lower Ground

Scale

1:100@A1

Date

22/02/21

Drawing Number

TP205

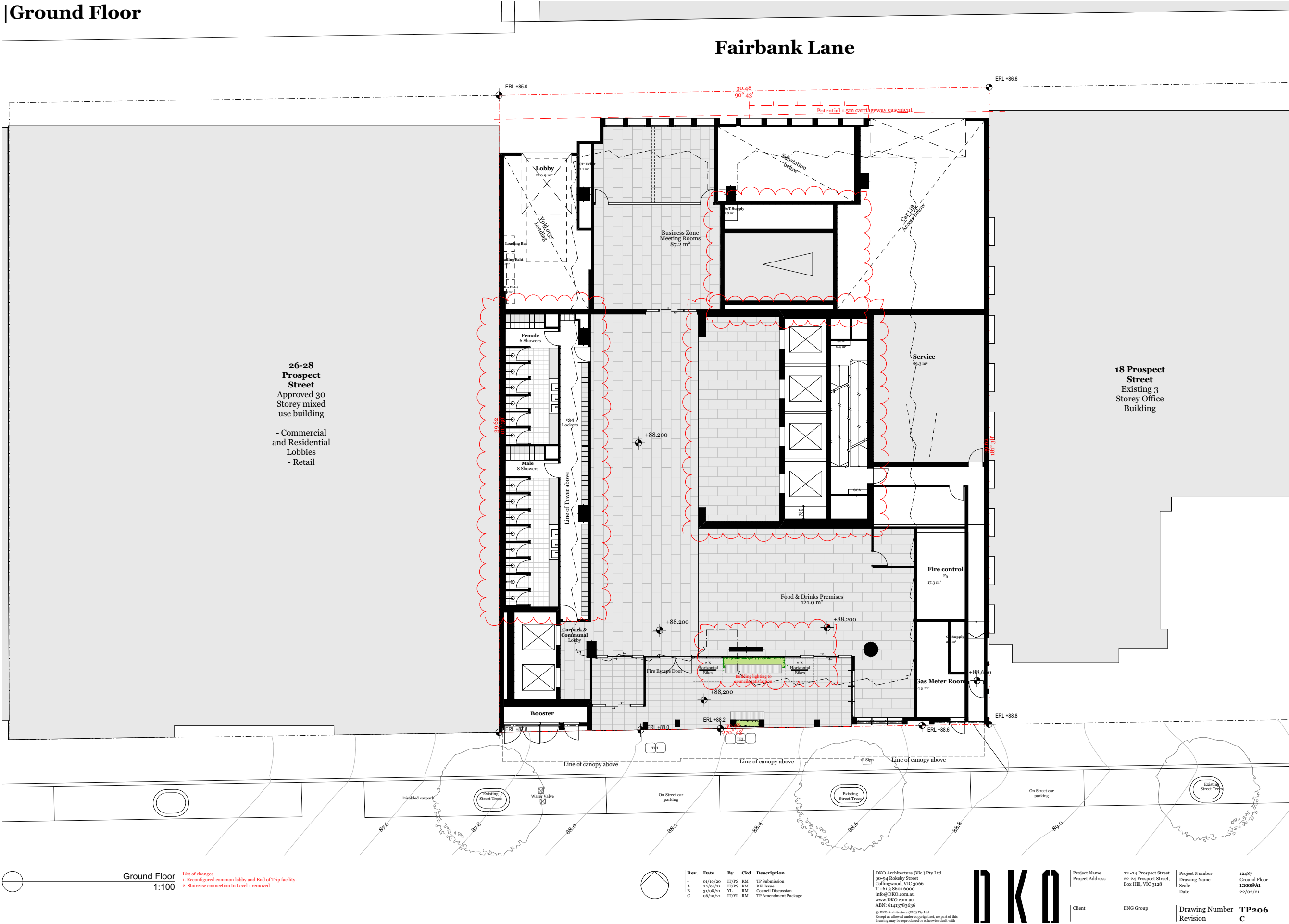
Revision

C

Page 46

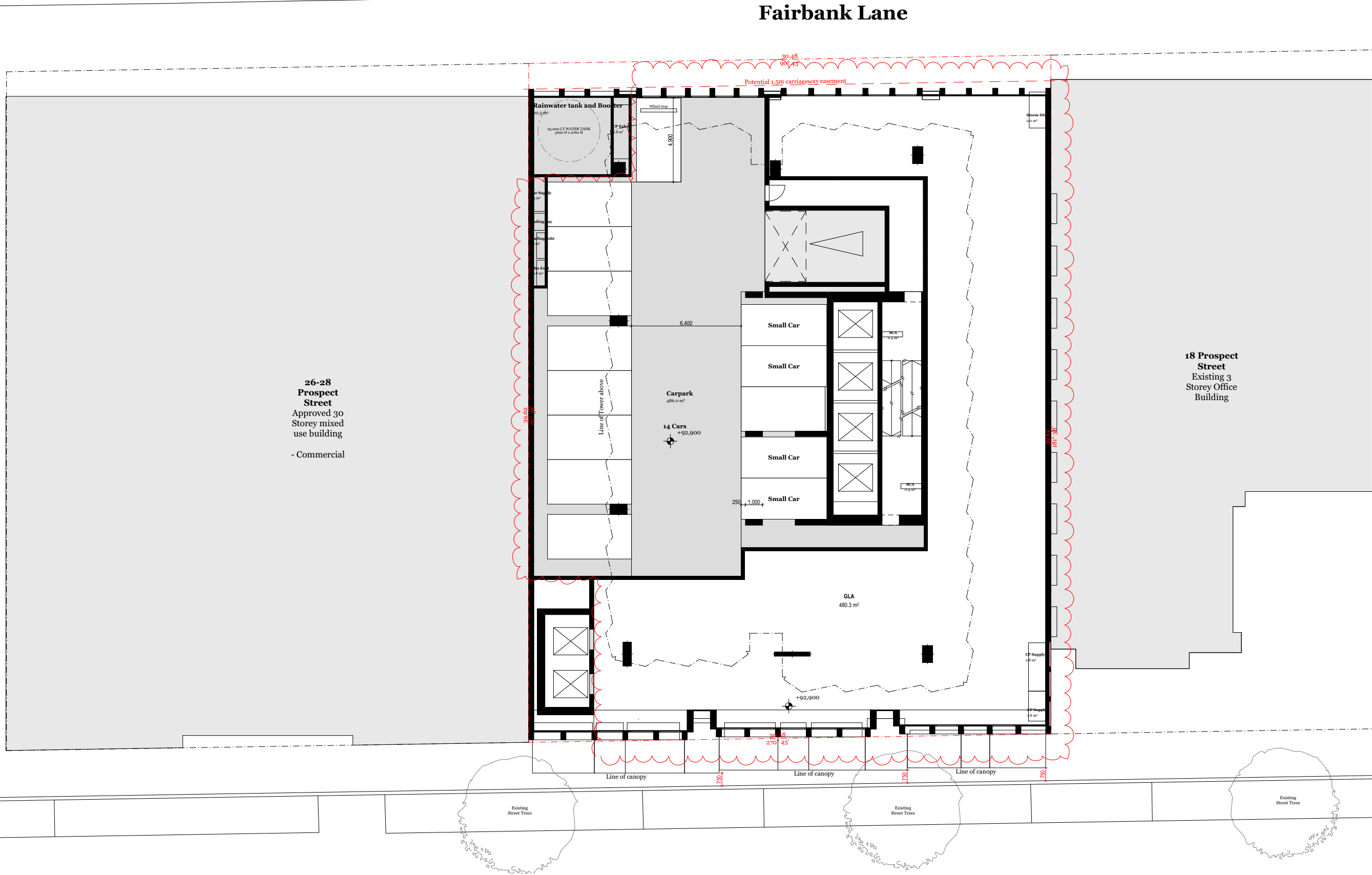
10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Ground Floor



10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Level 1



Level 1 - Podium

1:100

List of changes

1. Reconfigured carpark to increase commercial GFA and activation in podium to Prospect St and Fairbank Lane.

Rev.

Date

By

Ckd

Description

-

01/01/20

IT/PS RM

TP

Submission

A

22/01/21

IT/PS RM

RFI

Issue

B

31/08/21

TL RM

Council

Discussion

C

08/10/21

IT/TL RM

TP

Amendment Package

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Project Name

22 -24 Prospect Street

Project Address

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Client

BNG Group

Project Number

12487

Drawing Name

Level 1

Scale

1:100@A1

Date

22/02/21

Drawing Number

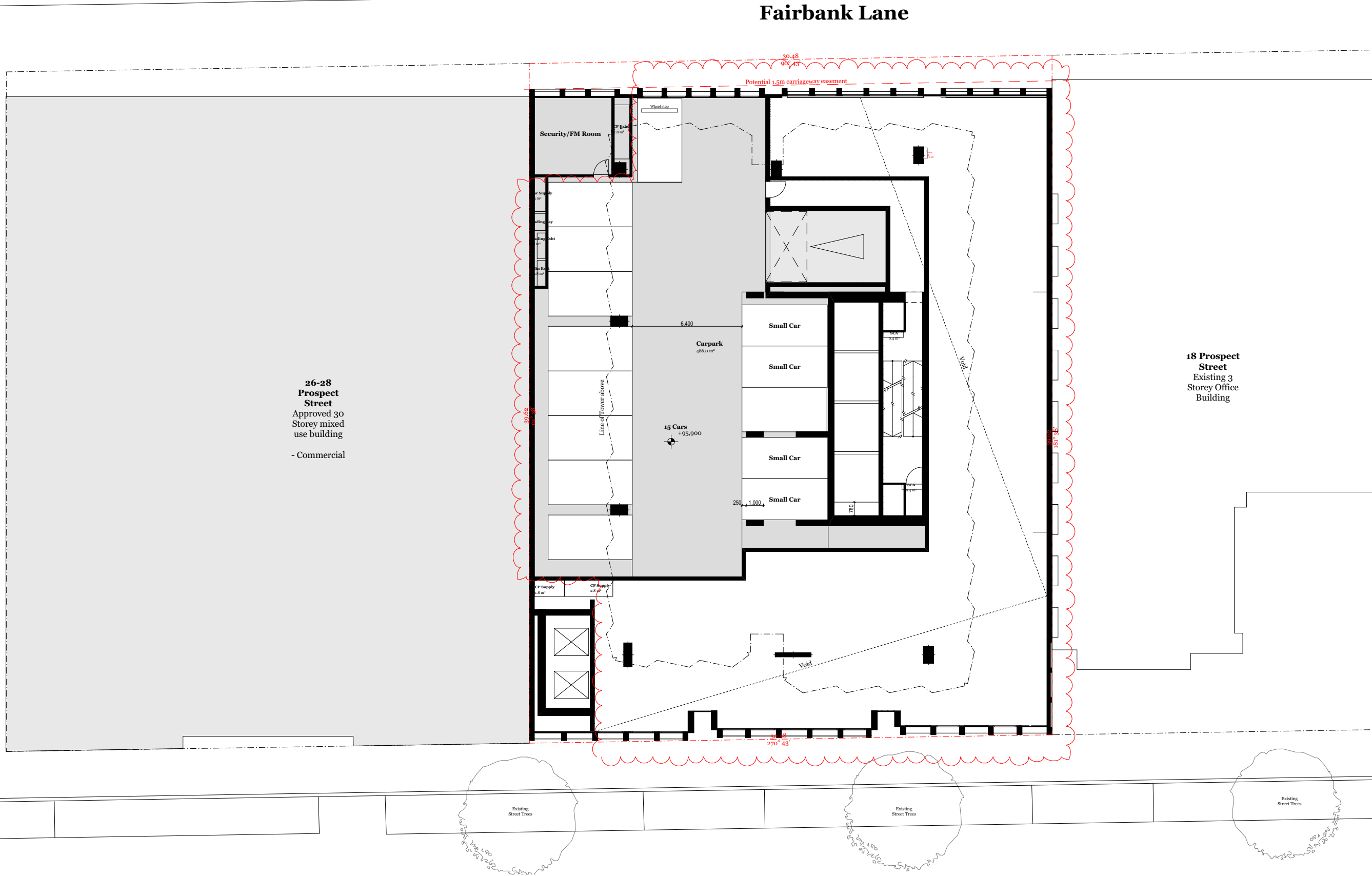
TP207

Revision

C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Level 2



Level 2 - Podium

1:100

List of changes

1. Reconfigured carpark to increase commercial GFA and activation in podium to Prospect St and Fairbank Lane.

Rev.

Date

By

Ckd

Description

-

01/01/20

IT/PS

RM

TP Submission

A

22/01/21

IT/PS

RM

RFI Issue

B

31/08/21

TL

RM

Council Discussion

C

08/10/21

IT/TL

RM

TP Amendment Package

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BNG Group

Project Number

Drawing Name

Scale

Date

12487

Level 2

1:100@A1

22/02/21

Drawing Number

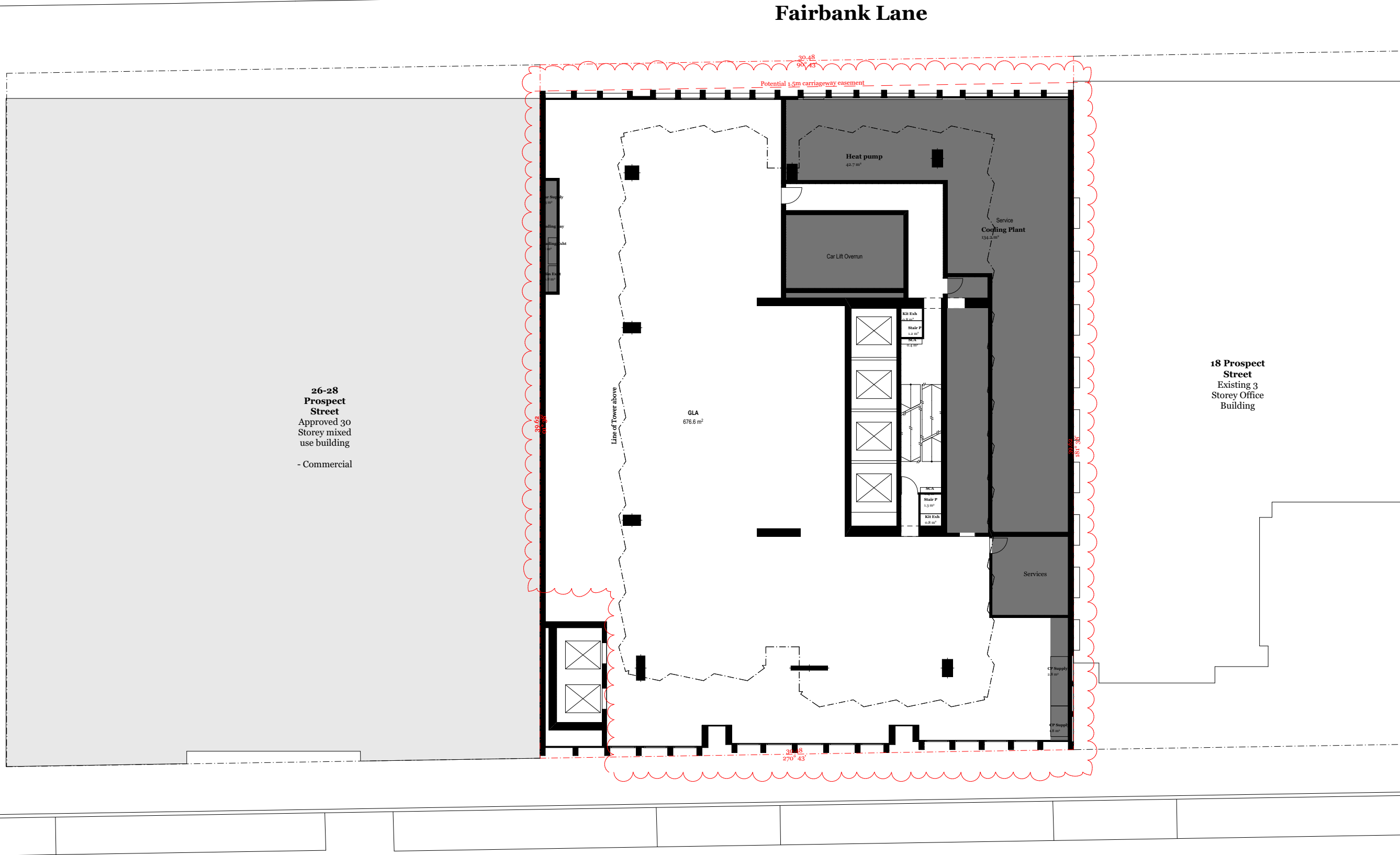
Revision

TP208

C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

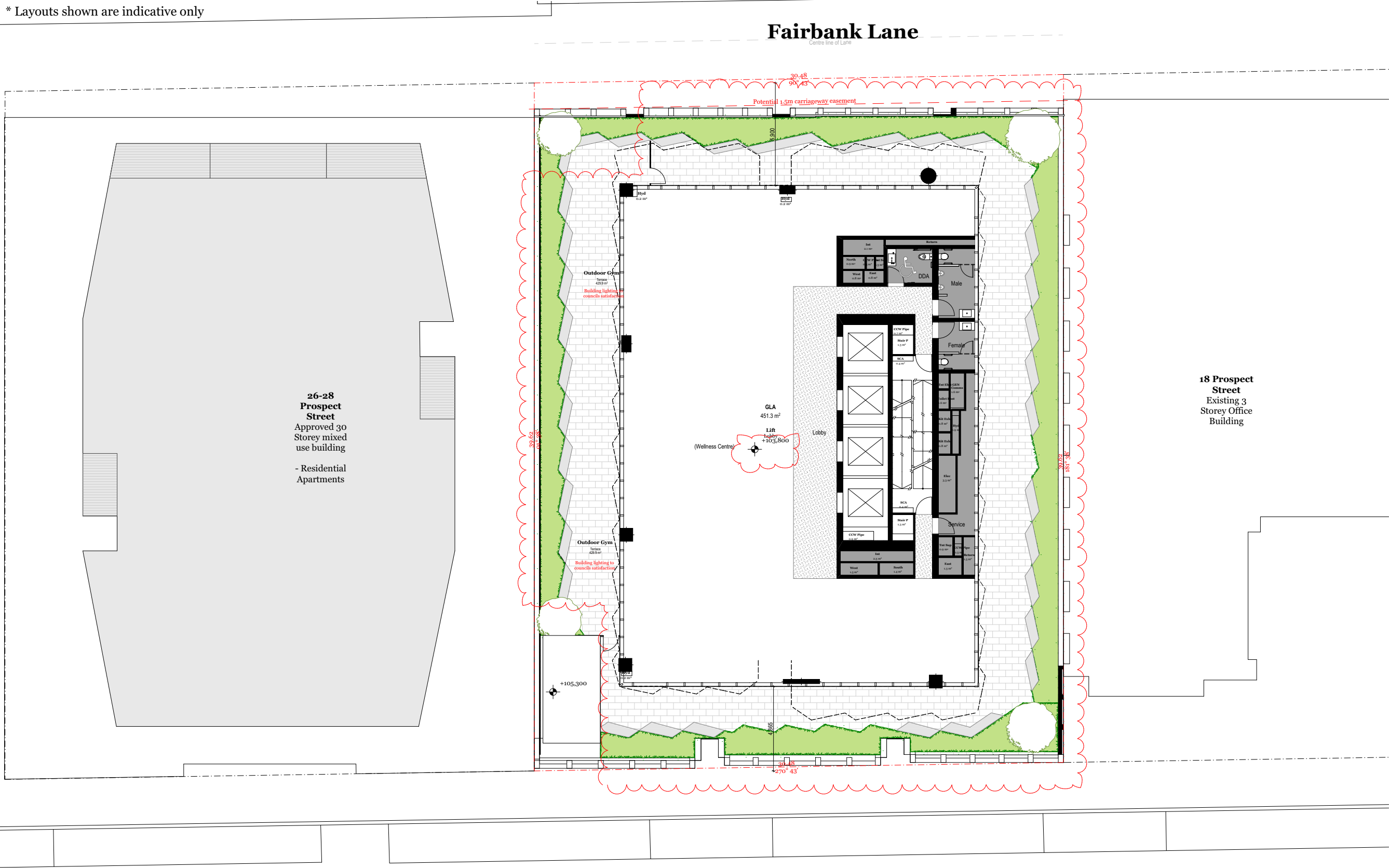
|Level 3



10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

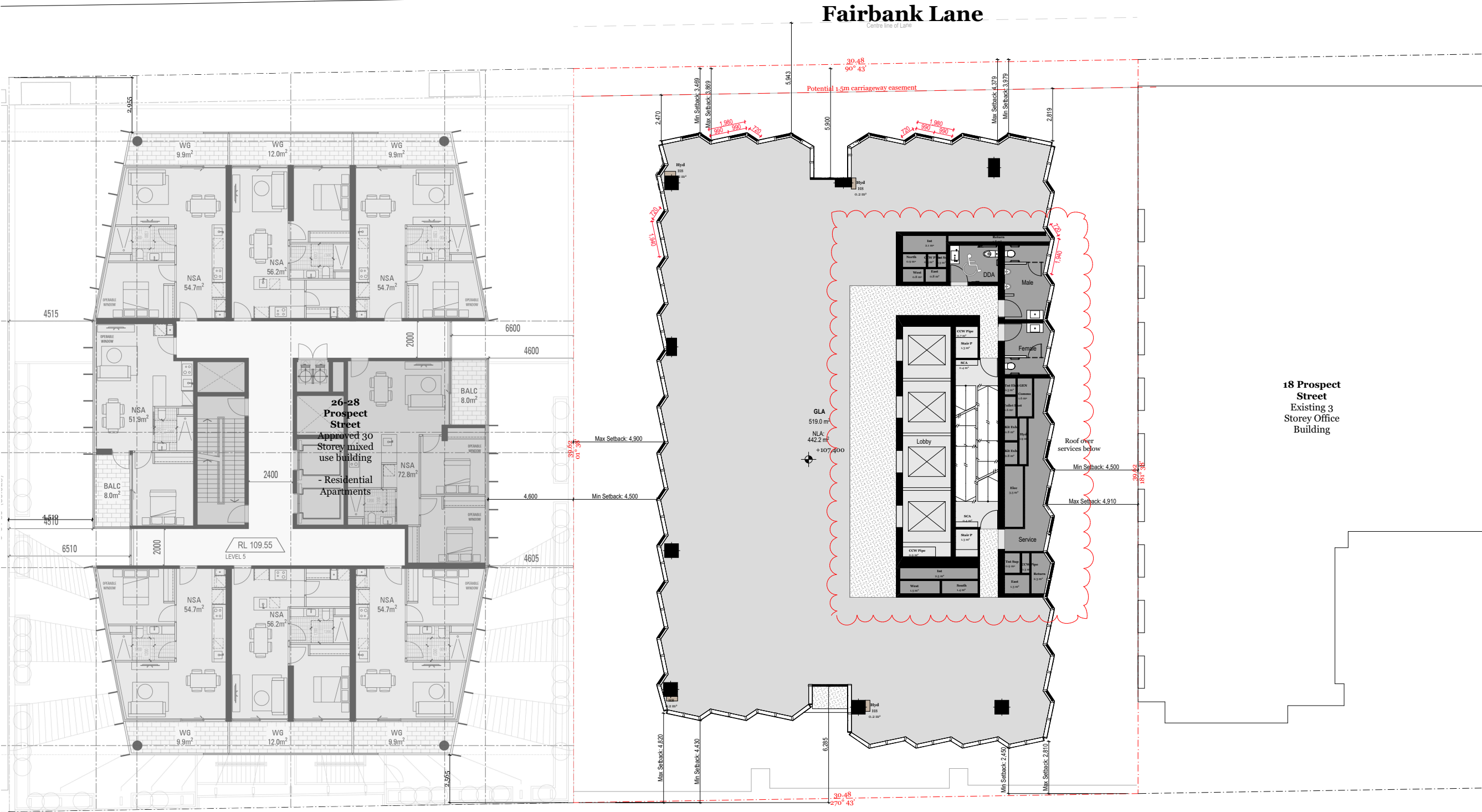
Level 4

* Layouts shown are indicative only



10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

Level 5



Level 5 - Typical Level

1:100

List of changes

1. Reconfigured lift core, services arrangement and common amenities.

Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	TL	RM	Council Discussion
C	08/01/21	IT/TL	RM	TP Amendment Package

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Project Name

22-24 Prospect Street

Project Address

Box Hill, VIC 3128

Client

BNG Group

Project Number

12487

Drawing Name

Level 5

Scale

1:100@A1

Date

22/02/21

Drawing Number

TP211

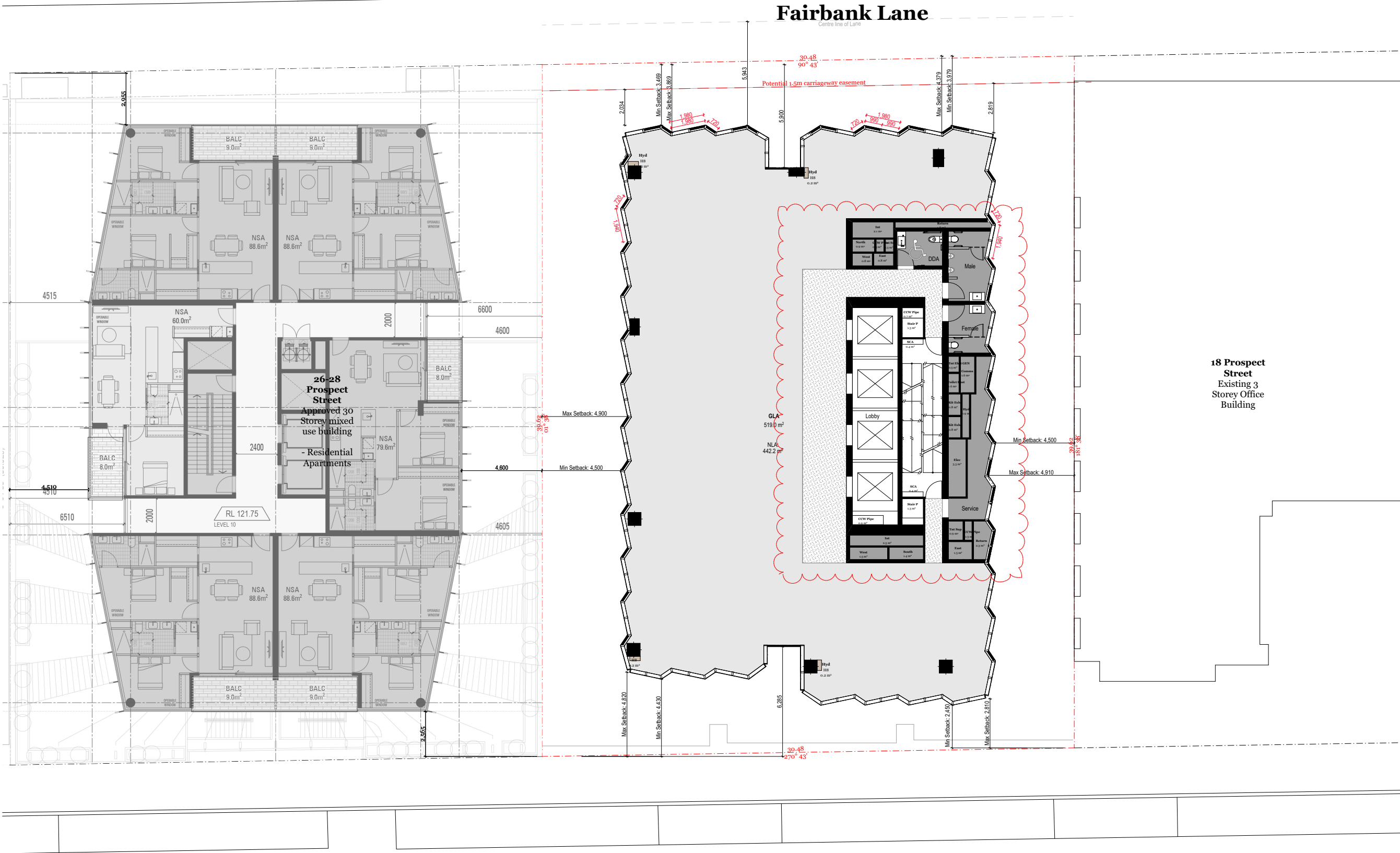
Revision

C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Typical Tower- Level 6, 7, 11, 12, 13, 14, 16, 17, 18, 22, 23, 24

* Layouts shown are indicative only



Level 13 - Typical Upper

1:100

List of changes

1. Reconfigured lift core, services arrangement and common amenities.

Rev.

Date

By

Ckd

Description

A

01/01/20

IT/PS

RM

TP Submission

B

22/01/21

IT/PS

RM

RFI Issue

C

31/08/21

TL

RM

Council Discussion

08/01/21

IT/TL

RM

TP Amendment Package

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Client

BNG Group

Project Name

22 -24 Prospect Street

Project Address

Box Hill, VIC 3128

Project Number

12487

Drawing Name

Typical Tower- Level 6, 7, 11, 12, 1

Scale

1:100@A1

Date

22/02/21

Drawing Number

TP212

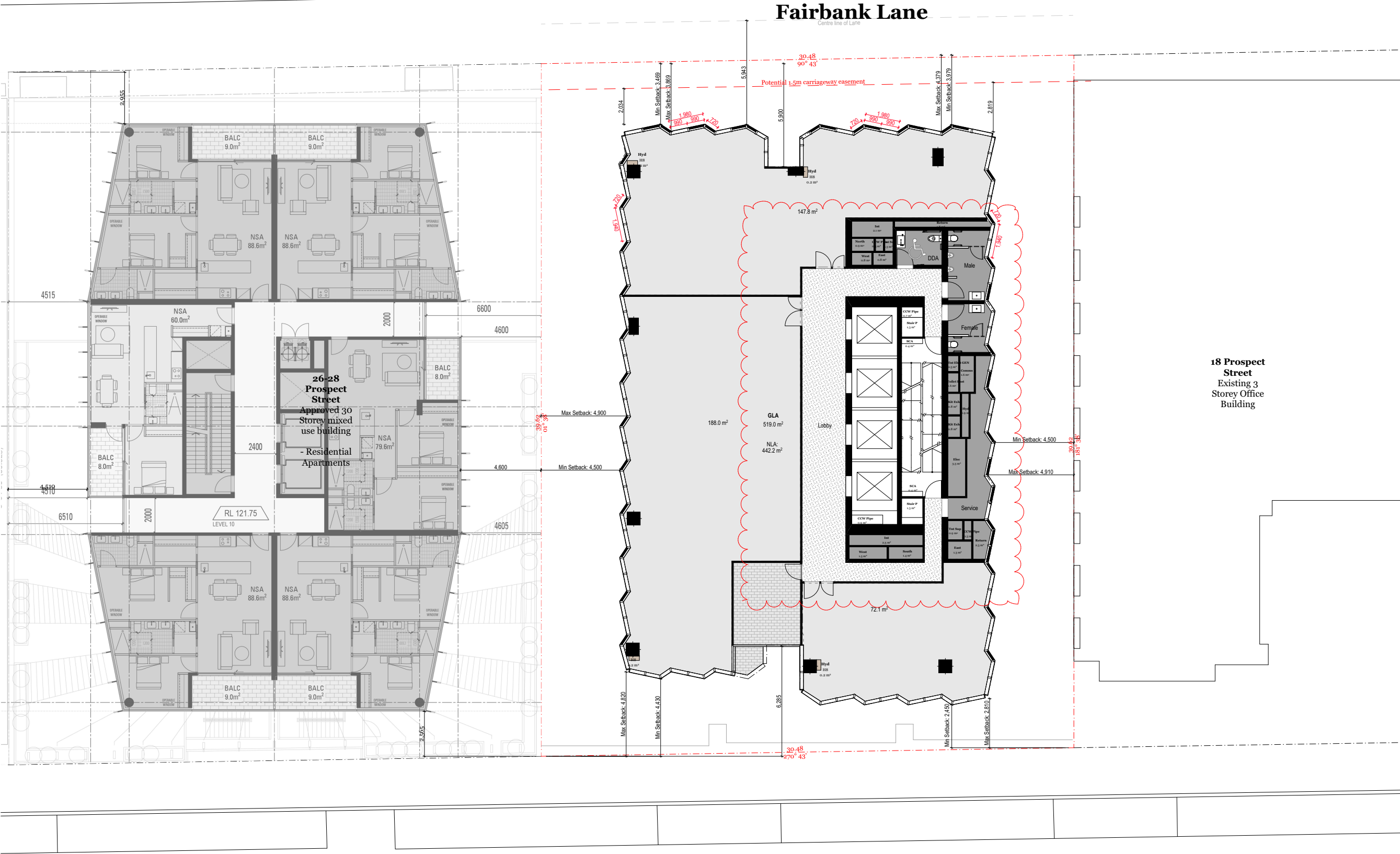
Revision

C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

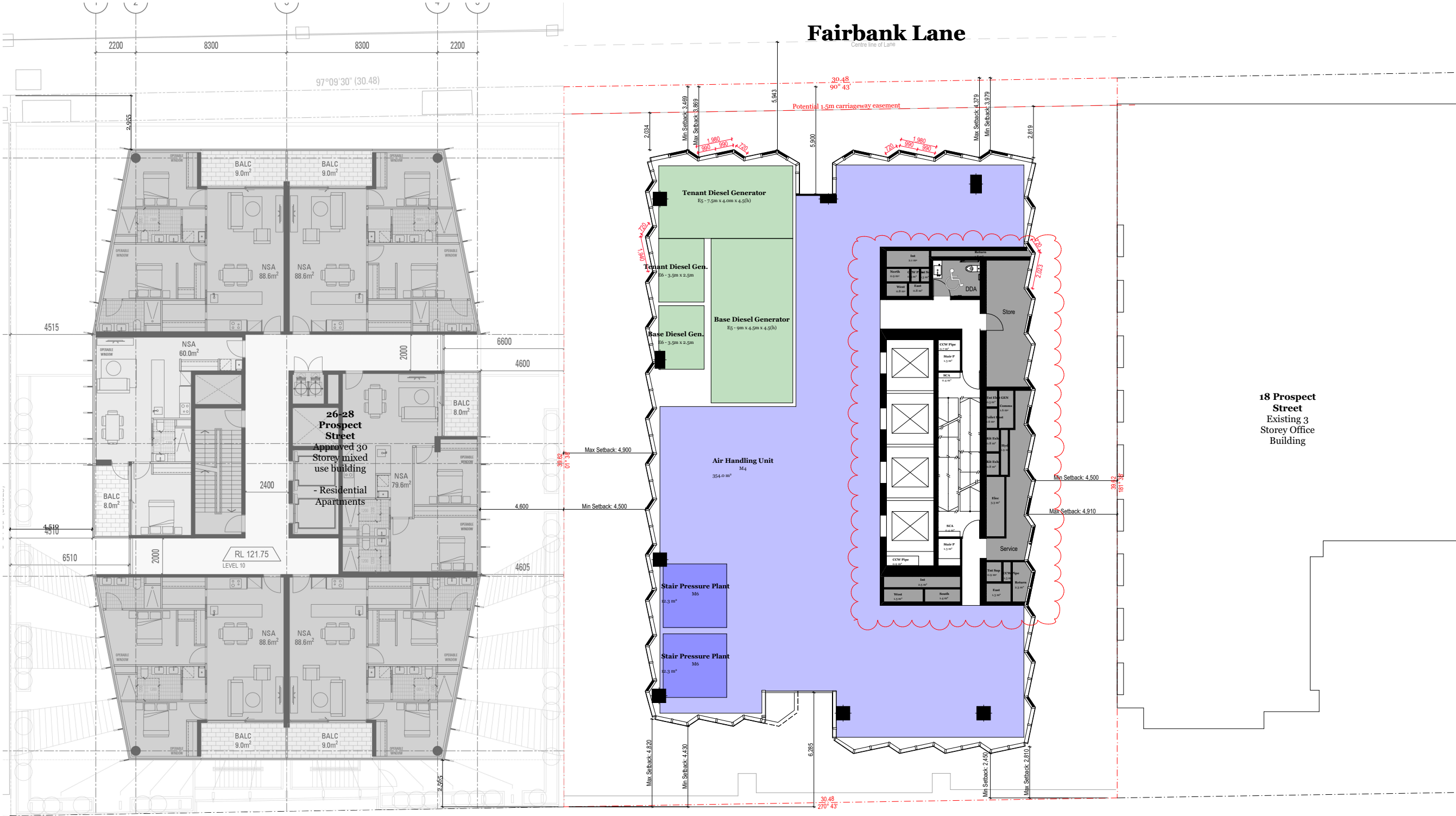
|West Vertical Garden - Level 8, 9, 10, 19, 20, 21

* Layouts shown are indicative only



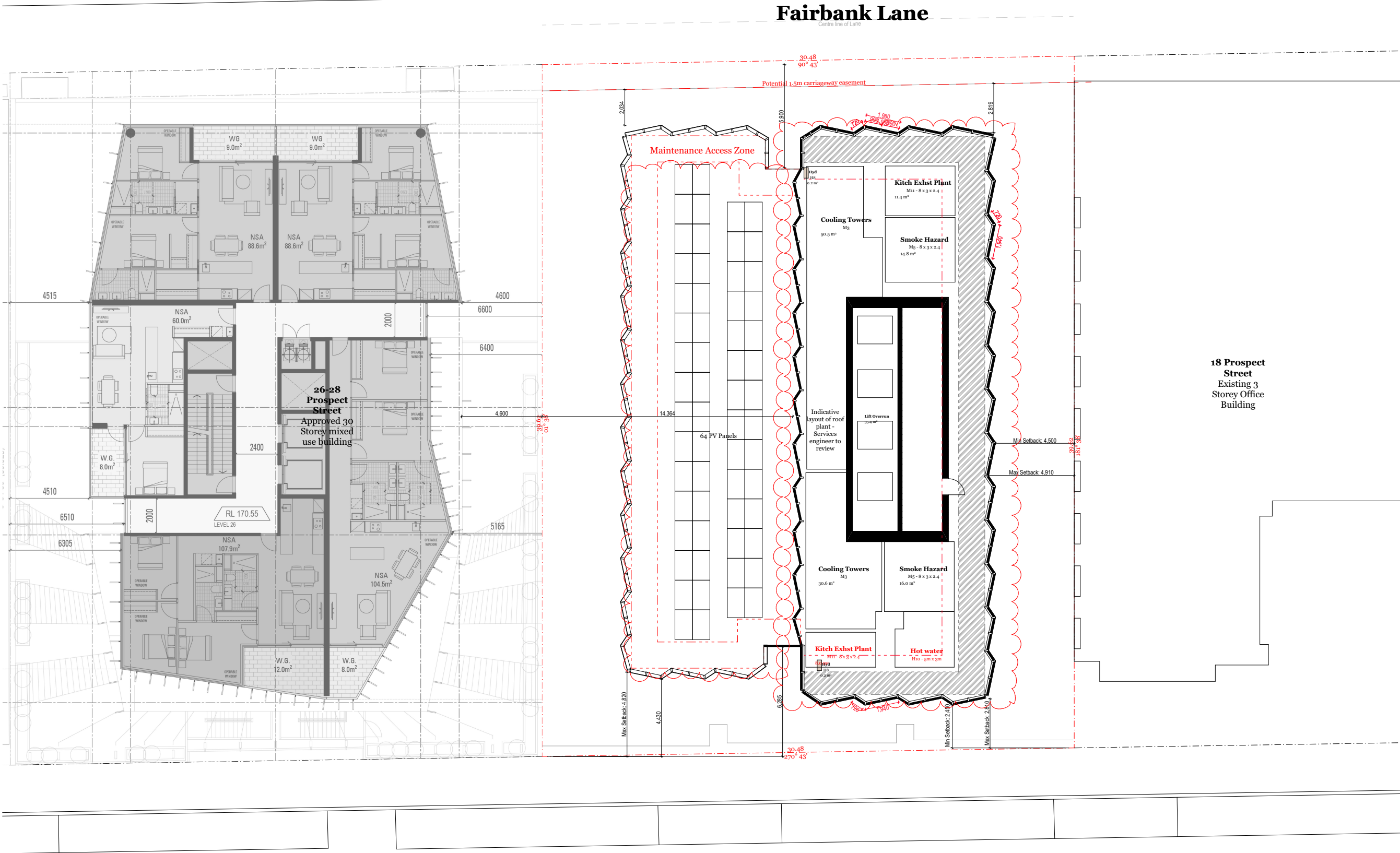
10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Level 15 - Air Handling Plant



10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Level 25 - Roof



Level 26 - Roof/Plant

1:100

List of changes

1. Reconfigured lift core and services arrangement

Rev.	Date	By	Cld	Description
-	01/01/20	TT/PS	RM	TP Submission
A	22/01/21	TT/PS	RM	RFI Issue
B	31/08/21	TL	RM	Council Discussion
C	06/01/21	TT/TL	RM	TP Amendment Package

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Project Name

Project Address

Client

22 -24 Prospect Street

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BNG Group

Project Number

Drawing Name

Scale

Date

Drawing Number

Revision

12487

Level 25 - Roof

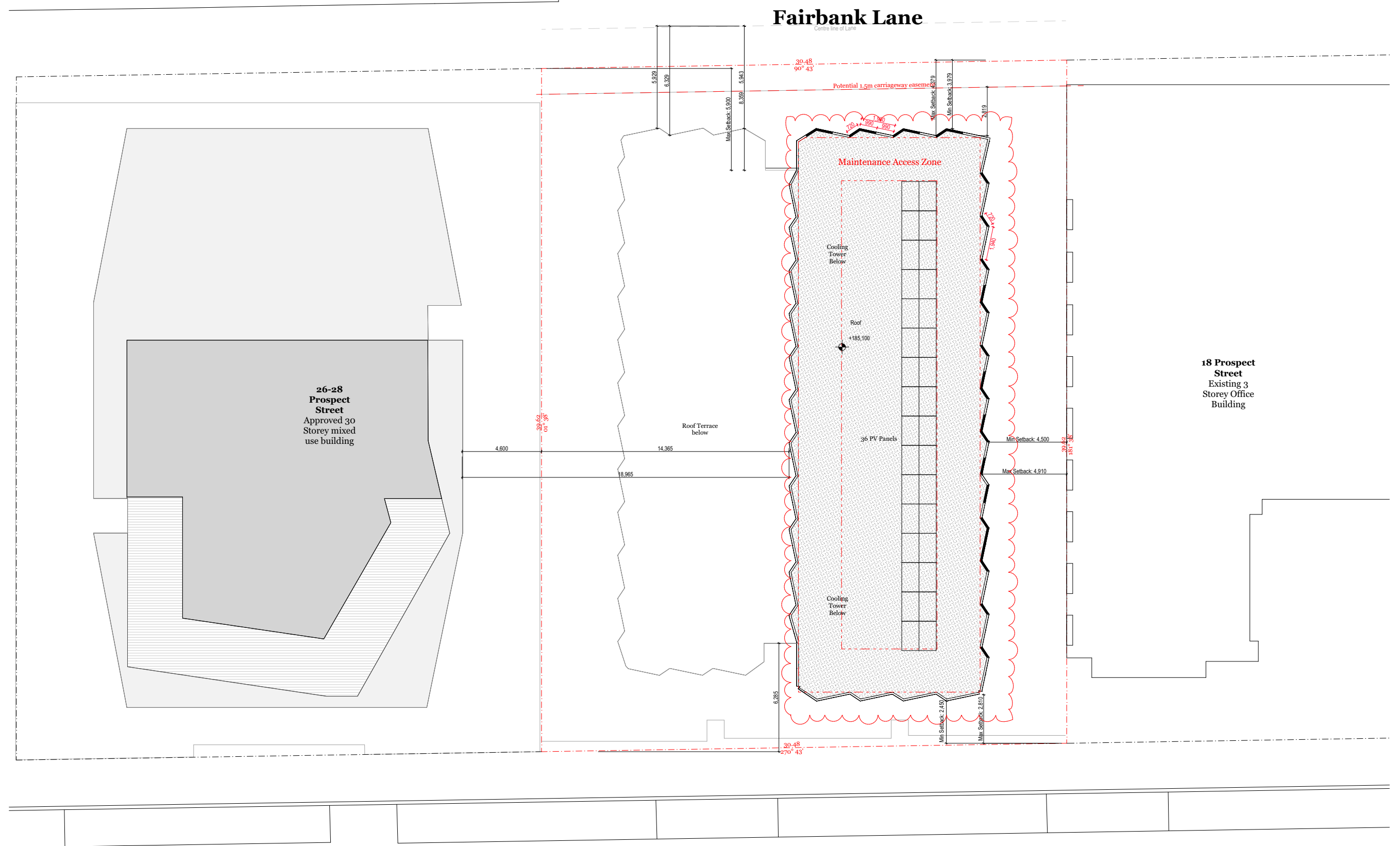
1:100@A1

22/02/21

TP219

C

Page 56



Level 27 - Upper Roof
1:100

List of changes
1. Reconfigured lift core and services arrangement

Rev.	Date	By	Ckd	Description
A	01/10/20	IT/PS	RM	TP Submission
B	22/04/21	IT/PS	RM	RPT Issue
B	31/08/21	YL	RM	Council Discussion
C	06/10/21	IT/YL	RM	TP Amendment Package

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K

D

Project Name	22-94 Prospect Street	Project Number	12487
Project Address	22-94 Prospect Street, Box Hill, VIC 3188	Drawing Name	Level 26 - Upper Roof
		Scale	1:100 @ A1
		Date	22/02/21

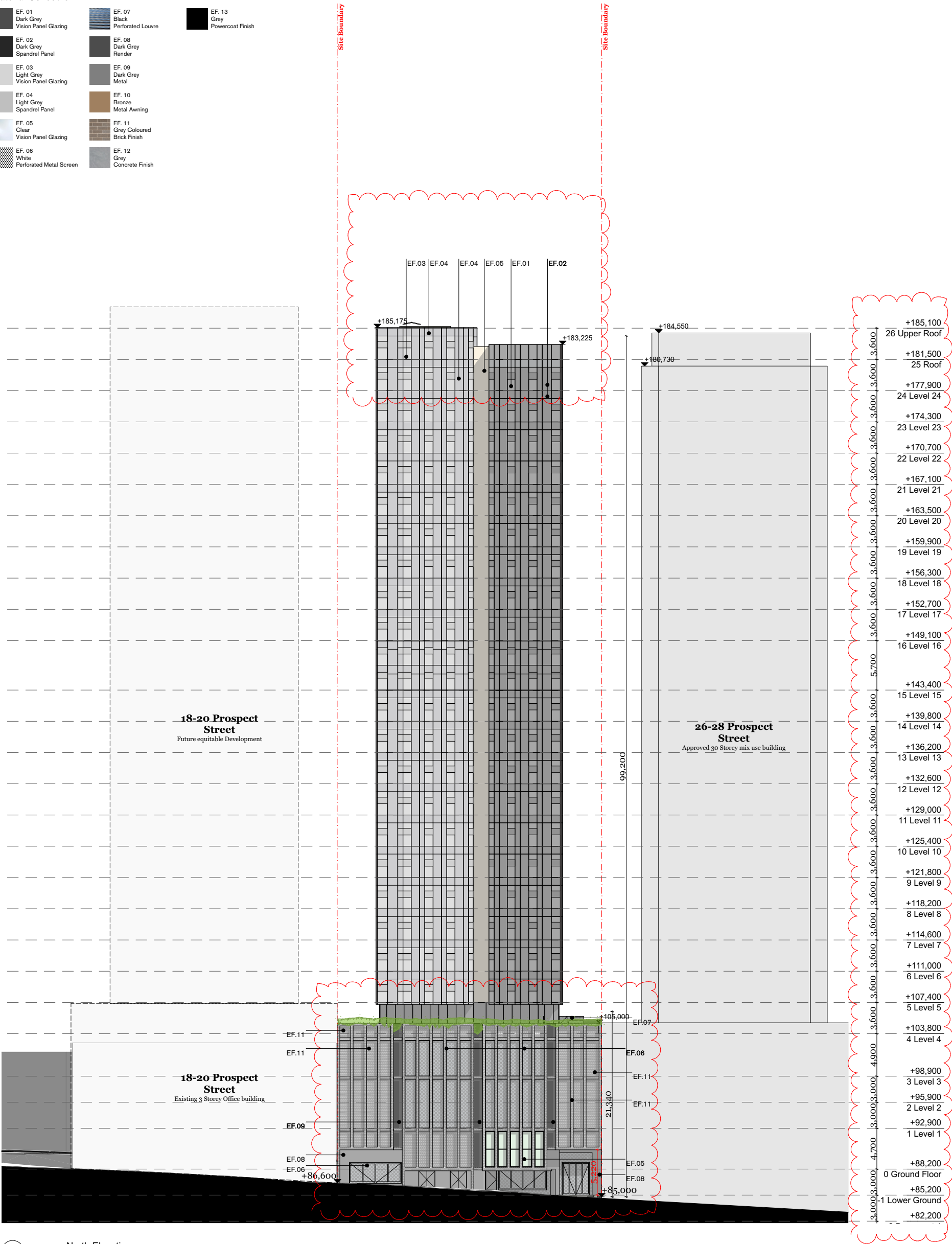
Client	BNG Group	Drawing Number	TP220
		Revision	C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Elevation - North

Material Schedule

EF. 01 Dark Grey Vision Panel Glazing	EF. 07 Black Perforated Louvre	EF. 13 Grey Powercoat Finish
EF. 02 Dark Grey Spandrel Panel	EF. 08 Dark Grey Render	
EF. 03 Light Grey Vision Panel Glazing	EF. 09 Dark Grey Metal	
EF. 04 Light Grey Spandrel Panel	EF. 10 Bronze Metal Awning	
EF. 05 Clear Vision Panel Glazing	EF. 11 Grey Coloured Brick Finish	
EF. 06 White Perforated Metal Screen	EF. 12 Grey Concrete Finish	



North Elevation
1:200

List of changes
1. Updated per changes in plan.
2. Removed Levels 25-29.

Rev.	Date	By	Ckd	Description
A	01/10/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RFL Issue
B	31/08/21	YL	RM	Council Discussion
C	06/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

22-24 Prospect Street
22-24 Prospect Street,
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Elevation - North
1:200 @ A1
11/10/2021

Client

BNG Group

Drawing Number
Revision

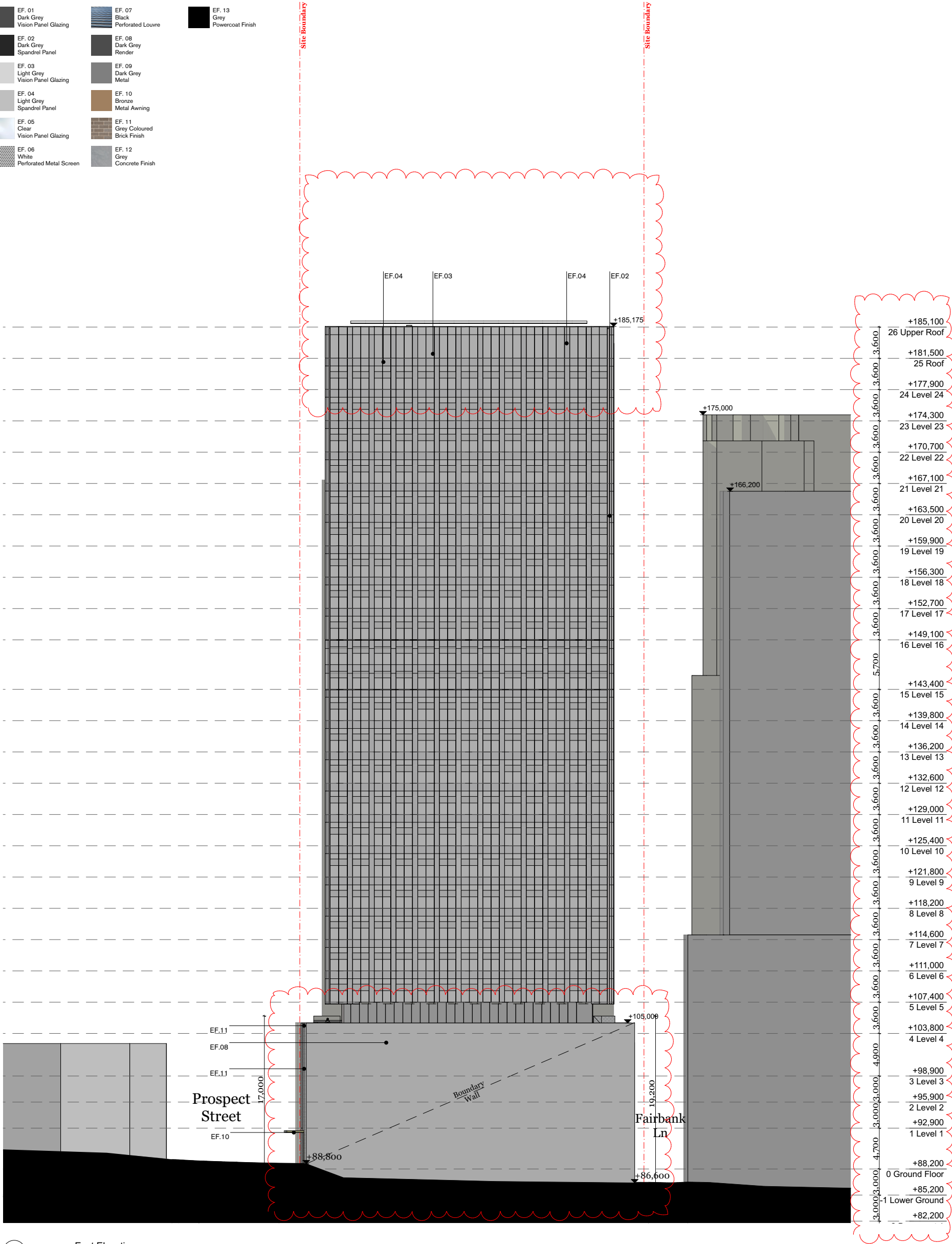
TP300
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Elevation - East

Material Schedule

EF. 01 Dark Grey Vision Panel Glazing	EF. 07 Black Perforated Louvre	EF. 13 Grey Powercoat Finish
EF. 02 Dark Grey Spandrel Panel	EF. 08 Dark Grey Render	
EF. 03 Light Grey Vision Panel Glazing	EF. 09 Dark Grey Metal	
EF. 04 Light Grey Spandrel Panel	EF. 10 Bronze Metal Awning	
EF. 05 Clear Vision Panel Glazing	EF. 11 Grey Coloured Brick Finish	
EF. 06 White Perforated Metal Screen	EF. 12 Grey Concrete Finish	



East Elevation
1:200

List of changes
1. Updated per changes in plan.
2. Removed Levels 25-29.

Rev.	Date	By	Ckd	Description
A	01/10/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RPI Issue
B	31/08/21	YL	RM	Council Discussion
C	06/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address
22-24 Prospect Street,
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date
12487
Elevation - East
1:200 @ A1
11/10/2021

Client
BNG Group

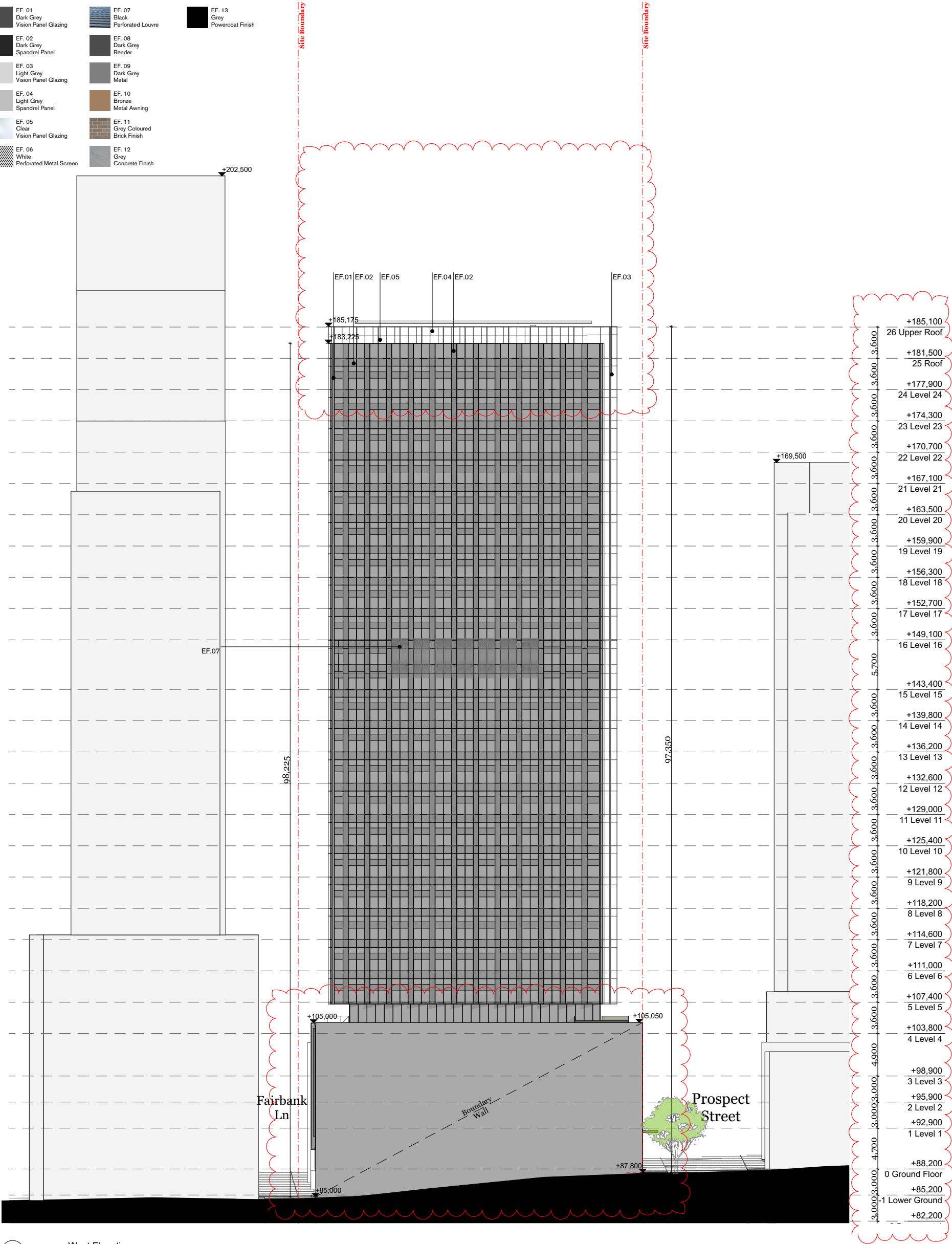
Drawing Number
Revision
TP301
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Elevations - West

Material Schedule

EF. 01 Dark Grey Vision Panel Glazing	EF. 07 Black Perforated Louvre	EF. 13 Grey Powercoat Finish
EF. 02 Dark Grey Spandrel Panel	EF. 08 Dark Grey Render	
EF. 03 Light Grey Vision Panel Glazing	EF. 09 Dark Grey Metal	
EF. 04 Light Grey Spandrel Panel	EF. 10 Bronze Metal Awning	
EF. 05 Clear Vision Panel Glazing	EF. 11 Grey Coloured Brick Finish	
EF. 06 White Perforated Metal Screen	EF. 12 Grey Concrete Finish	



West Elevation
1:200

List of changes
1. Updated per changes in plan.
2. Removed Levels 25-29.

Rev.	Date	By	Ckd	Description
A	01/10/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RPI Issue
C	31/08/21	YL	RM	Council Discussion
	06/10/21	IT/YL	RM	TP Amendment Package

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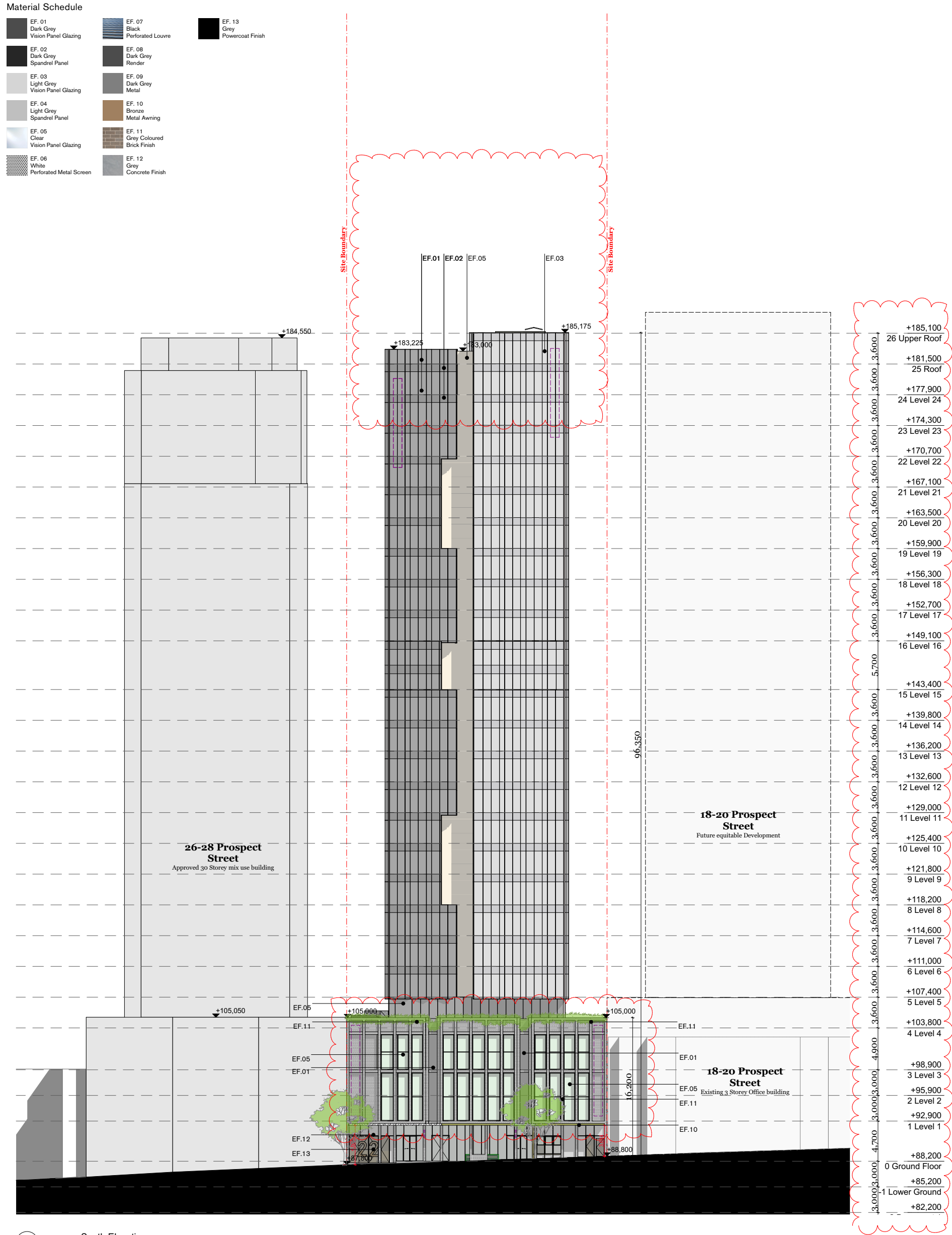
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Project Name	22-24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Elevations - West
		Scale	1:200 @ A1
		Date	11/10/2021
Client	BNG Group	Drawing Number	TP302
		Revision	C

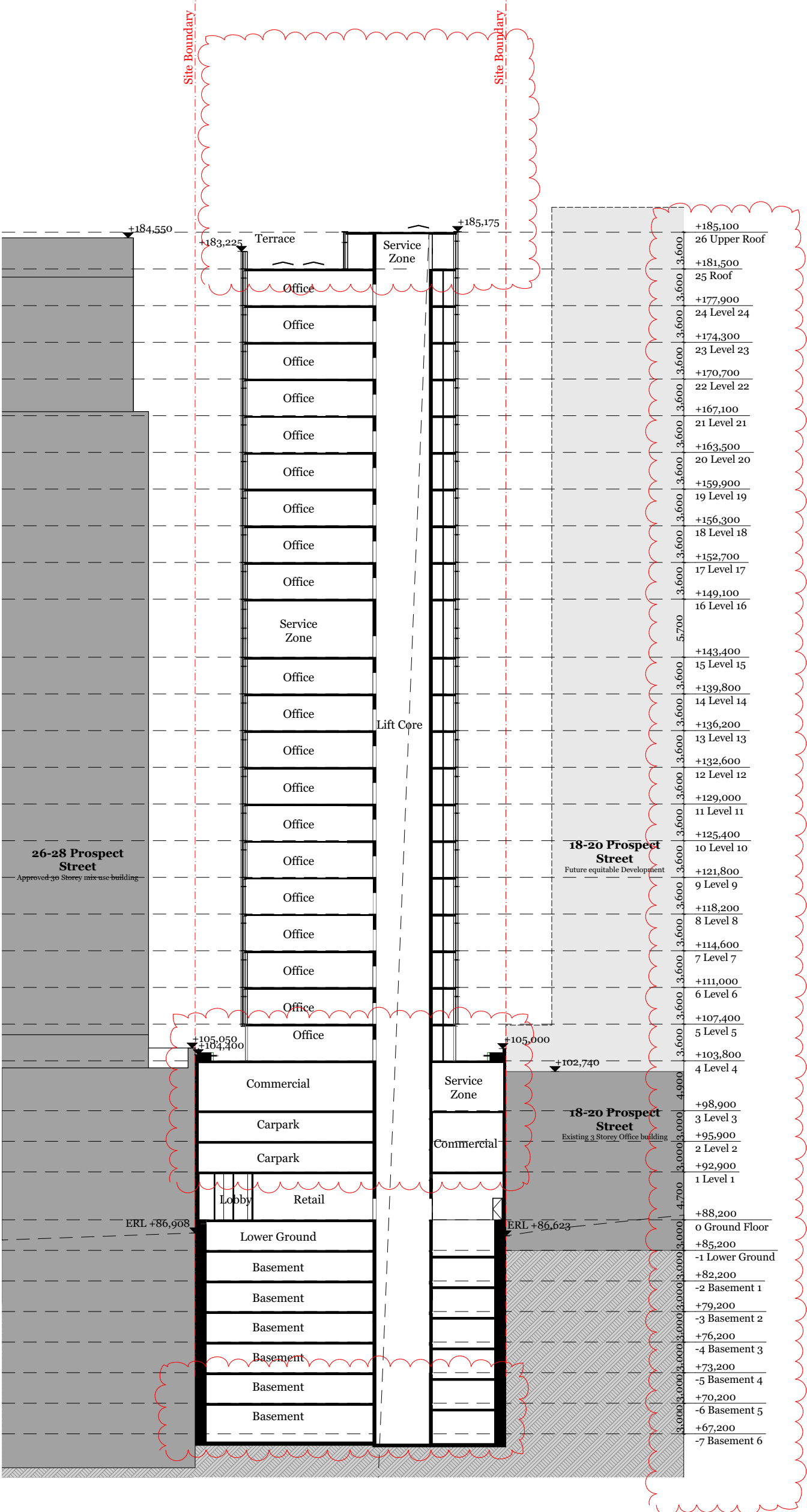
10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Elevations - South



10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Sections - E/W



List of changes
1. Updated per changes in plan.
2. Removed Levels 25-29.

Rev.	Date	By	Ckd	Description
A	01/10/20	IT/PS	RM	TP Submission
B	22/10/21	IT/PS	RM	RFL Issue
C	31/08/21	YL	RM	Council Discussion
	06/10/21	IT/YL	RM	TP Amendment Package

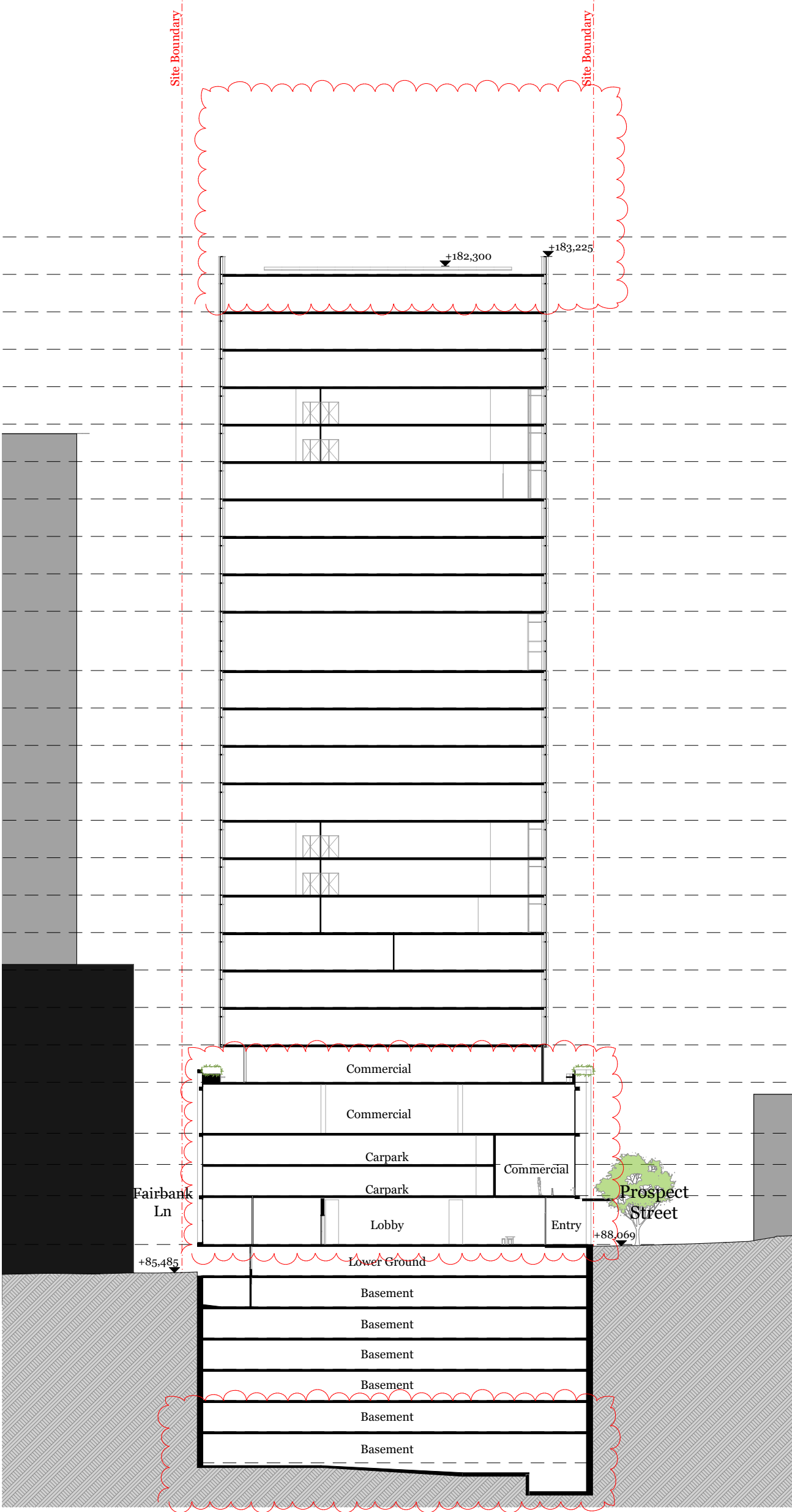
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Project Name	22-24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Sections - E/W
		Scale	1:200 @ A1
		Date	11/10/2021
Client	BNG Group	Drawing Number	TP304
		Revision	C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Sections - N/S



List of changes
1. Updated per changes in plan.
2. Removed Levels 25-29.

Rev.	Date	By	Ckd	Description
A	01/10/20	IT/PS	RM	TP Submission
B	22/01/21	IT/PS	RM	RPI Issue
C	31/08/21	YL	RM	Council Discussion
	06/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address
22-24 Prospect Street
Box Hill, VIC 3128


Project Number
Drawing Name
Scale
Date
12487
Sections - N/S
1:200 @ A1
11/10/2021

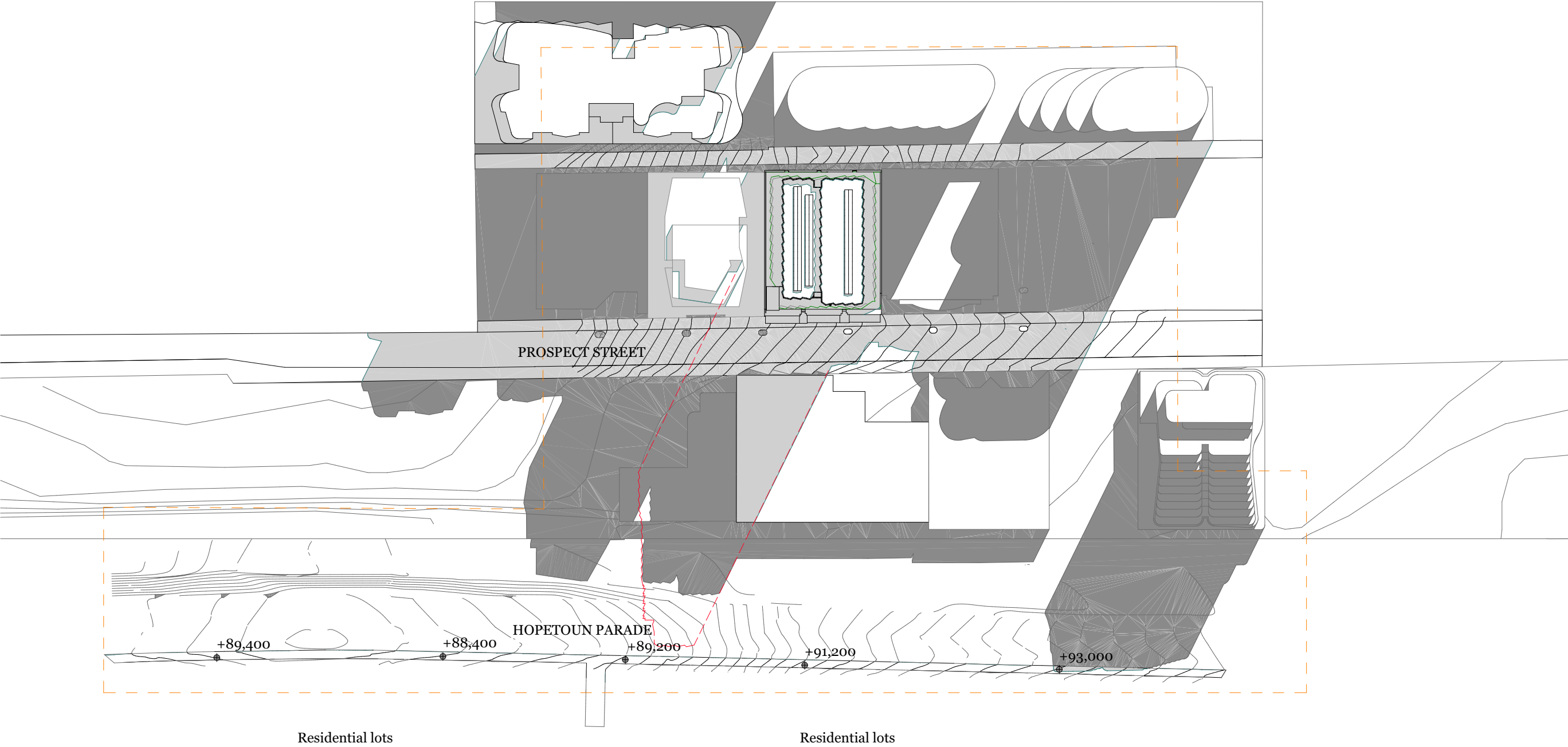
Client
BNG Group

Drawing Number
Revision
TP305
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Shadows - 11am
Equinox (22 Sept)

 - Outline of overshadowing from previous scheme



 SEPT 22 1100h
1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only

List of changes
1. Shadow impact studies updated to correspond with reduced building height.



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	YL	RM	Council Discussion
C	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Shadows - 11am
1:500@A1
22/02/21

Client

BNG Group

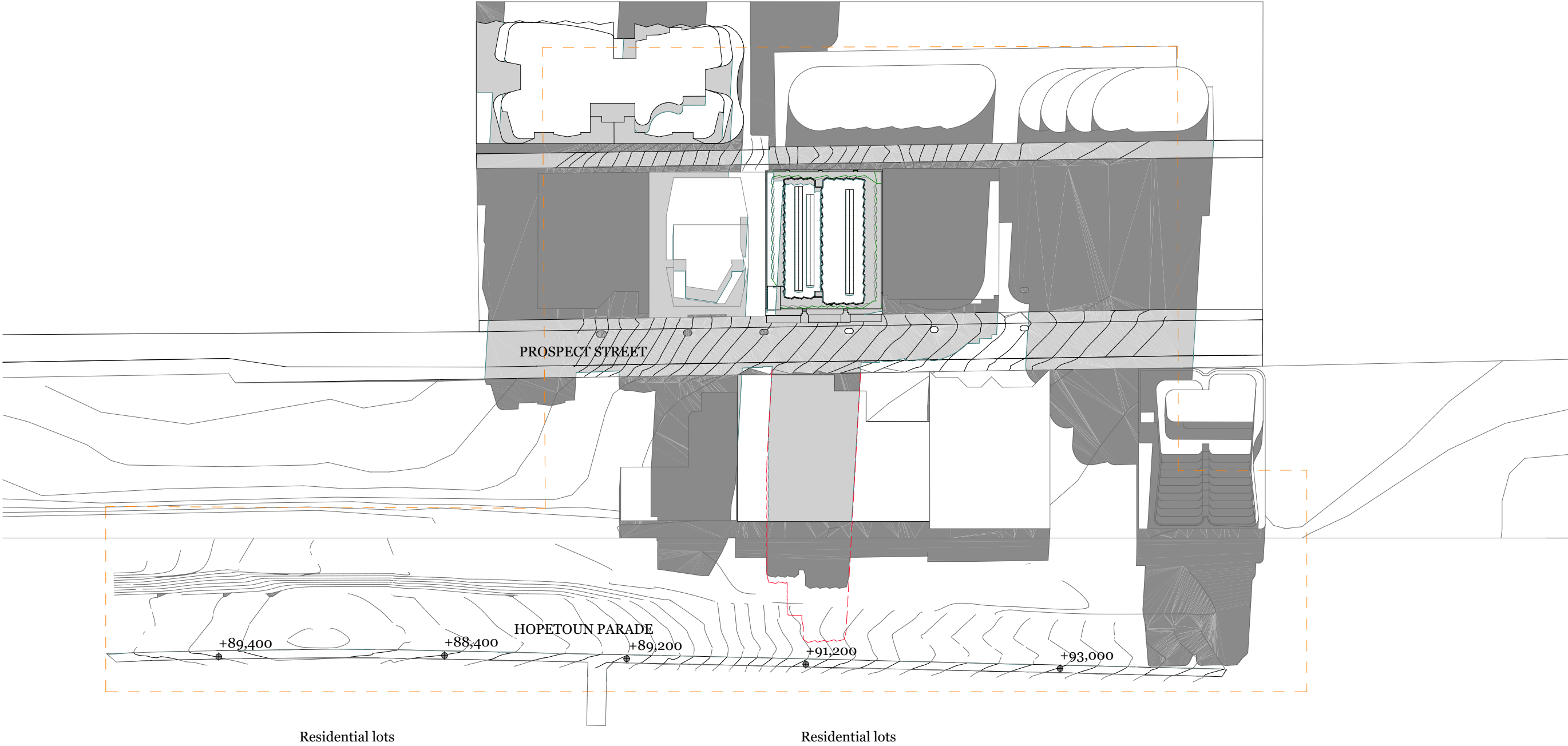
Drawing Number
Revision

TP400
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Shadows - 12pm
Equinox (22 Sept)

 - Outline of overshadowing from previous scheme



 SEPT 22 1200h
1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only

List of changes
1. Shadow impact studies updated to correspond with reduced building height.



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	YL	RM	Council Discussion
C	08/01/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

22 -24 Prospect Street
22-24 Prospect Street,
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Shadows - 12pm
1:500@A1
22/02/21

Client

BNG Group

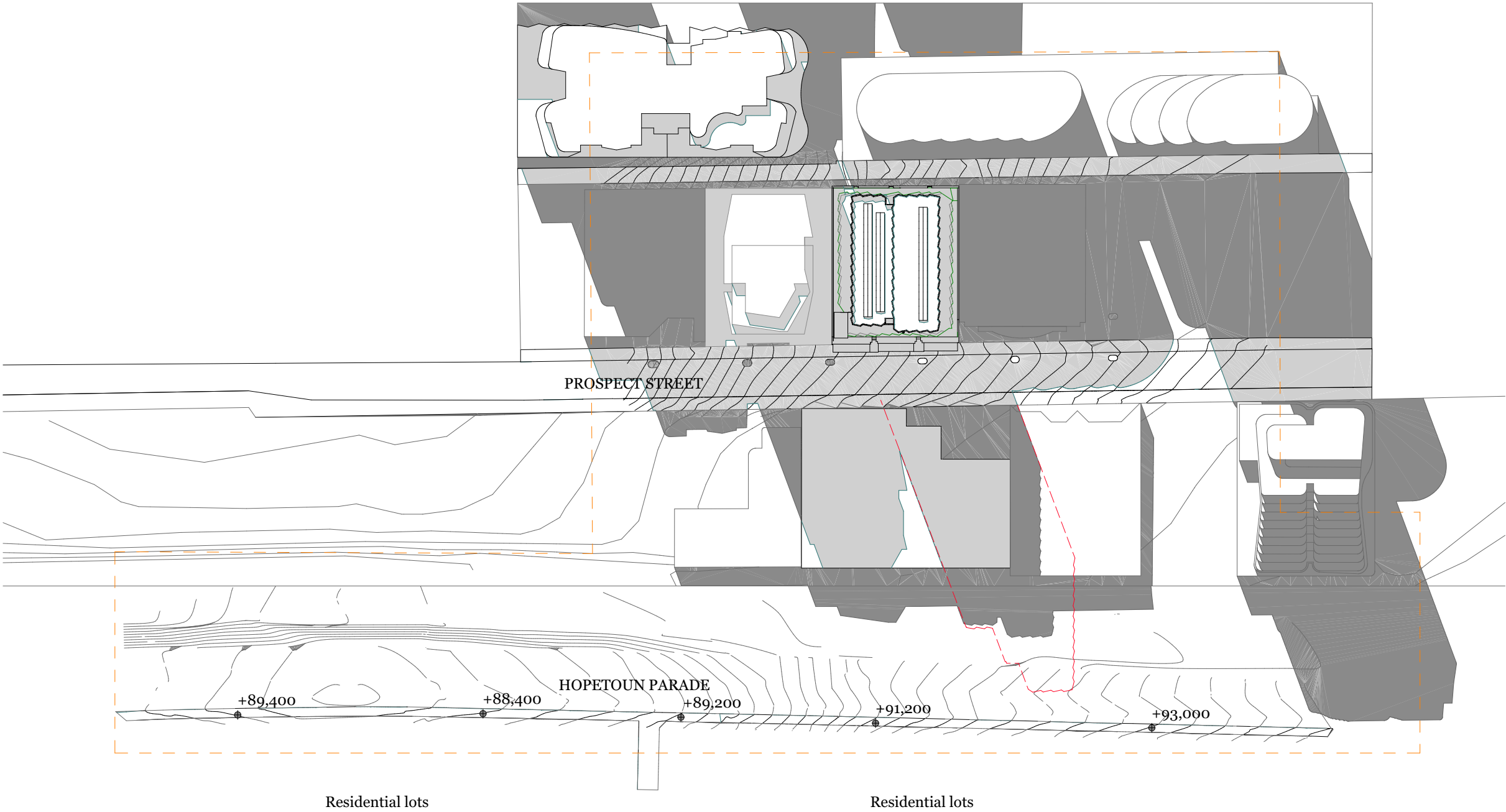
Drawing Number
Revision

TP401
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Shadows - 1pm
Equinox (22 Sept)

 - Outline of overshadowing from previous scheme



 SEPT 22 1300h
1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only

List of changes
1. Shadow impact studies updated to correspond with reduced building height.



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	YL	RM	Council Discussion
C	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Shadows - 1pm
1:500@A1
22/02/21

Client


BNG Group

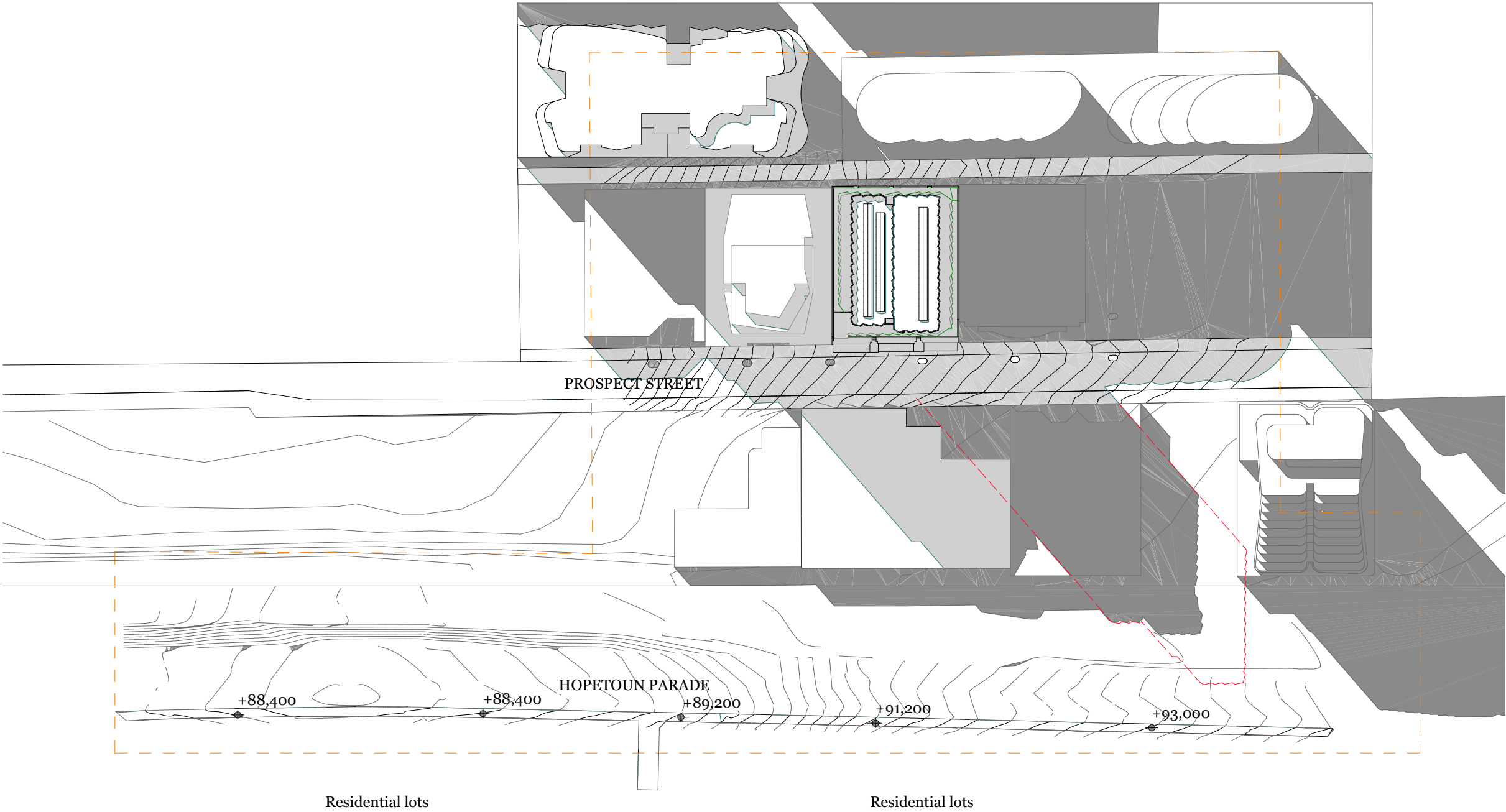
Drawing Number
Revision

TP402
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Shadows - 2pm
Equinox (22 Sept)

 - Outline of overshadowing from previous scheme



 SEPT 22 1400h
1:500

 *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only

List of changes
1. Shadow impact studies updated to correspond with reduced building height.



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	YL	RM	Council Discussion
C	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

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Project Number
Drawing Name
Scale
Date

12487
Shadows - 2pm
1:500@A1
22/02/21

Client

BNG Group

Drawing Number
Revision

TP403
C

|Artists Impression - Podium



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	YL	RM	Council Discussion
C	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

22 -24 Prospect Street
22-24 Prospect Street,
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Artists Impression - Podium
1:0.67, 1:100@A1
22/02/21

Client
BNG Group

Drawing Number
Revision
TP404
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Artists Impression - Prospect St



Rev.	Date	By	Ckd	Description
-	01/01/20	IT/PS	RM	TP Submission
A	22/01/21	IT/PS	RM	RFI Issue
B	31/08/21	YL	RM	Council Discussion
C	08/10/21	IT/YL	RM	TP Amendment Package

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Project Name
Project Address

22 -24 Prospect Street
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Project Number
Drawing Name
Scale
Date

12487
Artists Impression - Prospect St
1:0.75, 1:100@A1
22/02/21

Client

BNG Group

Drawing Number
Revision

TP405
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Development Summary

22 - 24 Prospect Street, Box Hill									
7/09/2021									
LEVEL	Carpark		Bicycles	Communal	Retail	Commercial	GFA TOTAL (incl basement)	Terrace	
	Cars	Area	Bikes	Area	NLA	GLA (incl toilets)		Area	
	No.	m²	No.	m²		m²	m²	m²	
Basement 6	40	1023					1124		
Basement 5	29	1023					1124		
Basement 4	29	1023					1124		
Basement 3	29	1023					1124		
Basement 2	29	1023					1124		
Basement 1	24	1023					1124		
Lower Ground	10	990	69				1087		
Ground				87	121	0	869		
Level 1	14	486				480	1132		
Level 2	14	486				void	1132		
Level 3						677	1132		
Level 4						451	596	430	
Level 5						519	668		
Level 6						519	668		
Level 7						519	668		
Level 8						519	668		
Level 9						519	668		
Level 10						519	668		
Level 11						519	668		
Level 12						519	668		
Level 13						519	668		
Level 14						519	668		
Level 15 - Mid plant level						plant level	668		
Level 16						519	668		
Level 17						519	668		
Level 18						519	668		
Level 19						519	668		
Level 20						519	668		
Level 21						519	668		
Level 22						519	668		
Level 23						519	668		
Level 24						519	668		
Level 25 - Roof						deleted	366		
Level 26 - deleted						deleted			
Level 27 - deleted						deleted			
Level 28 - deleted						deleted			
Roof/Plant									
Upper Roof									
Subtotal	218	8102	69	87	121	11469	26408	430	

- Assumptions:
1. Total GFA includes basement and carpark
 2. GFA includes External and internal walls
 3. Commercial GLA does not include external walls
 4. Commercial GLA includes circulation and amenities such as WC
 5. Commercial GLA assumes single tenancy floorplates
 6. GLA/GFA excludes Balconies/Terraces/voids/atriums
 7. Lobby not included in GLA.
 8. Carpark area excludes Core/EOT.
 9. Roof Plant/Services/PV panels not included in GFA

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Podium Render



View looking North up Prospect Street

Rev.	Date	By	Ckd	Description
-	22/01/21	TT/PS	RM	RFT Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	TT/TL	RM	TP Amendment Package

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Project Name
Project Address

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Podium Render
1:1, 53, 1:100, 1:0.71@A1
22/02/21

Client
BNG Group

Drawing Number
Revision
TP500
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Facade Precedents - Podium



Arc Sydney - Koichi Takade



Pancras Square London - Eric Parry Architects

Rev.	Date	By	Ckd	Description	DKO Architecture (Vic.) Pty Ltd 90-94 Rokeby Street Collingwood, VIC 3066 T +61 3 8661 6000 info@DKO.com.au www.DKO.com.au ABN: 64413783695 © DKO Architecture (VIC) Pty Ltd Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with.	Project Name Project Address	Client	Project Number Drawing Name Scale Date	Drawing Number Revision	12487 Facade Precedents - Podium 1:1.53, 1:0.80, 1:1.21, 1:100@A1 22/02/21
-	22/01/21	TT/PS	RM	RFI Issue		22 -24 Prospect Street 22-24 Prospect Street, Box Hill, VIC 3128	BNG Group		TP501	
B	31/08/21	TL	RM	Council Discussion					C	
C	08/10/21	TT/TL	RM	TP Amendment Package						

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Facade Precedents - Podium



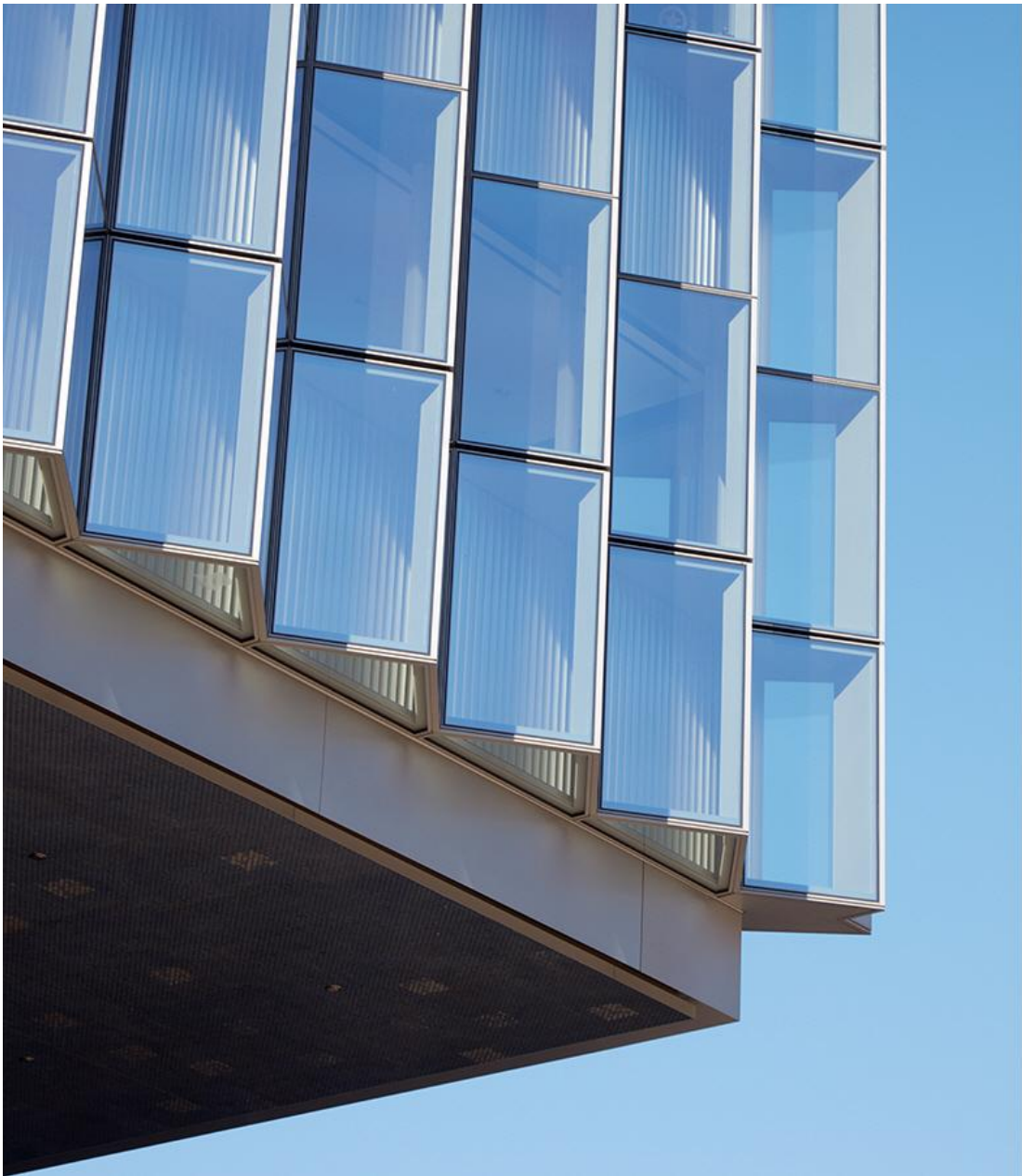
Biotop Osaka - Suppose Design



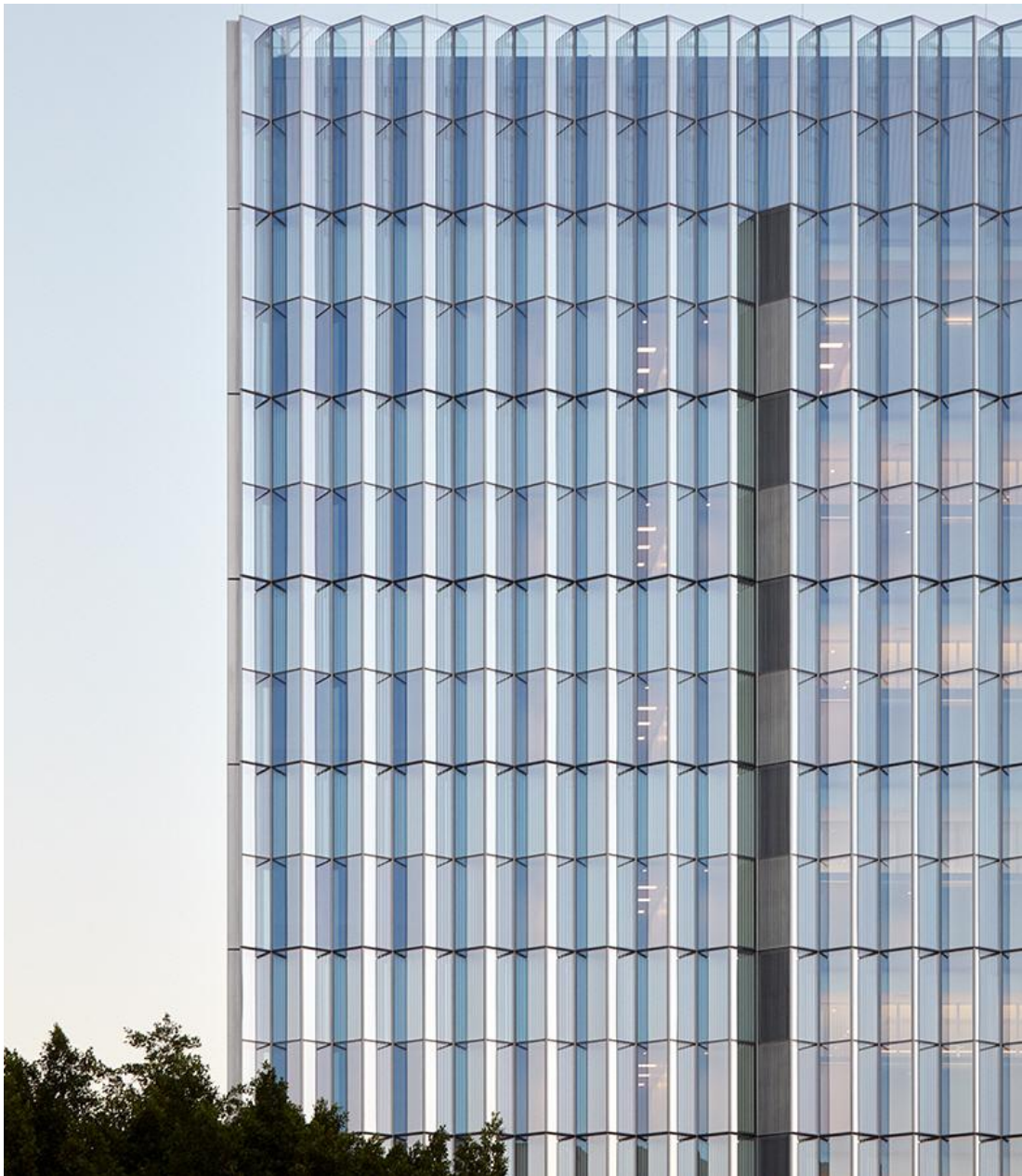
Short Stop Melbourne - Foolscape

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Facade Precedents - Tower



Los Angeles Courthouse - Skidmore, Owings & Merrill



Los Angeles Courthouse - Skidmore, Owings & Merrill

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Facade Precedents - Tower



Civic Quater Canberra - Cox Architecture

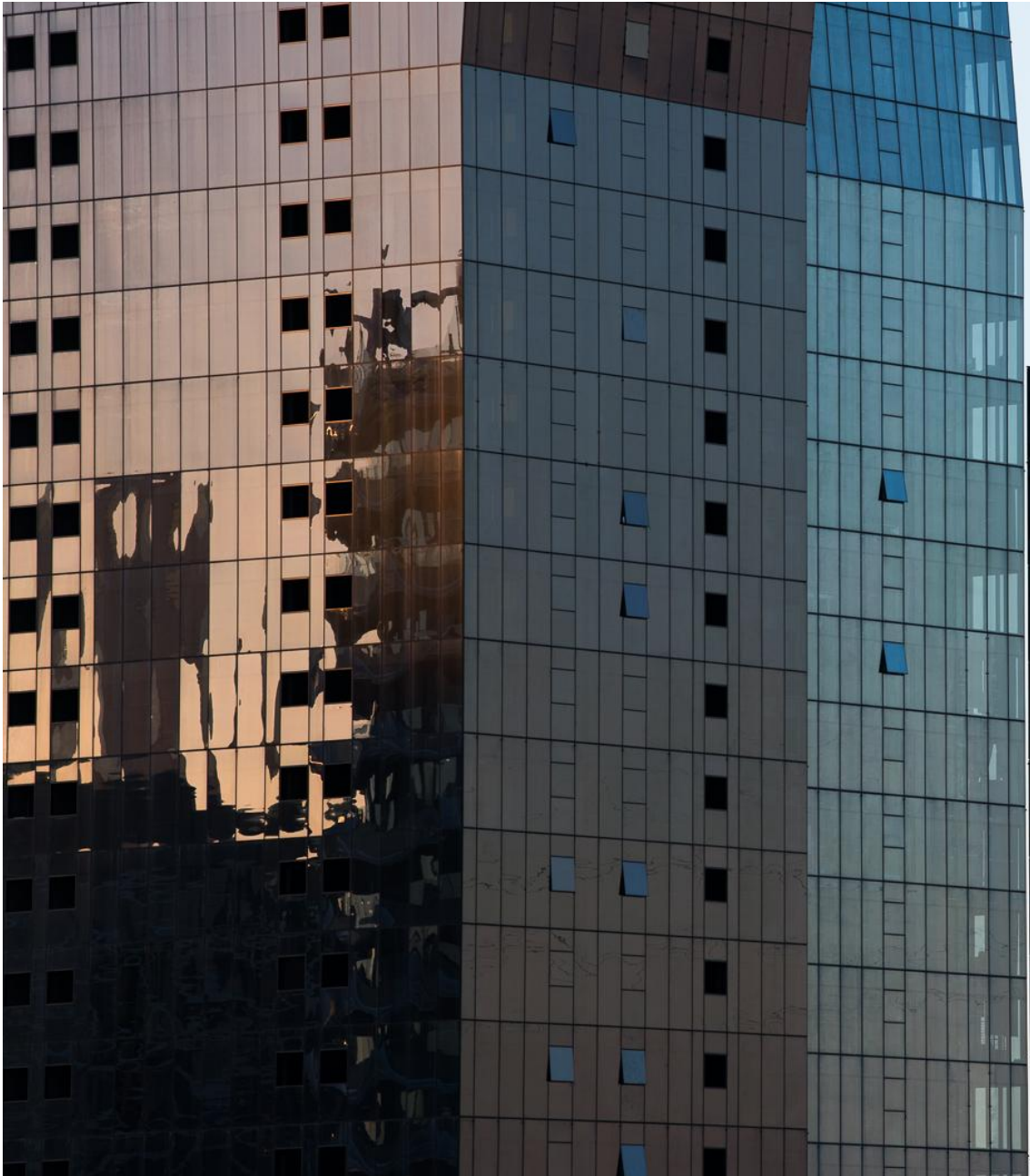


Civic Quater Canberra - Cox Architecture

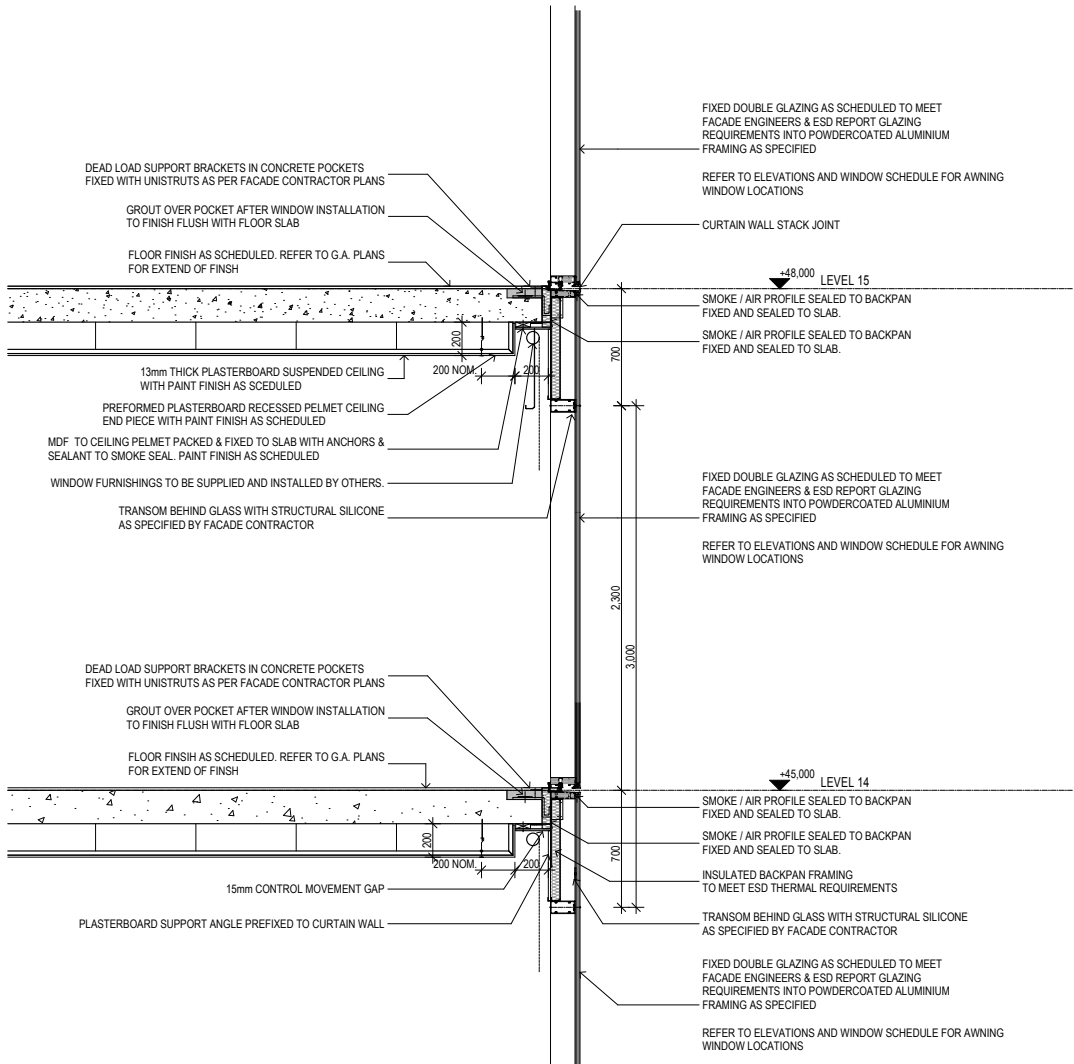
Rev.	Date	By	Ckd	Description	DKO Architecture (Vic) Pty Ltd 90-94 Rokeby Street Collingwood, VIC 3066 T +61 3 8661 6000 info@dko.com.au www.dko.com.au ABN: 644 127 836 091	Project Name Project Address	Client	Project Number Drawing Name Scale Date	12487 Facade Precedents - Tower 1:0.75, 1:0.62, 1:100@A1 22/02/21
-	22/01/21	TT/PS	RM	RFI Issue					
B	31/08/21	TL	RM	Council Discussion					
C	08/10/21	TT/TL	RM	TP Amendment Package					
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10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Indicative Facade Details
Curtain Wall Details



Marina Tower Docklands - DKO Architecture



02 Bld B Typical Facade Section Detail L8-20 (Below FS59)
FS51 1:20

Indicative Curtain Wall Detail - DKO Architecture

Rev.	Date	By	Ckd	Description
-	22/01/21	TT/PS	RM	RFT Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	TT/TL	RM	TP Amendment Package

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Project Name
Project Address
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Client
BNG Group

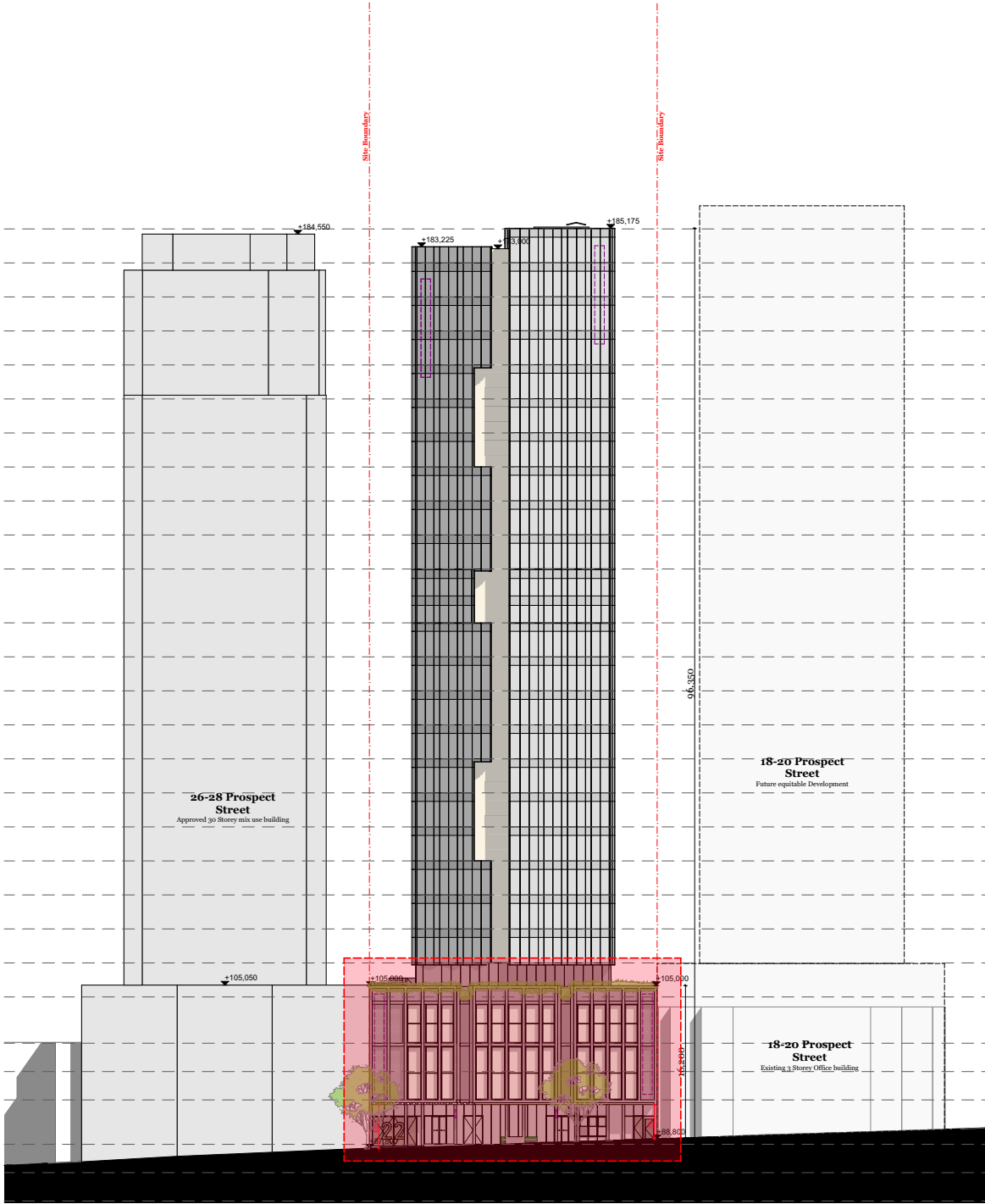
Project Number
Drawing Name
Scale
Date
12487
Indicative Facade Details
1:1, 1:10, 96, 1:100@A1
22/02/21

Drawing Number
Revision
TP505
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Facade Elevations & Sections Details

Entry Design



South Elevation Keyplan
1:300

13. Facade strategy included in package:
a) Sample board provided.
b) Elevation details at 1:50 scale illustrating typical podium details, entries and doors, typical lower detail and any special features added.
c) Generic cross-sections and construction details demonstrating the facade systems added.
d) Examples of prototypes and/or precedents added.

15. Elevation plans prescribing areas for future signage.
16. Operable windows not applicable for office tower, but are shown on podium. Glazing reflectivity to be below 20%, to be resolved in design development.



Material Schedule

EF. 01 Dark Grey Vision Panel Glazing	EF. 02 Dark Grey Spandrel Panel	EF. 03 Light Grey Vision Panel Glazing	EF. 04 Light Grey Spandrel Panel	EF. 05 Clear Vision Panel Glazing	EF. 06 White Perforated Metal Screen
EF. 07 Black Perforated Louvre	EF. 08 Dark Grey Render	EF. 09 Dark Grey Metal	EF. 10 Bronze Metal Awning	EF. 11 Grey Coloured Brick Finish	EF. 12 Grey Concrete Finish
EF. 13 Grey Powercoat Finish					

Rev.	Date	By	Ckd	Description
-	22/01/21	TT/PS	RM	RFI Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	TT/TL	RM	TP Amendment Package

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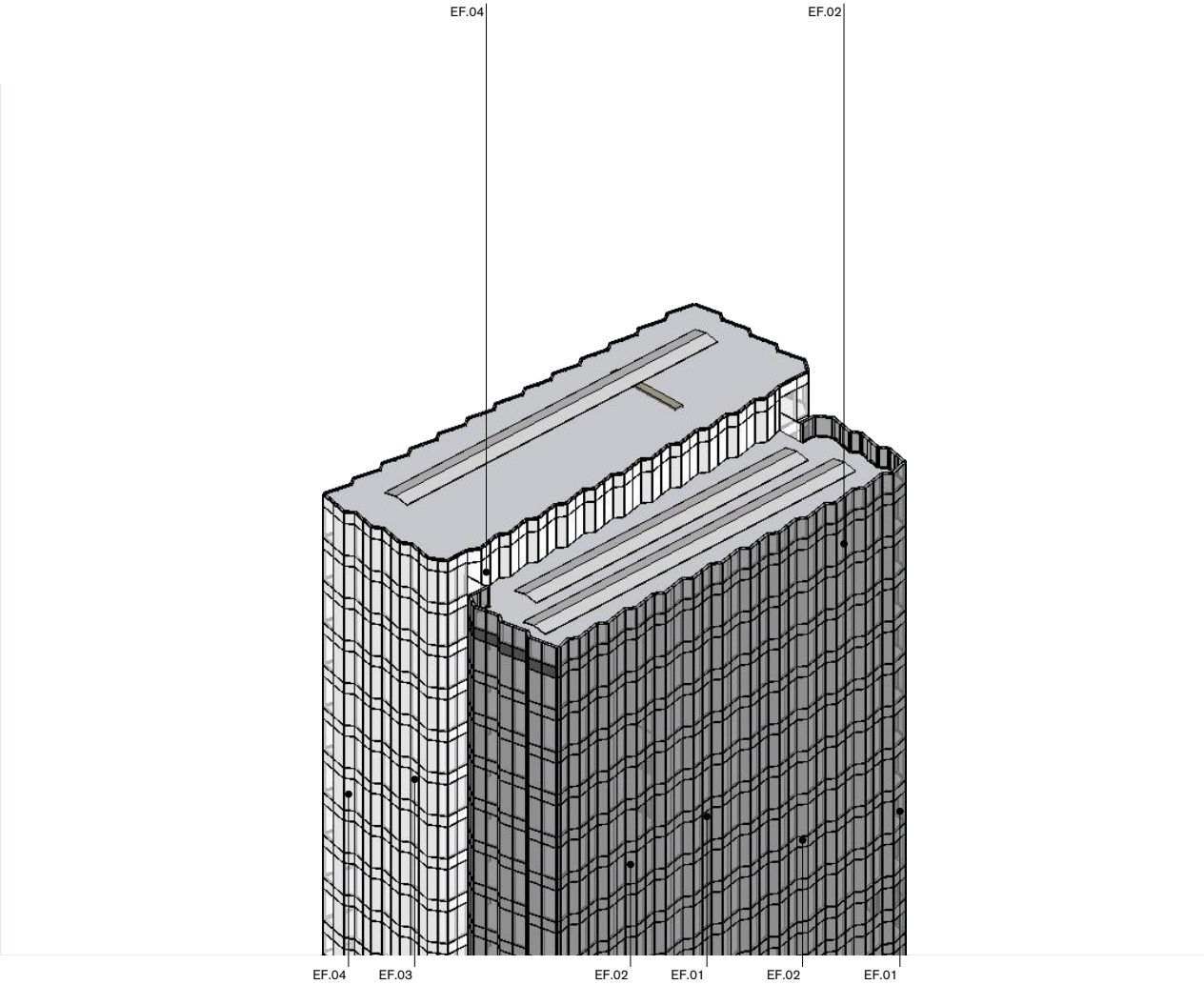
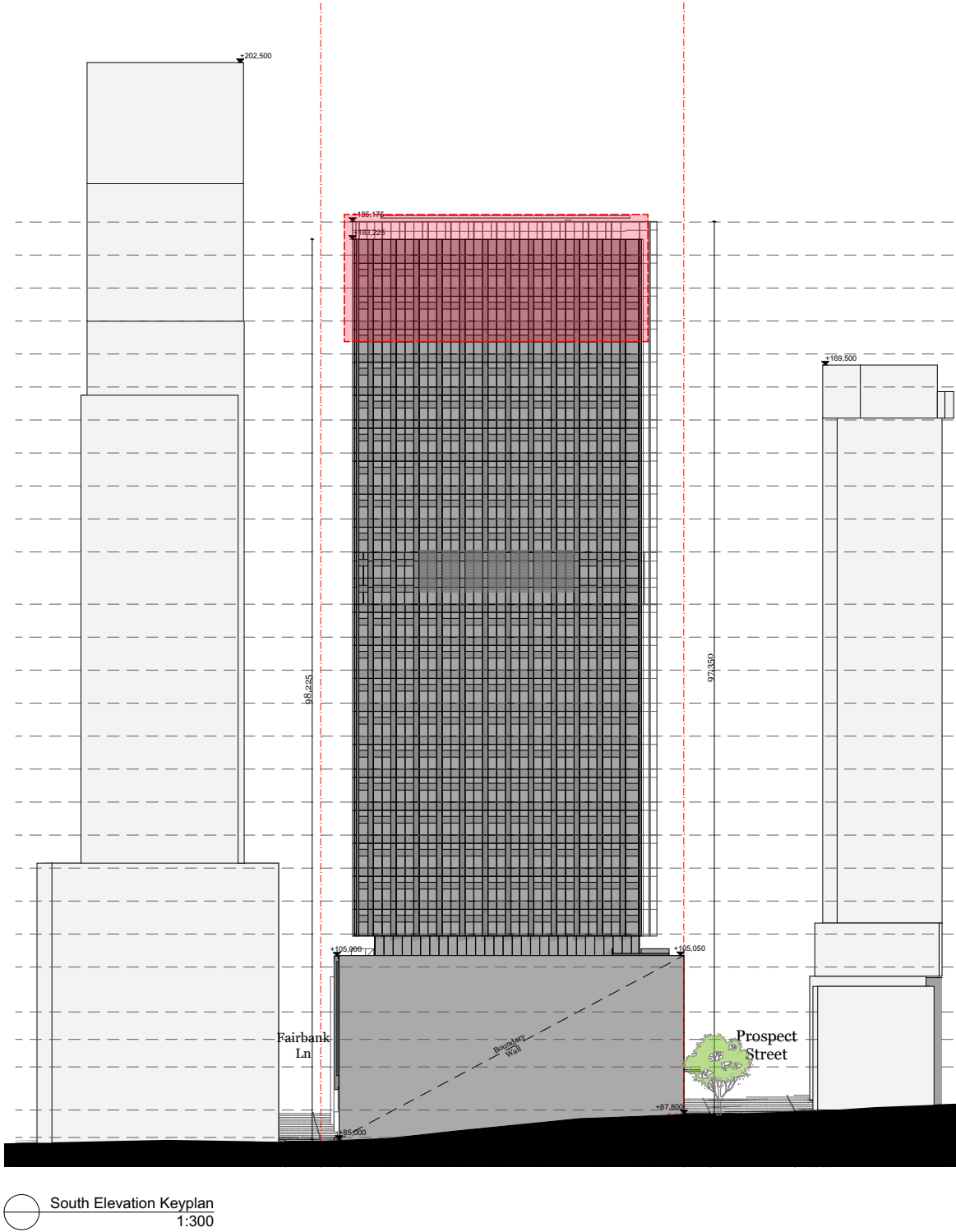
Rev.	Date	By	Ckd	Description
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Rev.	Date	By	Ckd	Description
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Rev.	Date	By	Ckd	Description
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10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Facade Elevations & Sections Details
Tower Design

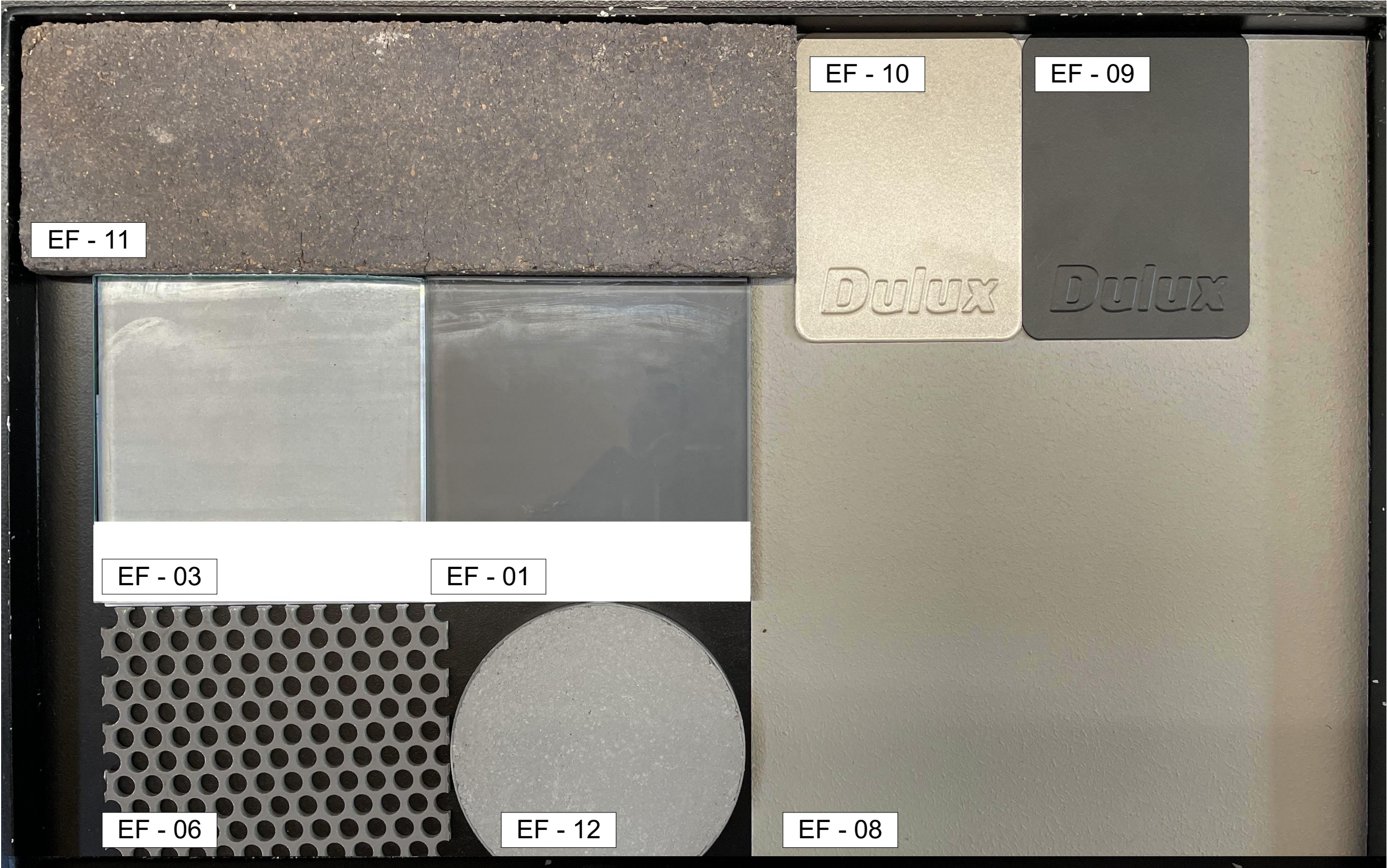


Material Schedule					
EF. 01 Dark Grey Vision Panel Glazing	EF. 02 Dark Grey Spandrel Panel	EF. 03 Light Grey Vision Panel Glazing	EF. 04 Light Grey Spandrel Panel	EF. 05 Clear Vision Panel Glazing	EF. 06 White Perforated Metal Screen
EF. 07 Black Perforated Louvre	EF. 08 Dark Grey Render	EF. 09 Dark Grey Metal	EF. 10 Bronze Metal Awning	EF. 11 Grey Coloured Brick Finish	EF. 12 Grey Concrete Finish
EF. 13 Grey Powercoat Finish					

Rev.	Date	By	Ckd	Description	DKO Architecture (Vic.) Pty Ltd 90-94 Rokeby Street Collingwood, VIC 3066 T +61 3 8661 6000 info@dko.com.au www.dko.com.au ABN: 6443783696 © DKO Architecture (VIC) Pty Ltd Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise used without	Project Name Project Address Client	22 -24 Prospect Street 22-24 Prospect Street, Box Hill, VIC 3128 BNG Group	Project Number Drawing Name Scale Date	12487 Facade Elevations & Sections Det 1:300, 1:100, 1:75, 73, 1:100.66@/f 22/02/21
-	22/01/21	TT/PS	RM	RF1 Issue				Drawing Number	TP507
B	31/08/21	TL	RM	Council Discussion				Revision	C
C	08/10/21	TT/TL	RM	TP Amendment Package					

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans

|Material Board



EF 01 Dark Grey Vision Panel Glazing	EF 03 Light Grey Vision Panel Glazing	EF 06 White Perforated Metal Screen	EF 08 Dark Grey Render	EF 09 Dark Grey Metal	EF 10 Bronze Metal Awning	EF 11 Grey Coloured Brick Finish	EF 12 Grey Concrete Finish
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Rev.	Date	By	Ckd	Description
-	22/01/21	TT/PS	RM	RFT Issue
B	31/08/21	TL	RM	Council Discussion
C	08/10/21	TT/TL	RM	TP Amendment Package

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DKO

Project Name
Project Address

22 -24 Prospect Street
22-24 Prospect Street,
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

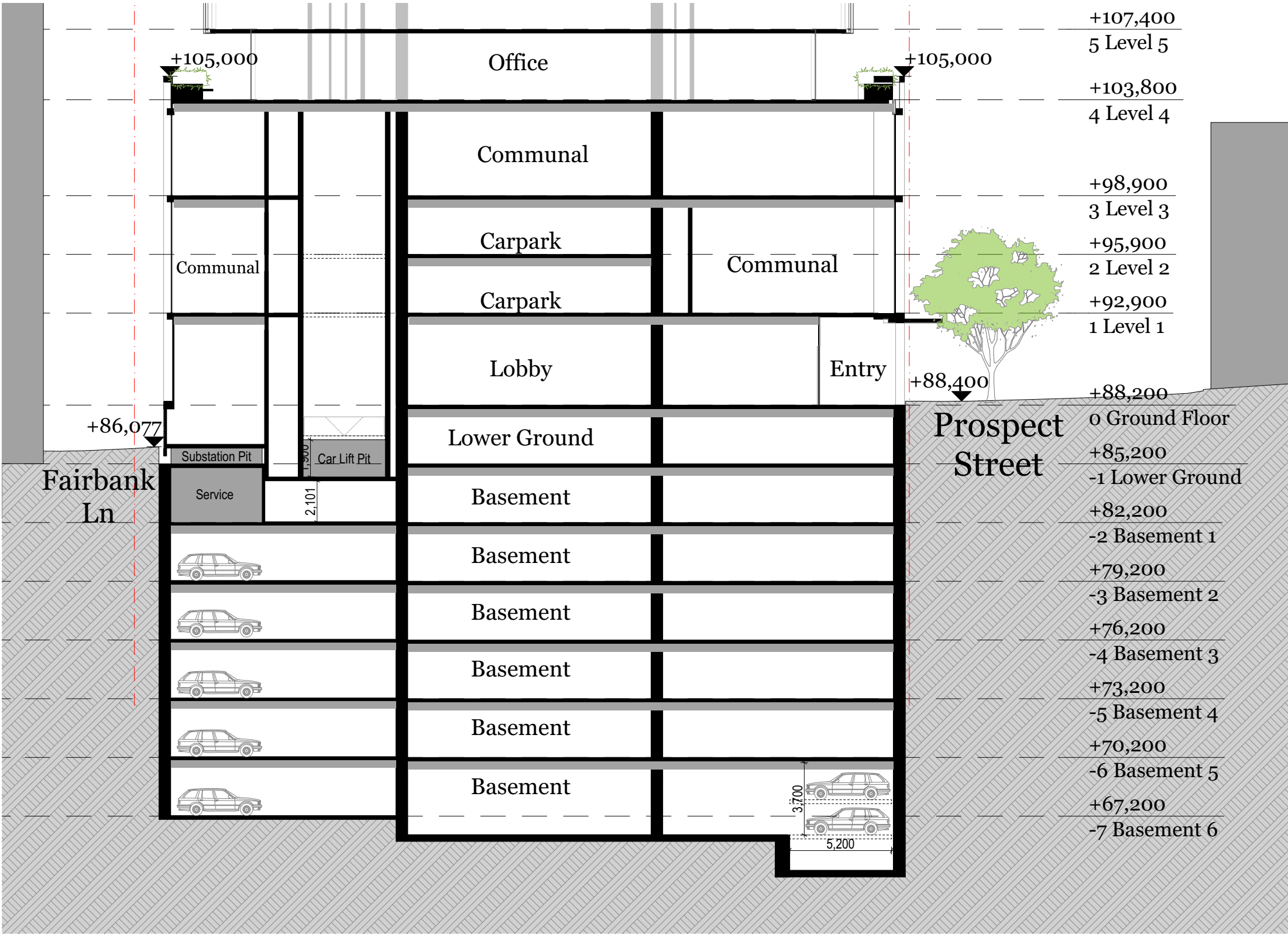
12487
Material Board
1:1.87, 1:100@A1
22/02/21

Client
BNG Group

Drawing Number
Revision

TP508
C

10.2 – ATTACHMENT 1. Current Permit and Endorsed Plans



Rev.	Date	By	Ckd	Description	DKO Architecture (Vic) Pty Ltd 90-94 Rokeby Street Collingwood, VIC 3066 T +61 3 8661 6000 info@dko.com.au www.dko.com.au ABN: 644 127 836 056 © DKO Architecture (VIC) Pty Ltd Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with.	Project Name Project Address	22 -24 Prospect Street Box Hill, VIC 3128	Project Number Drawing Name Scale Date	12487 Sections - N/S 1:300@A1 22/02/21
-	01/01/20	IT/PS	RM	TP Submission					
A	22/01/21	IT/PS	RM	RFI Issue					
B	31/08/21	TL	RM	Council Discussion					
C	08/10/21	IT/TL	RM	TP Amendment Package					

10.2 – ATTACHMENT 2. Amended Plans

22-24 PROSPECT STREET
BOX HILL, VIC 3128

WHITEHORSE CITY COUNCIL
RFI - Consolidated EOT
7/02/2025

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TP405	Artists Impression - Prospect St	A
TP406	Development Summary	B

Permit Condition

- 1(a) - The layout of levels 2, 3 and 4 to be amended to include a light court open to the sky and at a finished floor level not exceeding RL 92.9 AHD. Floor areas shown as 'GLA' to be notated as 'retail', 'office' or 'common area' and for screening provided to the north-facing windows at the southern end of the light court on Level 1
- Proposed lightcourt shifted one window bay south. Opaque glazing utilised for privacy.
- 1(b) - The ground level Food and Drink premises with bi-fold windows or similar to the undercroft forecourt and/or to the Prospect Street front facade.
- 1(c) - The street setback of the southern airlock pedestrian entry increased by 1 metre.
- 1(d) - Increase street setback of the Food and Drink premises section of floor area so that it mirrors the modified setback of the airlock area as required by Condition 1b)
- Proposed tenancy is Retail. Food & Drink is no longer applicable.
- 1(e) - The top 600mm of the 2.6 metre high balustrade that runs the perimeter of all level 4 podium walls, constructed of glass or similar to enable daylight to filter into adjoining properties.
- Not applicable as Level 4 is no longer part of the podium. 2.6m high balustrade has been removed.
- 1(f) - A Services Plan demonstrating that the use of the Prospect Street frontage is minimised for services
- Width of extent of services has been approximately reduced by 500mm.
- 1(g)(i) - Ensure that the materiality for booster doors to the south-western portion of the front podium facade is not a dominant street feature and more effectively blends in with the architectural expression of the front podium facade.
- 1(h) - Section Plans across the site to demonstrate how all level changes are addressed on-site.
- 1(i) - All doors must not open into any road reserve or laneway
- 1(j) - The location of intercoms for both Fairbank Lane vehicular access points must be shown on plans.
- Traffic Consultant to advise location of intercoms.
- 1(k) - Notate locations of nominated street trees on both site and landscape plans, and a summary of the requirements of Conditions 5 and 6 to be annotated on the development and landscape plans.
- 1(l) - The location of Council's stormwater pits in the laneway that do not conflict with the proposed vehicle crossing / access.
- 1(m) - Dimensions and notes to detail all disabled parking spaces accurately designed and detailed in accordance with AS 2890.6;
- 1(n) - All columns that abut car parking spaces must be located and dimensioned
- 1(o) - A longitudinal section of the circulation roadway showing the headroom clearance provided at the entry point and along the travel path of:
- (i) The proposed 6.4 metre long waste collection vehicle (3.5 metre clearance height), and otherwise;
- (ii) A minimum height clearance of 2.2 metres to be provided throughout all car parking levels for private vehicles.

Response to RFI

Information Required :

Floor Plans :

- 4 - Additional dimensions provided.
- 5 - Additional dimensions and AHD levels provided.
- 6 - EOT layouts shown.
- 7 - Amenities layouts shown.
- 8 - Floor plates reinstated.
- 9(a) - Waste vehicle headroom demonstrated.
- 9(b) - Basement dimensions demonstrated.
- 9(c) - AHD levels across plans and elevation.
- 9(d) - Fairbank Lane entry reconfigured.
- 12 - Mail room added in airlock.

Section Plans :

- 15 - Basement headroom clearance demonstrated.
- 16 - NGL and basement levels shown.

Elevation Plans :

- 17 - Podium from neighbouring building -removed from drawings.
- 18 - Additional elevations provided.

Preliminary Issues :

General :

- 3 - Hotel all day dining relabeled as Hotel Restaurant. Level 24 & 25 relabeled as Office.

Built Form/ Appearance :

- 4(a) - Tower materials updated.
- 4(b) - Updated materiality to podium to delineate tower and podium.
- 4(c) - Awning introduced along Prospect Street.

Landscaping & Architectural Expression :

- 5(a) - Entry width increased and planter width reduced.
- 5(b) - Additional planters added to podium.
- 5(c) - Additional planters added to podium.

Public Realm :

- 6 - Entry width increased and planter width reduced. Stair introduced to podium levels for functional efficiency.
- 7 - Column moved further west.
- 8 - Awning introduced along Prospect Street.

Access / Parking / Traffic :

- 12 - Additional dimensions provided.
- 14 - Basement headroom clearance demonstrated.

End of Trip Facilities :

- 18 - EOT layouts shown.

Voluntary Changes

1. Consolidated end of trip facilities and new secure staff entry door



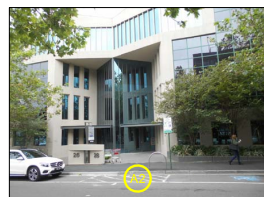
Rev	Date	By	Ckd	Description
-	2/10/2024	JC/CK	JC/IT	S72 Submission
A	17/12/2024	JC	JC/IT	RFI Issue
B	7/02/2025	JC	JCRM	RFI - Consolidated EOT

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Project Name	22 -24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Title Page
		Scale	
		Date	7/02/2025
Client	BNG Group	Drawing Number	TP000
		Revision	B

COMPLETED MULTI-STOREY OFFICE COMPLEX.
CONCRETE TILT-UP PANEL WITH SHEET ROOF.



ADJOINING COMPLETED MULTI-STOREY OFFICE COMPLEX. CONCRETE TILT-UP PANEL WITH SHEET ROOF.



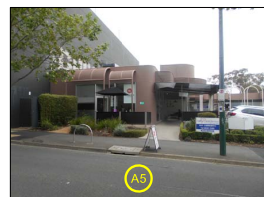
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ADJOINING COMPLETED MULTI-STOREY OFFICE COMPLEX. CONCRETE TILT-UP PANEL WITH SHEET ROOF.



COMPLETED MULTI-STOREY OFFICE COMPLEX.
CONCRETE TILT-UP PANEL WITH SHEET ROOF.



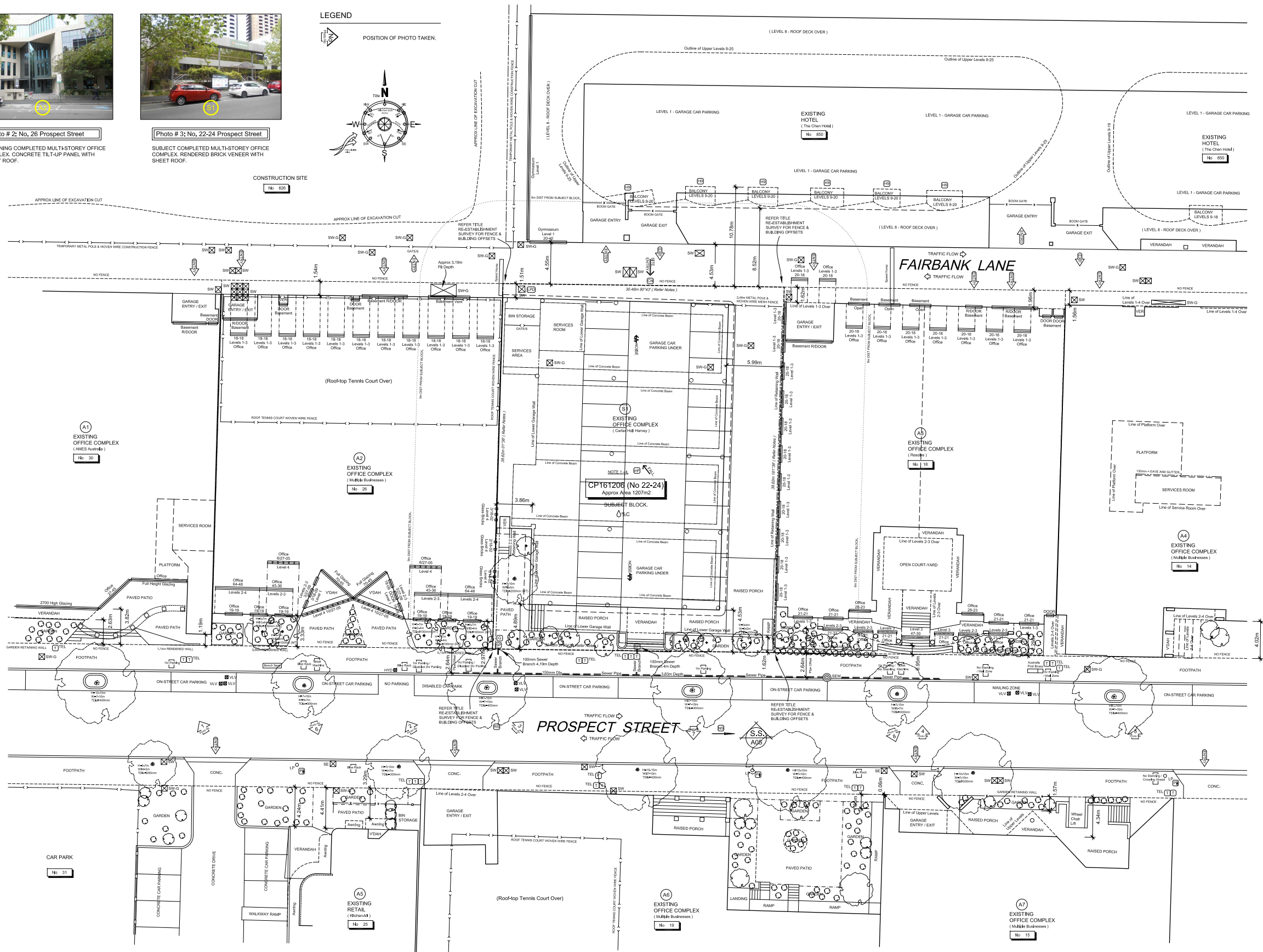
COMPLETED SINGLE STOREY RETAIL.
RENDERED BRICK VENEER WITH SHEET ROOF.



COMPLETED MULTI-STOREY OFFICE COMPLEX.
CONCRETE TILT-UP PANEL WITH SHEET ROOF.



COMPLETED MULTI-STOREY OFFICE COMPLEX.
CONCRETE TILT-UP PANEL WITH SHEET ROOF.



GENERAL NOTES

- 12-00 HABITABLE WINDOW DIMENSIONS = 1200mm (Height) x 600mm (Width)
 5-250 ± APPROX. ±1.1% HEIGHT (mm) ABOVE NATURAL GROUND LEVEL.
 N/A/N/A = NON HABITABLE WINDOW
- ALL TITLE PGS. WERE NOT LOCATED ON ALL SITES.
 FENCE, BUILDING AND/OR BOUNDARY DISCREPANCIES ARE APPARENT.
 TITLE OUTLINES AND/OR SETBACKS MAY BE APPROXIMATE ONLY BASED ON
 EXISTING FENCE AND/OR BUILDING LOCATIONS.
 THIS WAS NOT A F.E. BASED ON VISUAL SURVEY OF ANY PROPERTY.
 REFER TO SETBACK DIMENSIONS PAGE 50 AS OPTIMUM SETBACKS

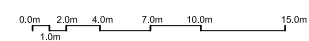
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The Essential First Step

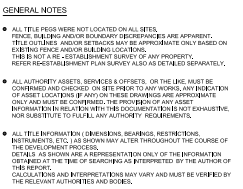
A1 @ SCALE 1 : 200



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Fax: 03 5678 5412
mail: admin@aabs.net.au
www.aabs.net.au

PROJECT: **FEATURE & LEVELS SURVEY.** DATE: *NOV. 2019.* TITLE: *FINAL DRAWING.*
 CLIENT: **BONEENG DEVELOPMENTS Pty Ltd.** SCALE: *AS NOTED.* DRAWN: *AJB.*
 LOCATION: **CP161206 (No 22-24) PROSPECT STREET BOX HILL** DESIGN: **-** DWG. NO: **A03.**
 JOB NO: **5687/19/AR**

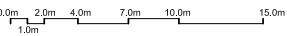


MAJOR CONTOUR AT: 1.00 METRES _____ 1.00 _____
MINOR CONTOUR AT: 0.20 METRES _____

REVISION NO: _____ DATE: _____

SITE CONTOUR PLAN

A1 @ SCALE 1: 200



i. Shadows checked against extended survey along Hope town Parade.



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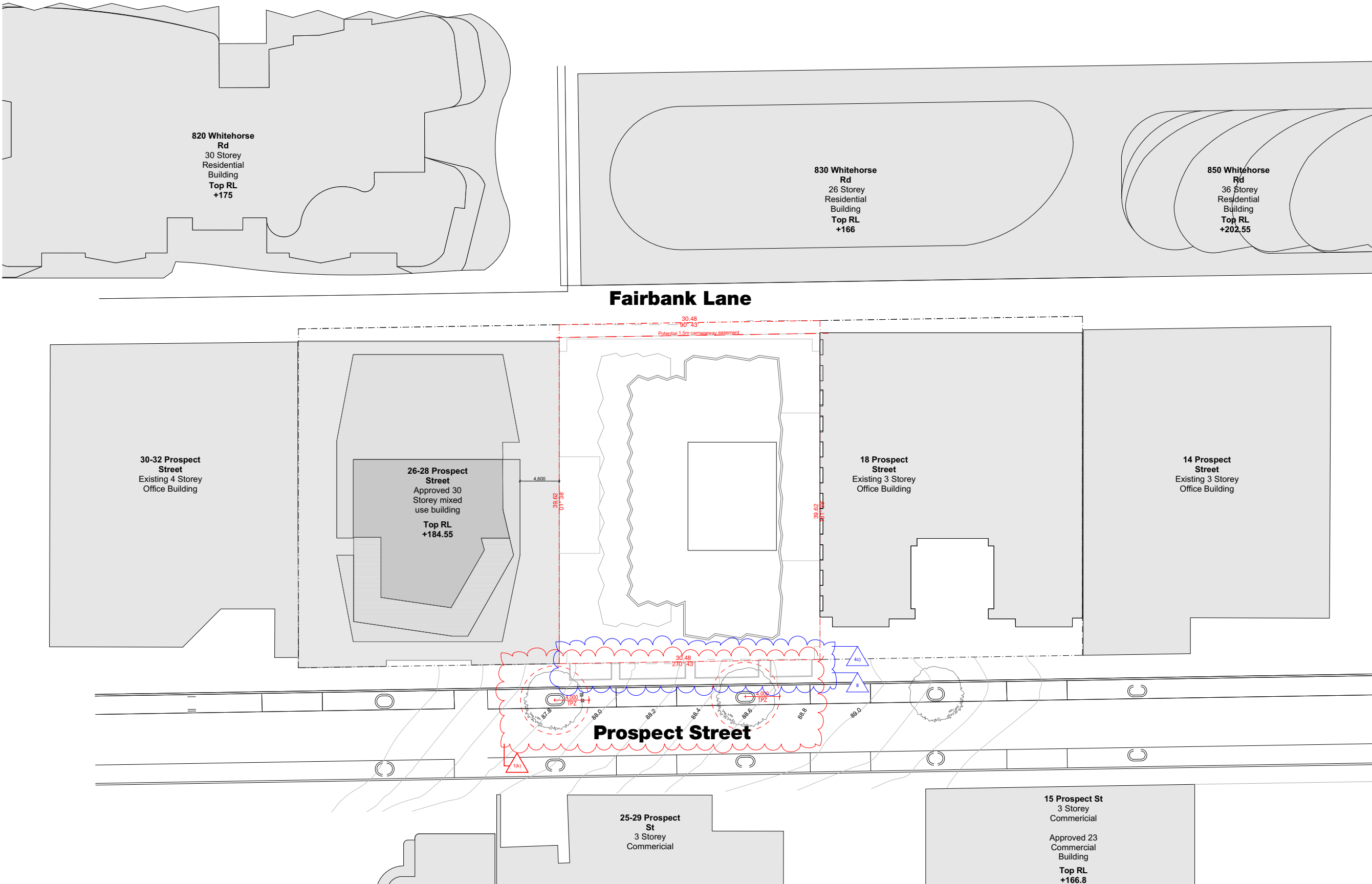
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San Remo 3925
Tel: 03 5678 5559
03 5678 5084
Fax: 03 5678 5412
email: admin@aabs.net.au
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PROJECT:
FEATURE & LEVELS SURVEY.
CLIENT:
BONENG DEVELOPMENTS Pty Ltd
LOCATION:
CP161206 (No. 22-24) PROSPECT STR

DATE: NOV. 2019. TITLE: FINAL DRAWING.
SCALE: AS NOTED. DRAWN: A.J.B.
DESIGN: - DWG. NO: A04.
SHEET. BOX HILL. JOB. NO: 5687/19/AR.

10.2 – ATTACHMENT 2. Amended Plans

Site Plan



Site Plan
1:200

1(N)	NOTE
1(N)	1(N) - Note locations of nominated street trees on both site and landscape plans, and a summary of the requirements of Condition 5 and to be provided on the development and landscape plans.
4(C)	4(C) - Any Awaiting introduction along Prospect Street.
8	8 - Any Awaiting introduction along Prospect Street.

Rev	Date	By	Ckd	Description
-	2/10/2024	JC/EL	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RF1 Issue

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DKO

Project Name

Project Address

Client

BNG Group

Project Name

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number

12487

Drawing Name

Site Plan

Scale

1:200@A1

Date

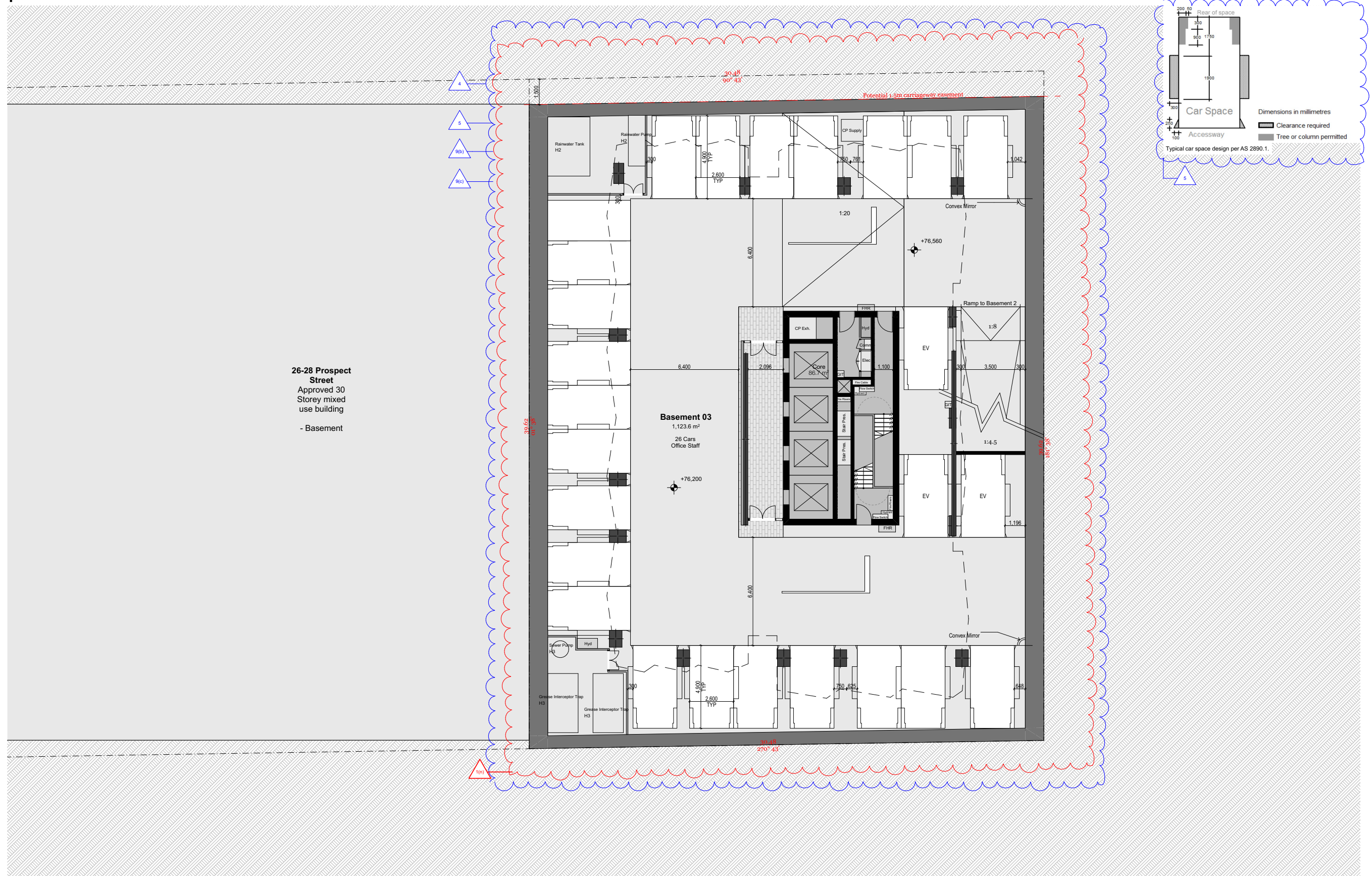
17/12/2024

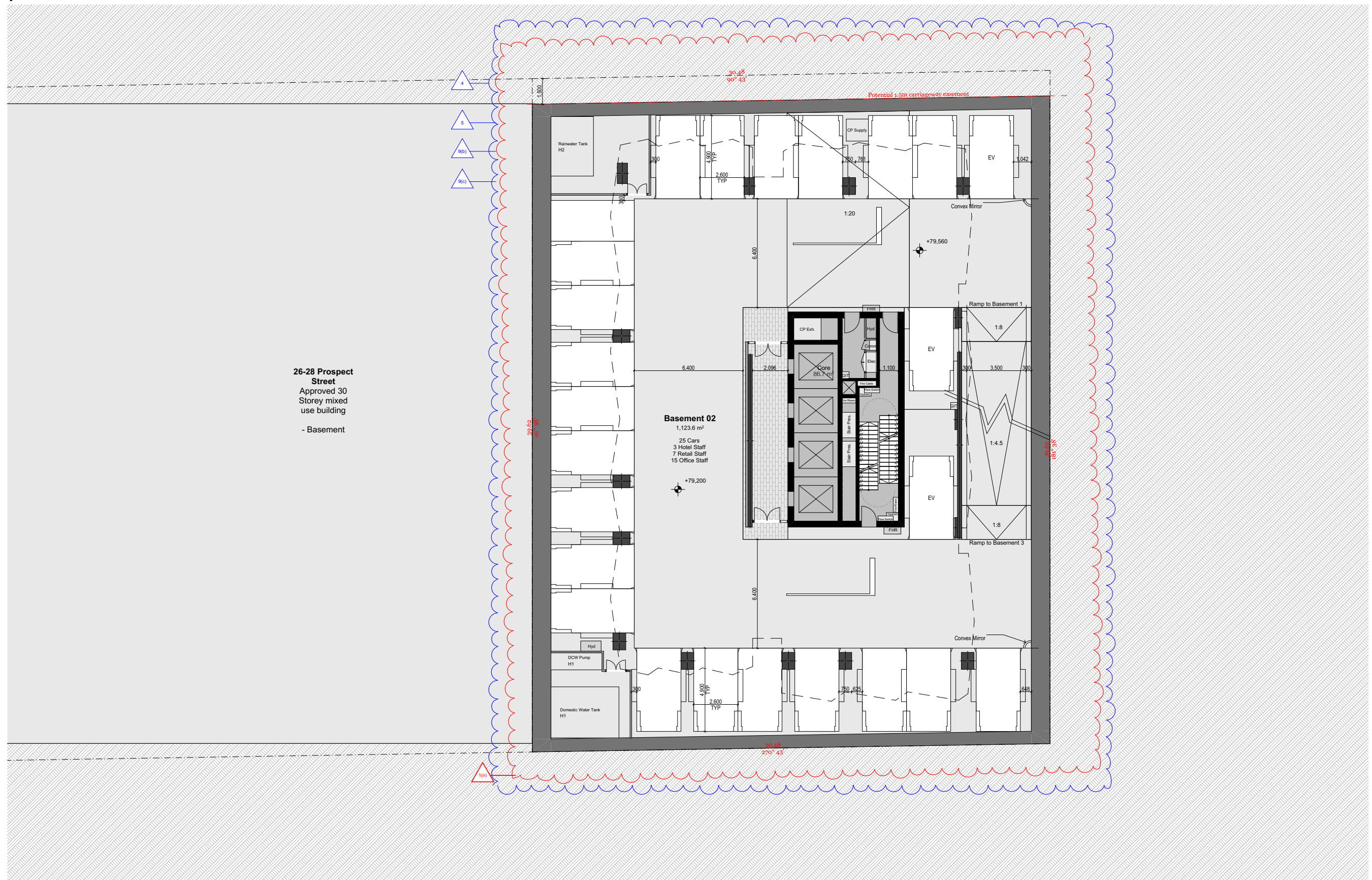
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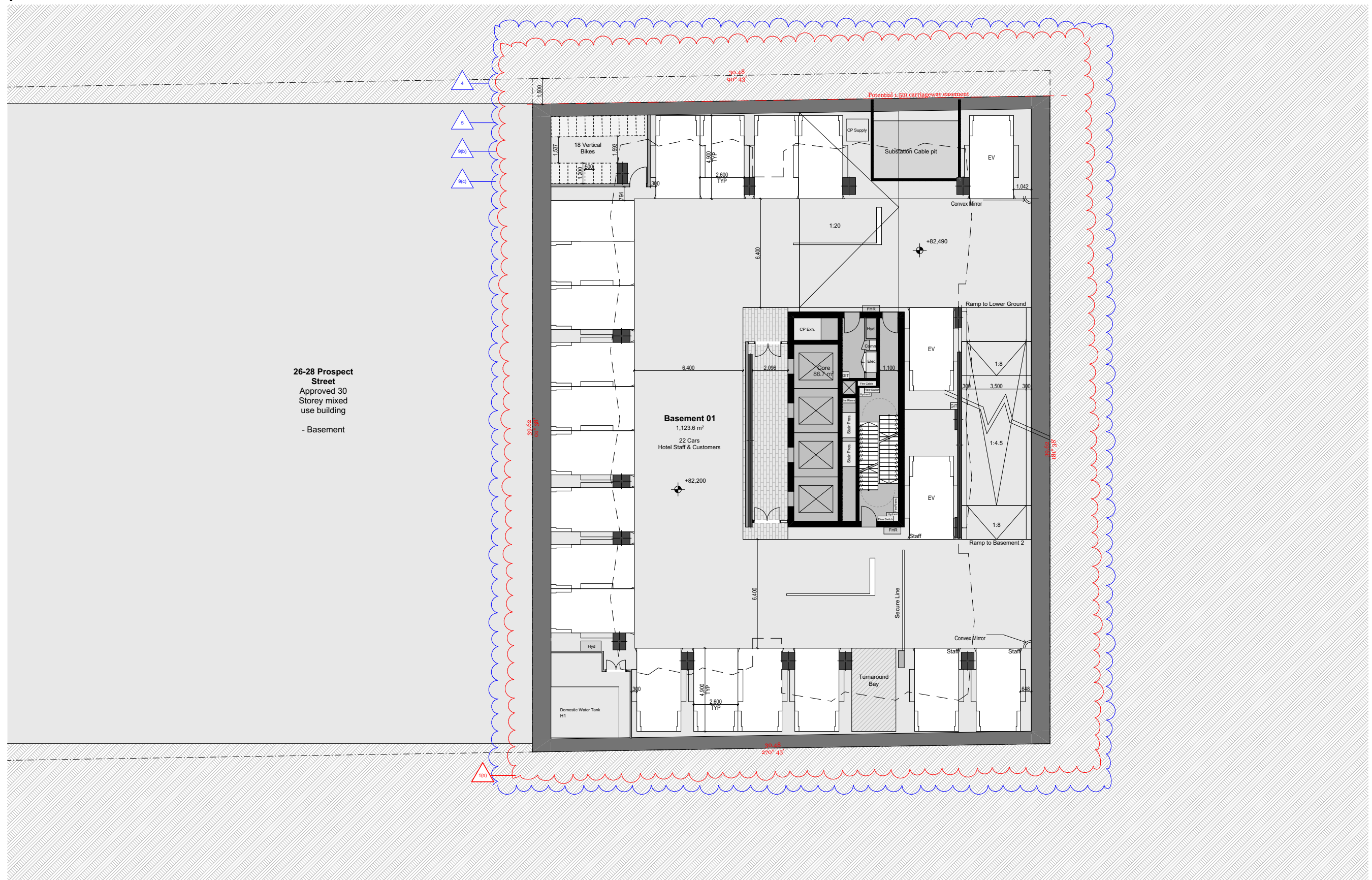
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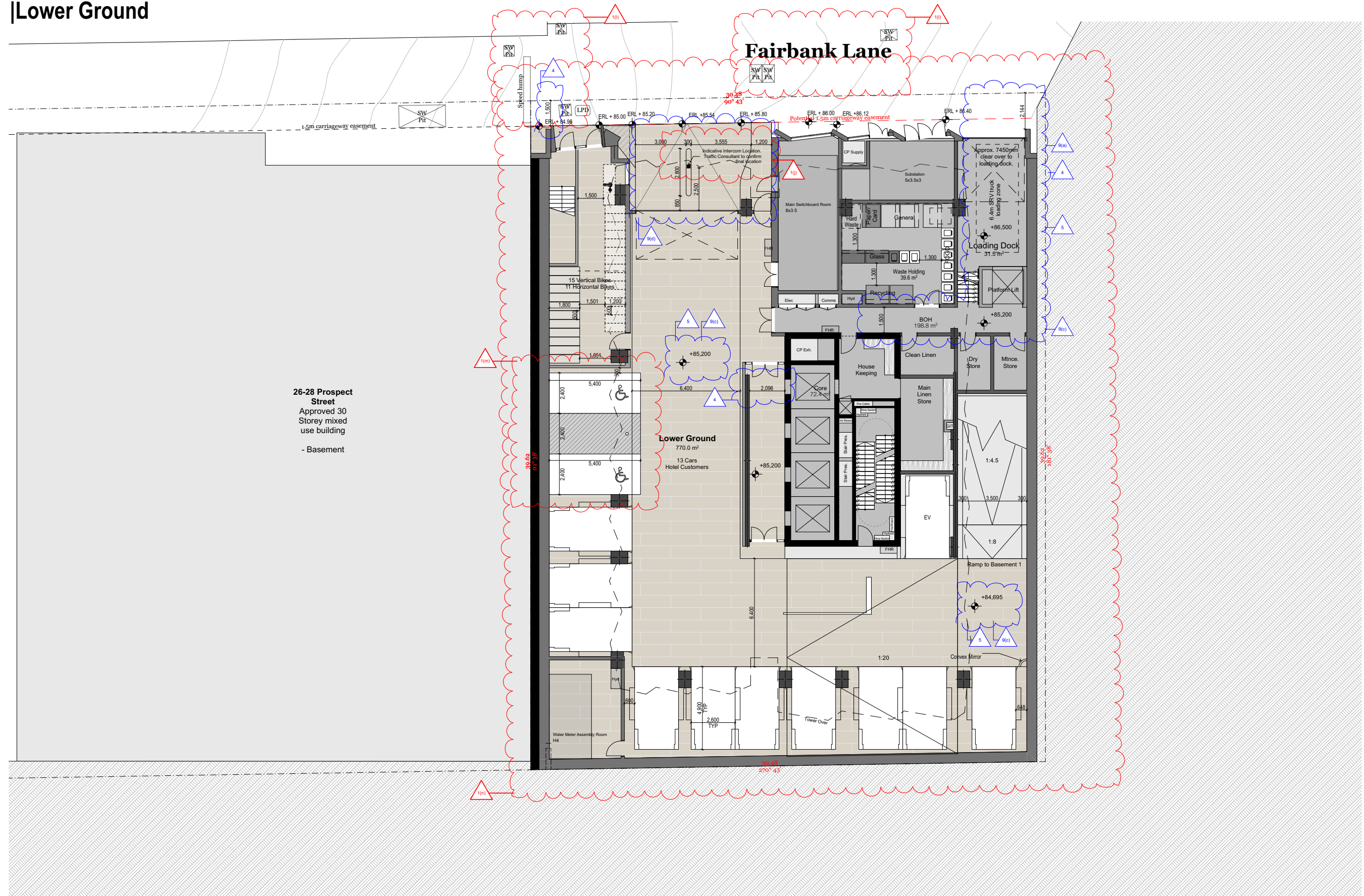
Revision




A



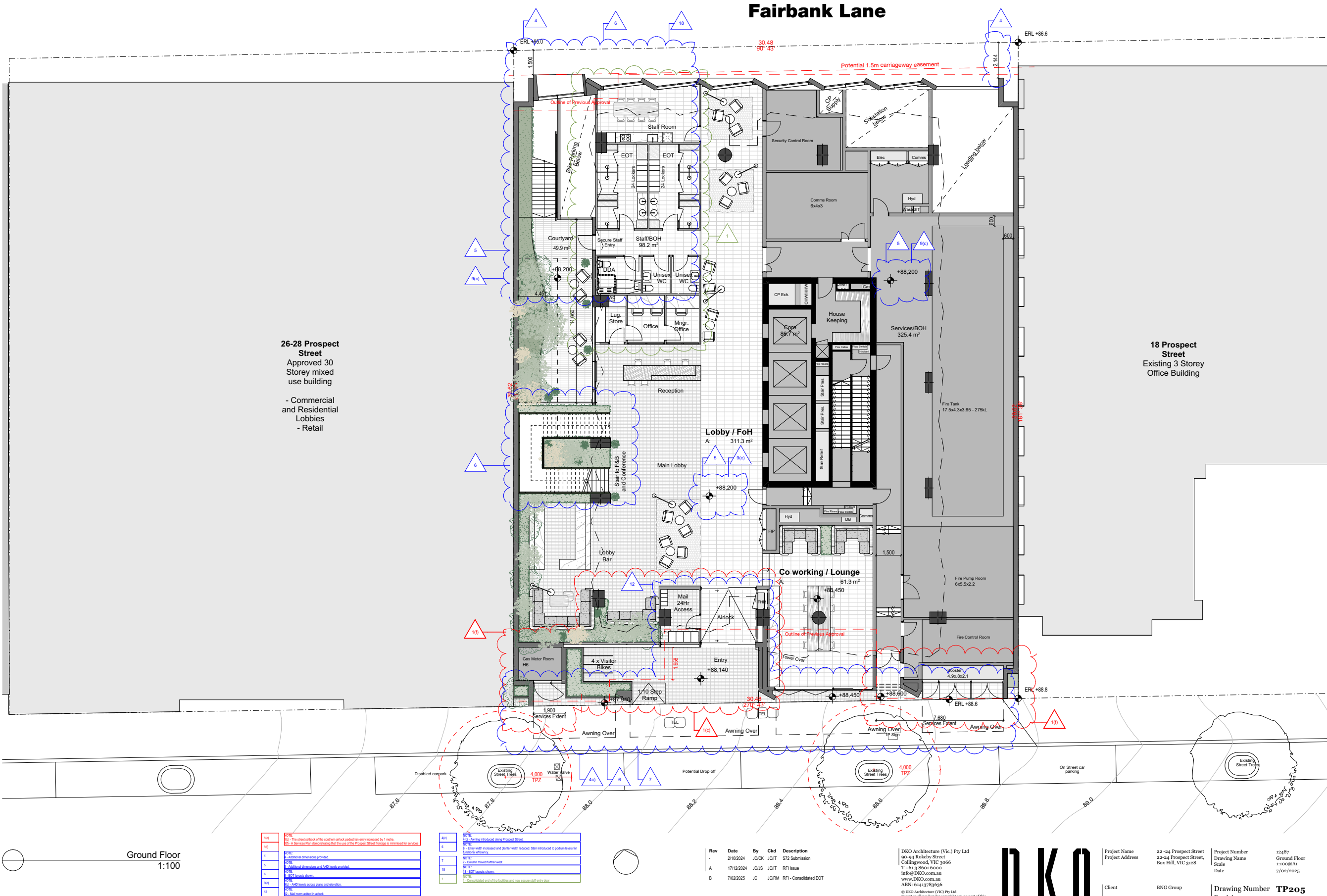






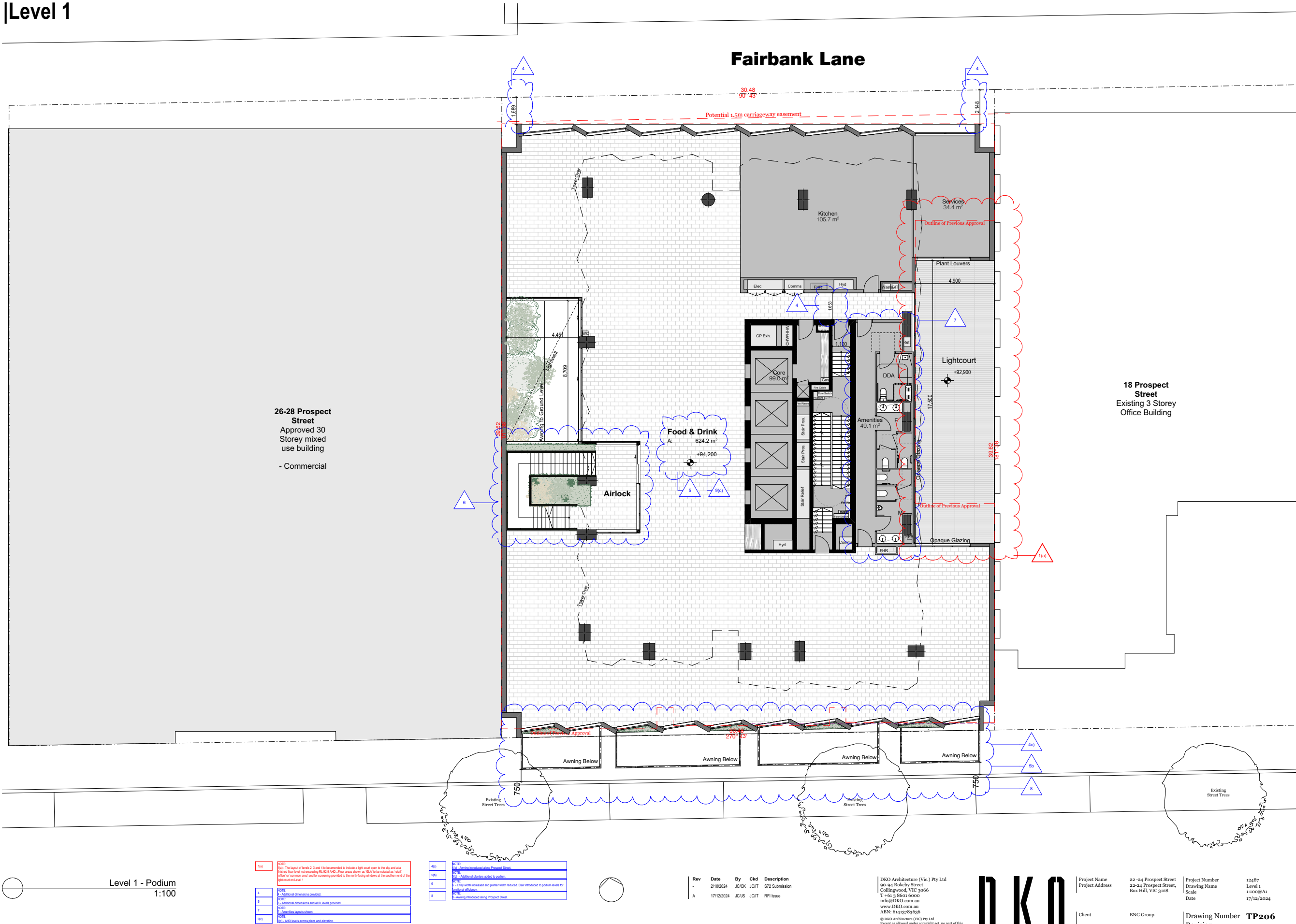
	<p>Lower Ground</p> <p>1:100</p>	<p>(N) [Red Box] Indicate location of station - traffic engineer to confirm [Red Box] The location of Council's stormwater pits in the roadway that do not conflict with the proposed vehicle parking spaces. (M) Dimensions and notes to detail all disabled parking spaces accurately designed and detailed in accordance with AS 2890.1 (Y) All columns that abut our parking spaces must be located and dimensioned</p>	<p>4 [Blue Box] DKO [Blue Box] 4 electrical dimensions provided 5 [Blue Box] DKO [Blue Box] 4 electrical dimensions and 4WC notes provided [Blue Box] DKO [Blue Box] 4Bc - Waste vehicle treatment demonstrated [Blue Box] 9(c) [Blue Box] 4Bc - 4Bc trade group plans and elevations [Blue Box] 9(d) [Blue Box] 4Bc - Fairbank Lane entry reconfigured</p>		<p>Rev Date By Ckd Description</p> <p>A 21/10/2024 JC/CJ JC/IT S72 Submission</p> <p>- 17/12/2024 JC/JC JC/IT RFI Issue</p>	<p>DKO Architecture (Vic.) Pty Ltd 90-94 Robsky Street Collingwood, VIC 3066 T + 61 3 8601 6000 info@DKO.com.au www.DKO.com.au ABN: 61413783636</p> <p>© DKO Architecture (VIC) Pty Ltd Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with</p>		<p>Project Name 22 -24 Prospect Street Project Number 12487</p> <p>Project Address 22-24 Prospect Street, Box Hill, VIC 3128 Drawing Name Lower Ground Scale 1:100 A0 Date 17/12/2024</p>	<p>Client BNG Group Drawing Number TP204</p> <p>Revision A</p>
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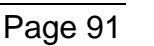
Ground Floor



10.2 – ATTACHMENT 2. Amended Plans

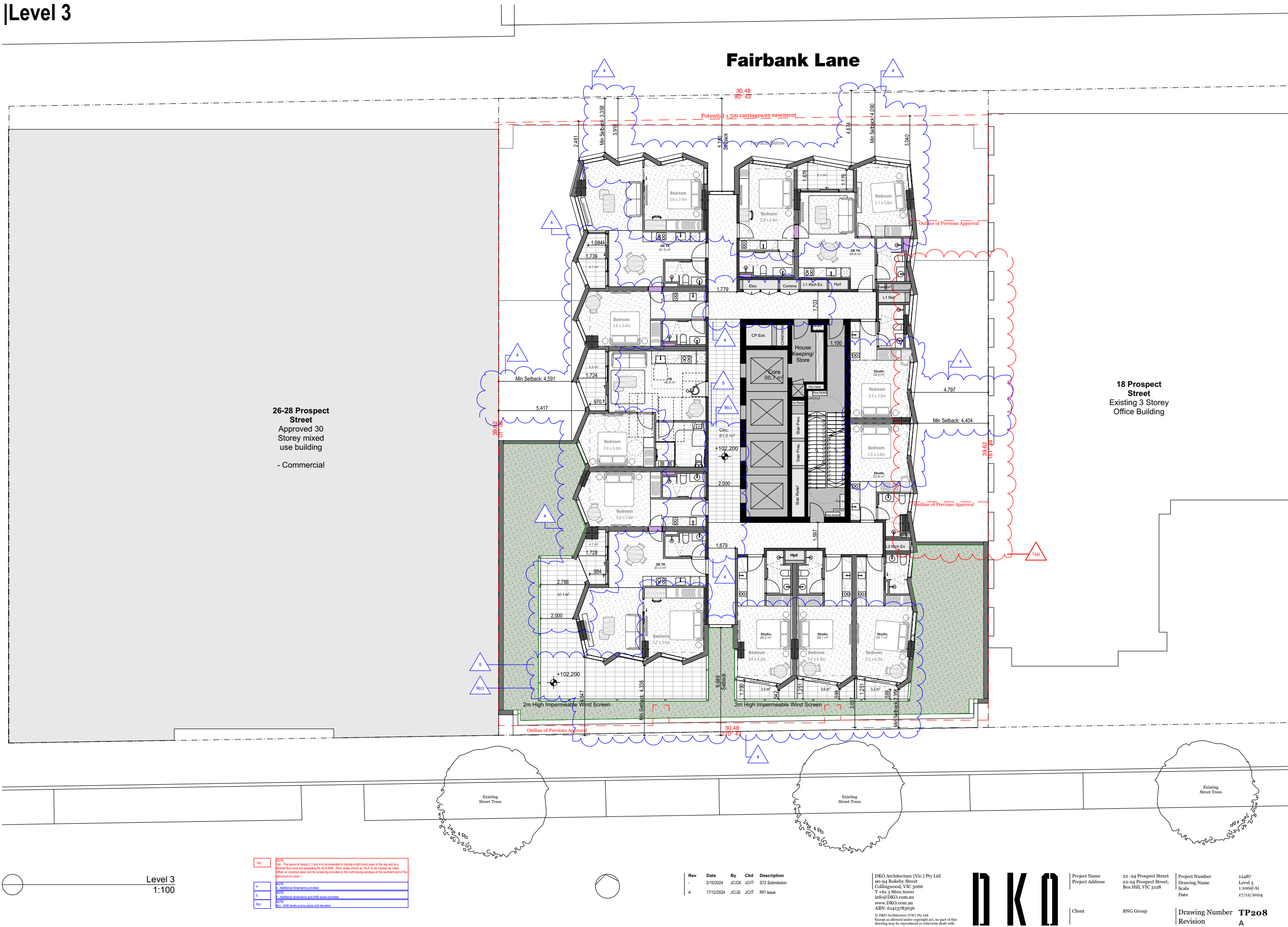
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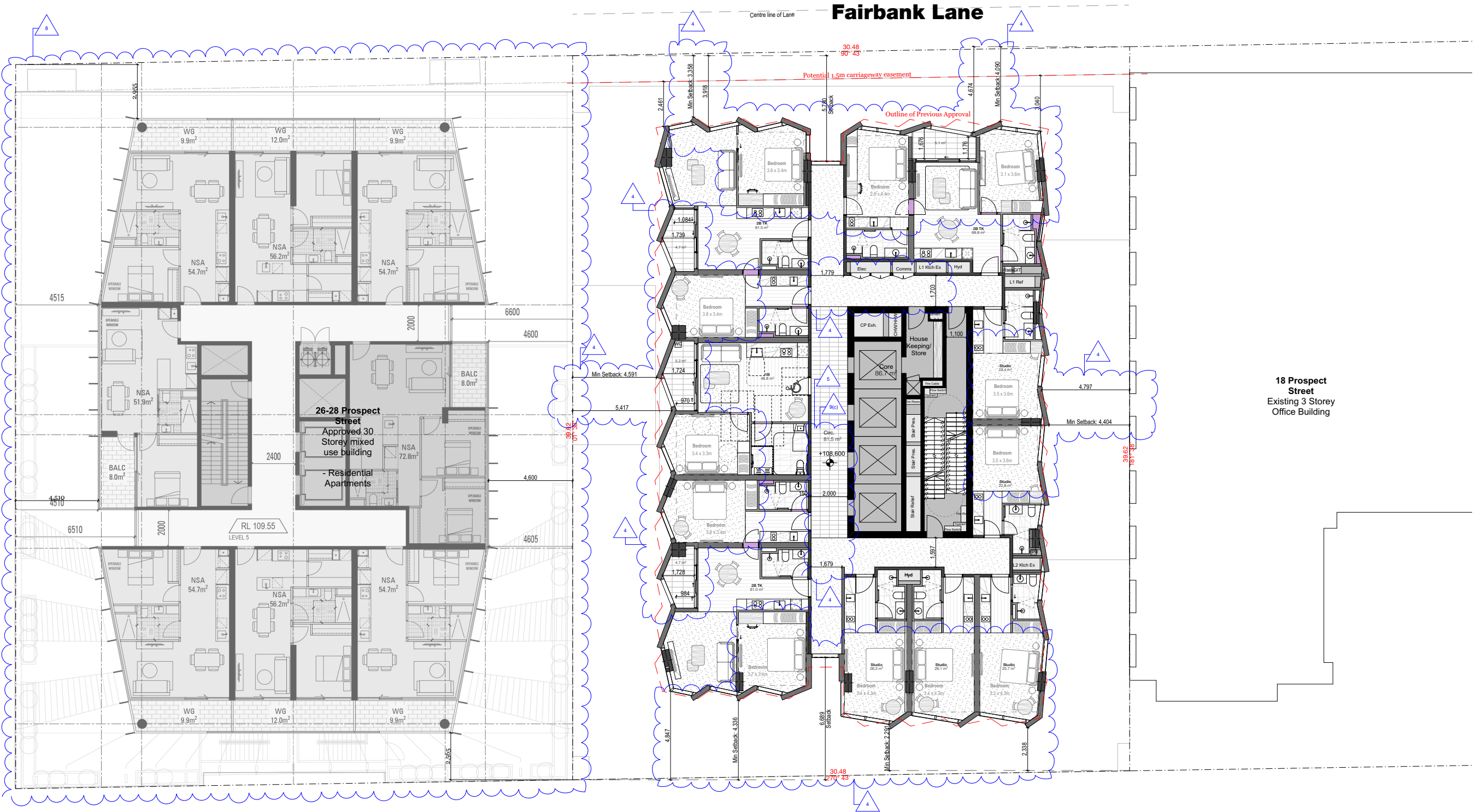


10.2 – ATTACHMENT 2. Amended Plans

Level 3

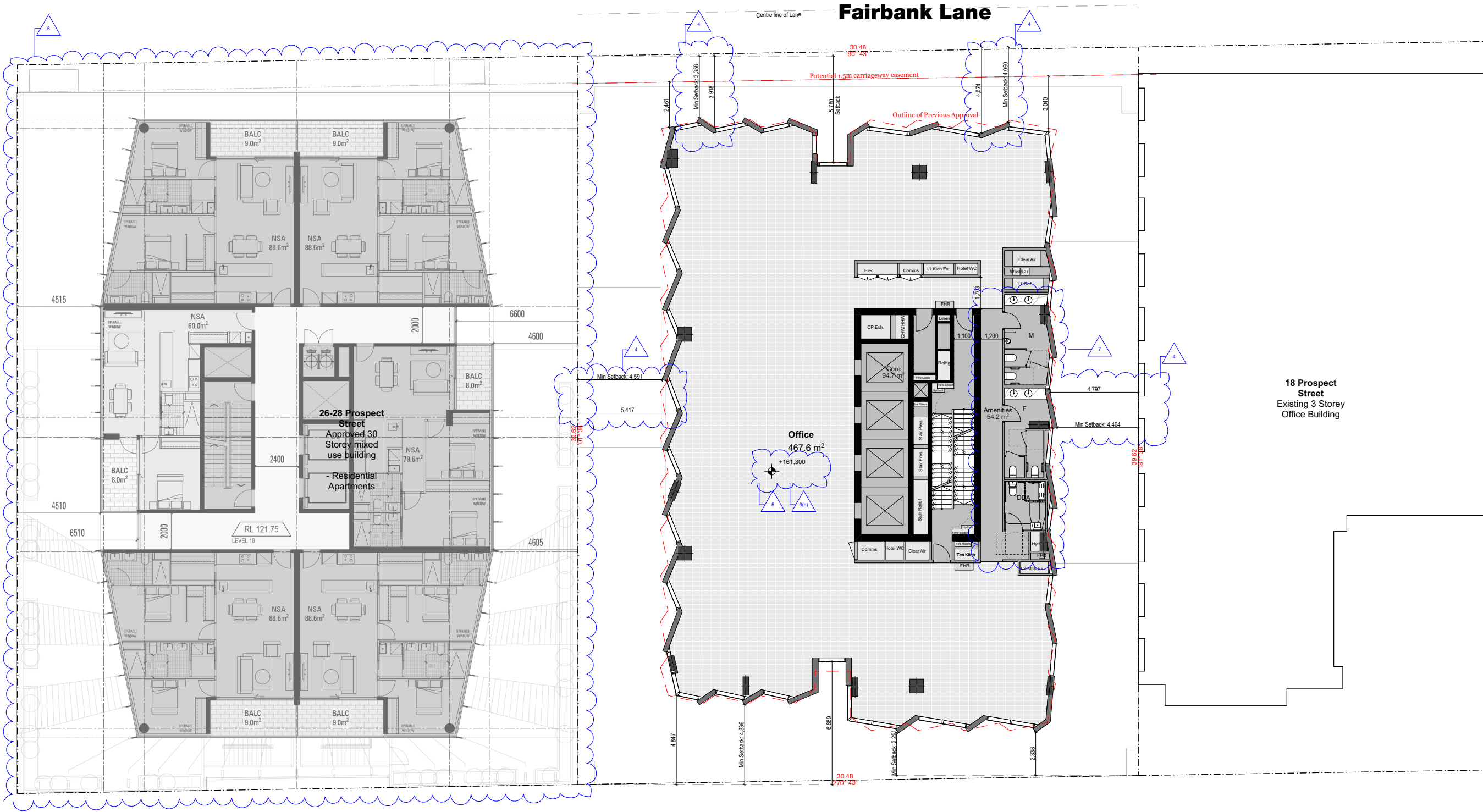


|Level 4-19 (Hotel)

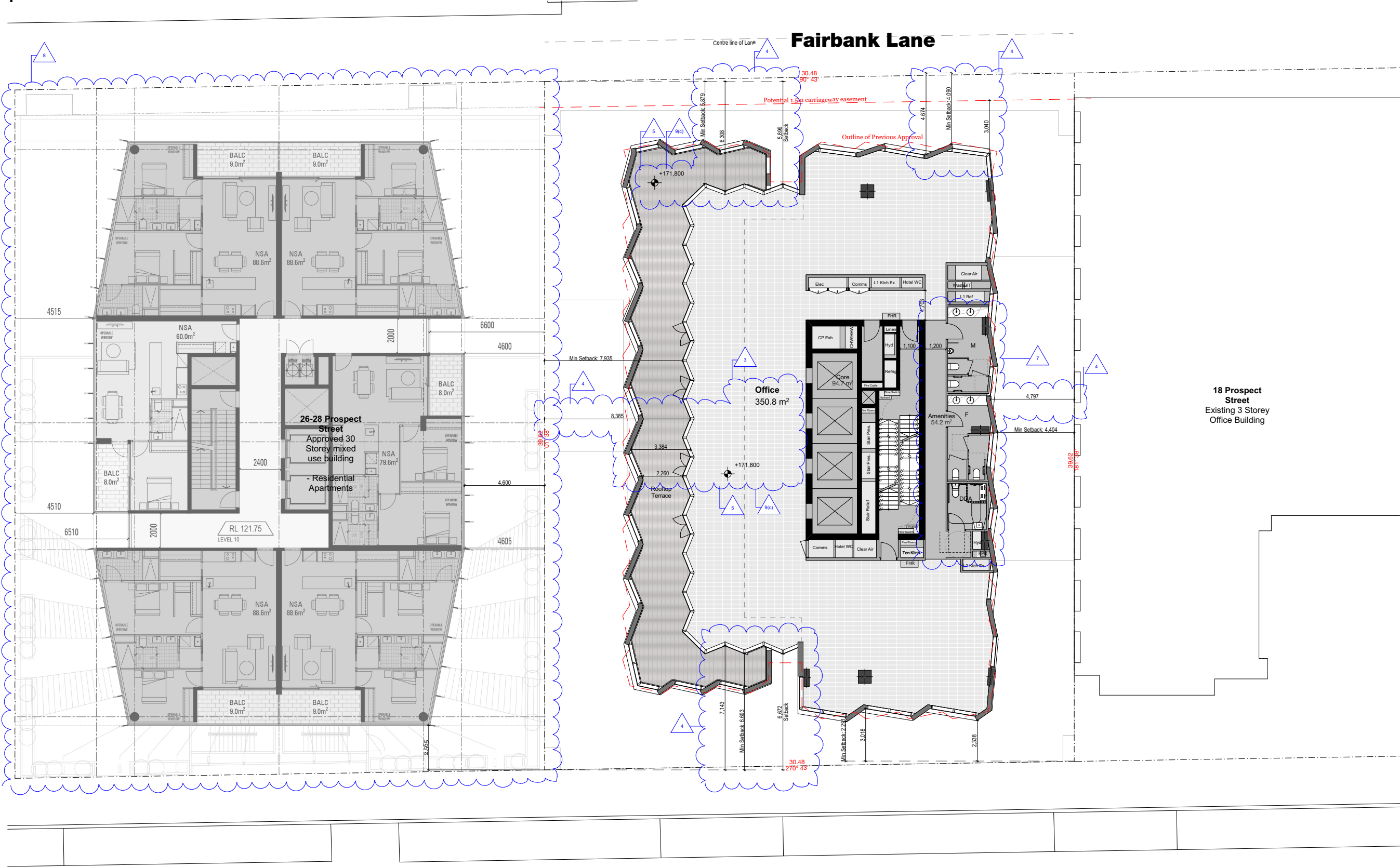


10.2 – ATTACHMENT 2. Amended Plans

|Level 20-23 (Commercial)



Level 24



Level 24 - Commercial

1:100

3

Notes

1. Level of day being updated as Hotel Restaurant Level 24 & 25 updated as Office

2. Additional dimensions provided

3. Additional dimensions and A/C levels provided

4. Additional dimensions and A/C levels provided

5. Additional dimensions and A/C levels provided

6. Additional dimensions and A/C levels provided

7. Additional dimensions and A/C levels provided

8. Additional dimensions and A/C levels provided

9. Additional dimensions and A/C levels provided

10. Additional dimensions and A/C levels provided

Rev

Date

By

Ckd

Description

A

17/12/2024

JCJS

JCJT

RFI Issue

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Project Name

Project Address

Client

BNG Group

Drawing Number

Revision

TP211

A

22 -24 Prospect Street

Box Hill, VIC 3128

Project Number

Drawing Name

Scale

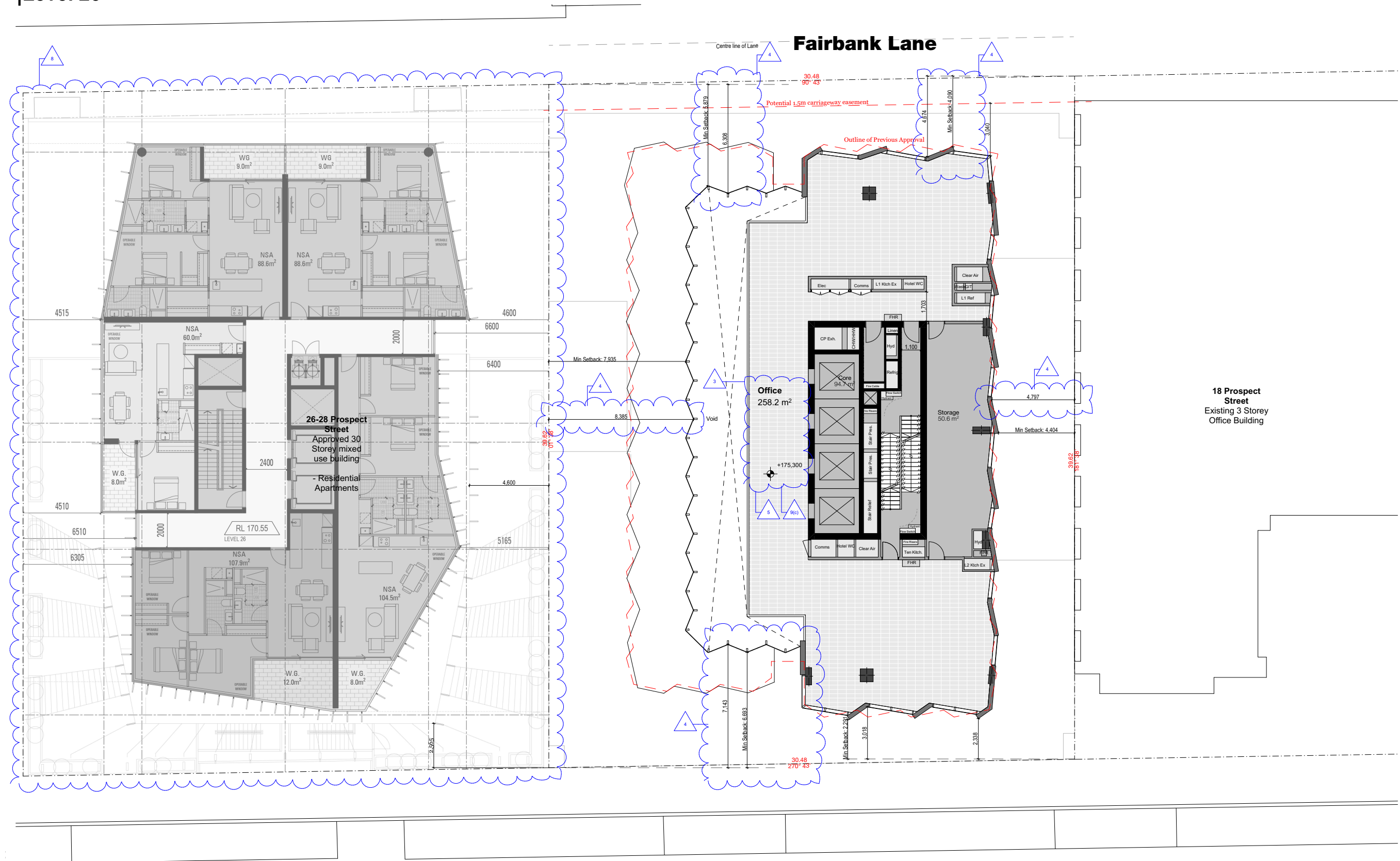
Date

12487

Level 24

1:100@A1

17/12/2024



Level 25 - Commercial
1:100

3	NOTE: 3 - Hotel all day dining relabeled as Hotel Restaurant. Level 24 & 25 relabeled as Office.
4	NOTE: 4 - Additional dimensions provided.
5	NOTE: 5 - Additional dimensions and AHD levels provided.
8	NOTE: 8 - Floor plates reinstated.
9(c)	NOTE: 9(c) - AHD levels across plans and elevations.

Rev	Date	By	Ckd	Description
-	2/10/2024	JC/CK	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RFI Issue

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Project Name	22 -24 Prospect Street
Project Address	22-24 Prospect Street, Box Hill, VIC 3128

Project Number	12487
Drawing Name	Level 25
Scale	1:100@A1
Date	17/12/2024

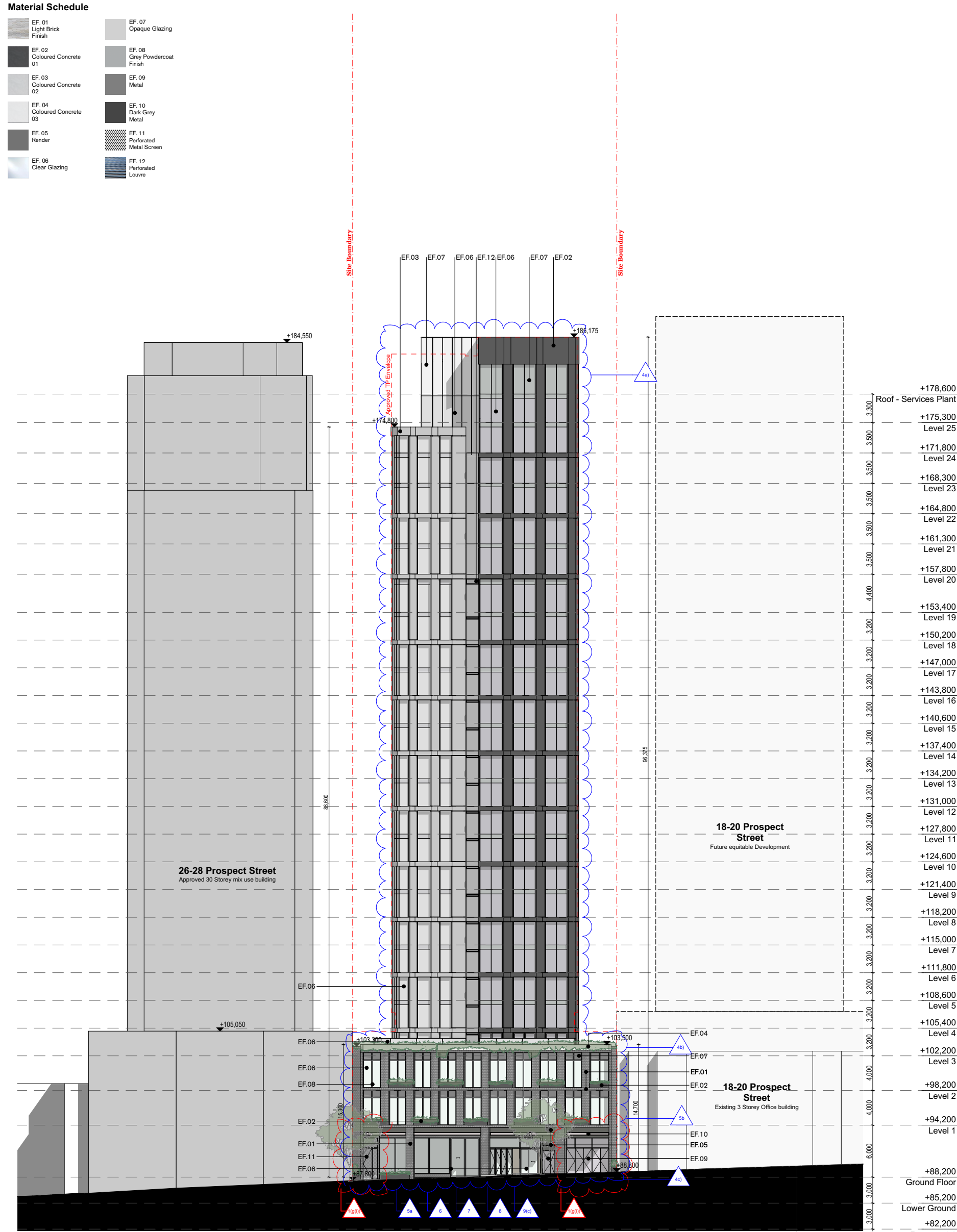
Client BNG Group

Drawing Number **TP212**
Revision **A**



10.2 – ATTACHMENT 2. Amended Plans

Elevations - South



160)

NOTE: Ensure that the materiality for the south-western portion of the front podium is not a dominant street feature and more effectively blends in with the architectural language of the front podium facade.

6

NOTE: Entry with increased and planter width reduced. Stair introduced to podium levels for functional use.

7

NOTE: Columns moved further west.

8

NOTE: Staircase introduced along Prospect Street.

9a)

NOTE: Entry with increased and planter width reduced.

9b)

NOTE: Staircase introduced along Prospect Street.

9c)

NOTE: Entry with increased and planter width reduced.

9d)

NOTE: Staircase introduced along Prospect Street.

4a)

NOTE: Entry with increased and planter width reduced.

4b)

NOTE: Entry with increased and planter width reduced.

4c)

NOTE: Entry with increased and planter width reduced.

4d)

NOTE: Entry with increased and planter width reduced.

Rev	Date	By	Ckd	Description
A	2/10/2024	JOEL	JOIT	S12 Submission
A	17/12/2024	JOUS	JOIT	RFI Issue

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Project Name

22-24 Prospect Street
Box Hill, VIC 3128

Client

BNG Group

Project Number

12487

Drawing Name

Elevations - South

Scale

1:200@A1

Date

17/12/2024

Drawing Number

TP300

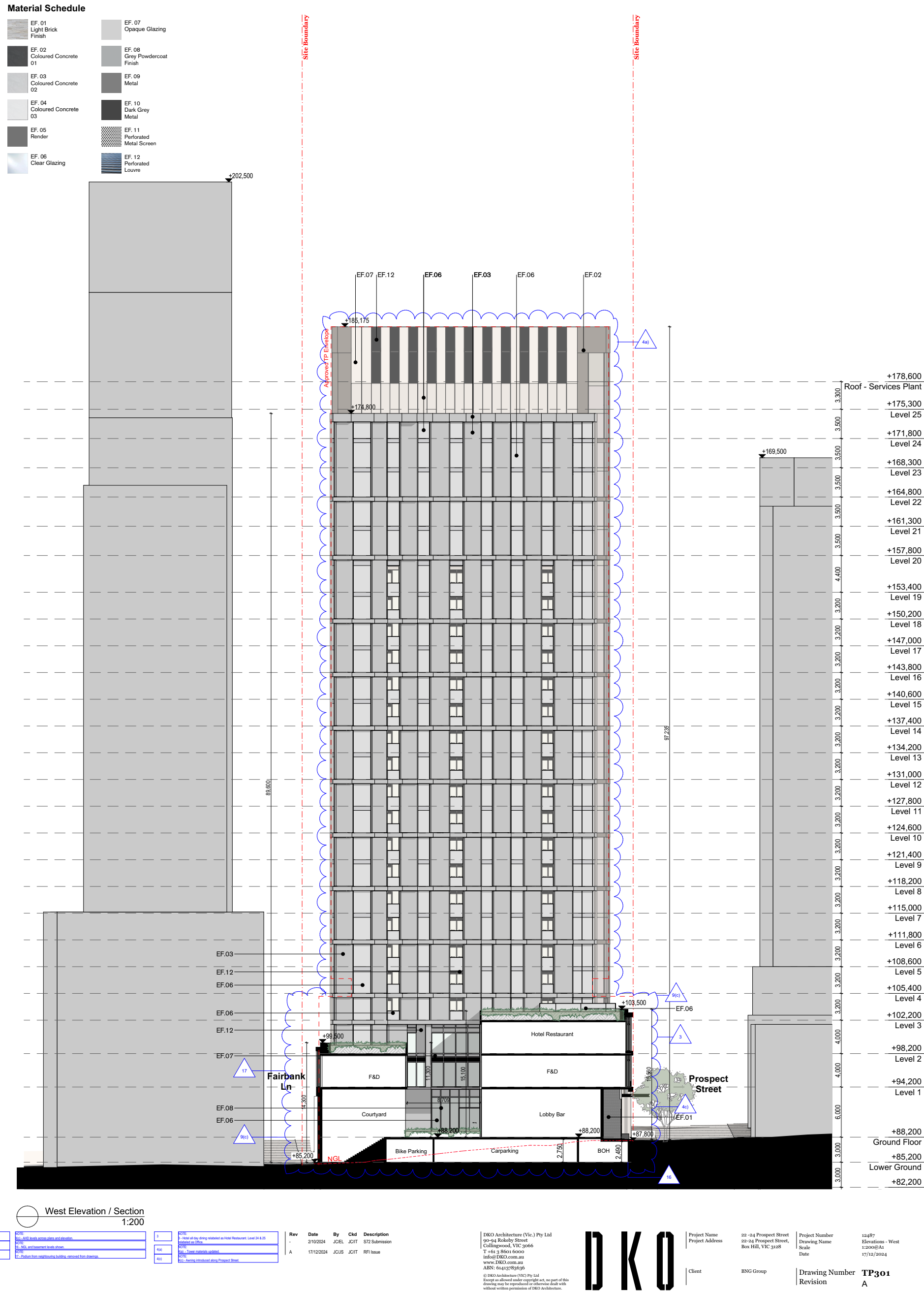
Revision

A

DKO

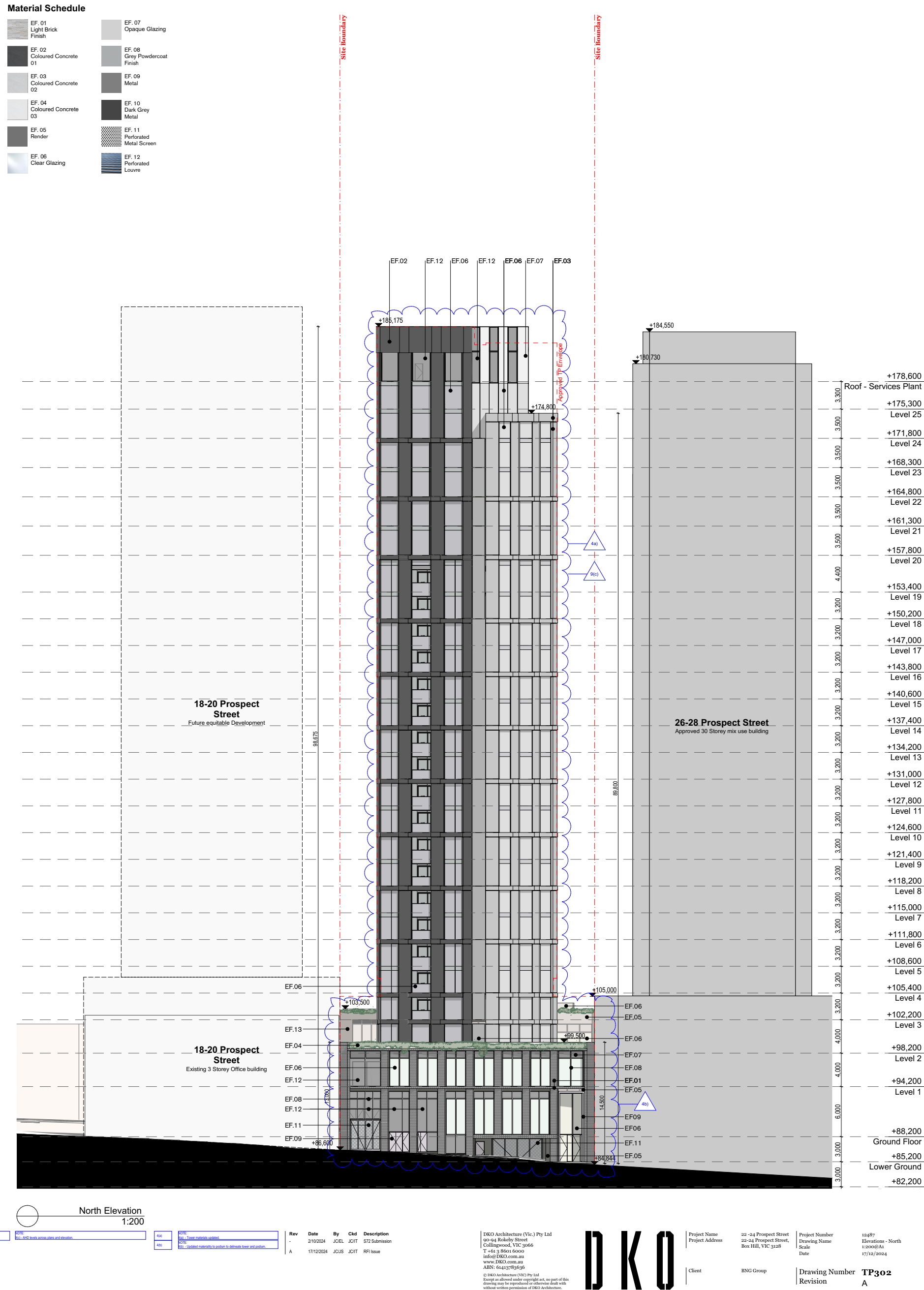
10.2 – ATTACHMENT 2. Amended Plans

Elevations - West



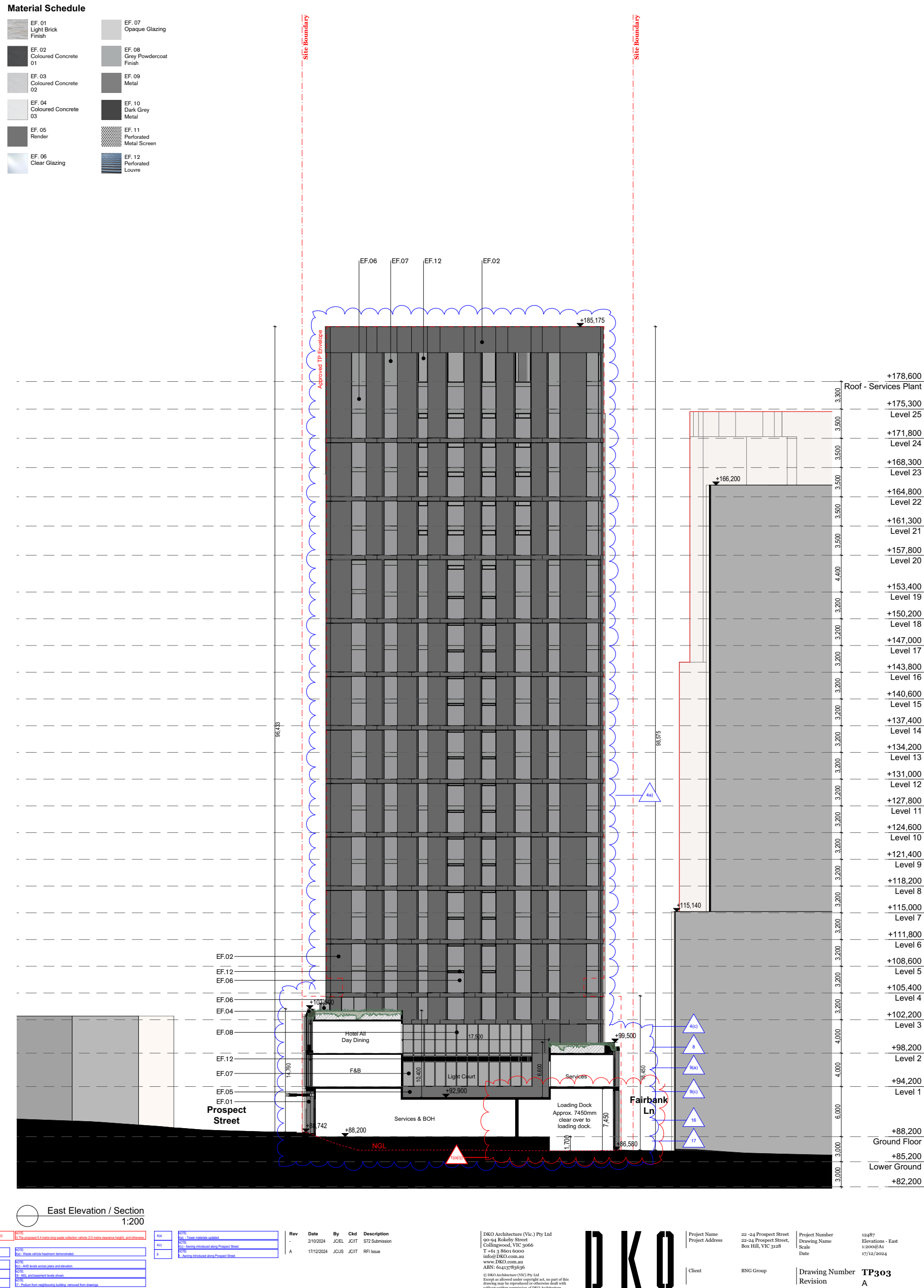
10.2 – ATTACHMENT 2. Amended Plans

Elevations - North



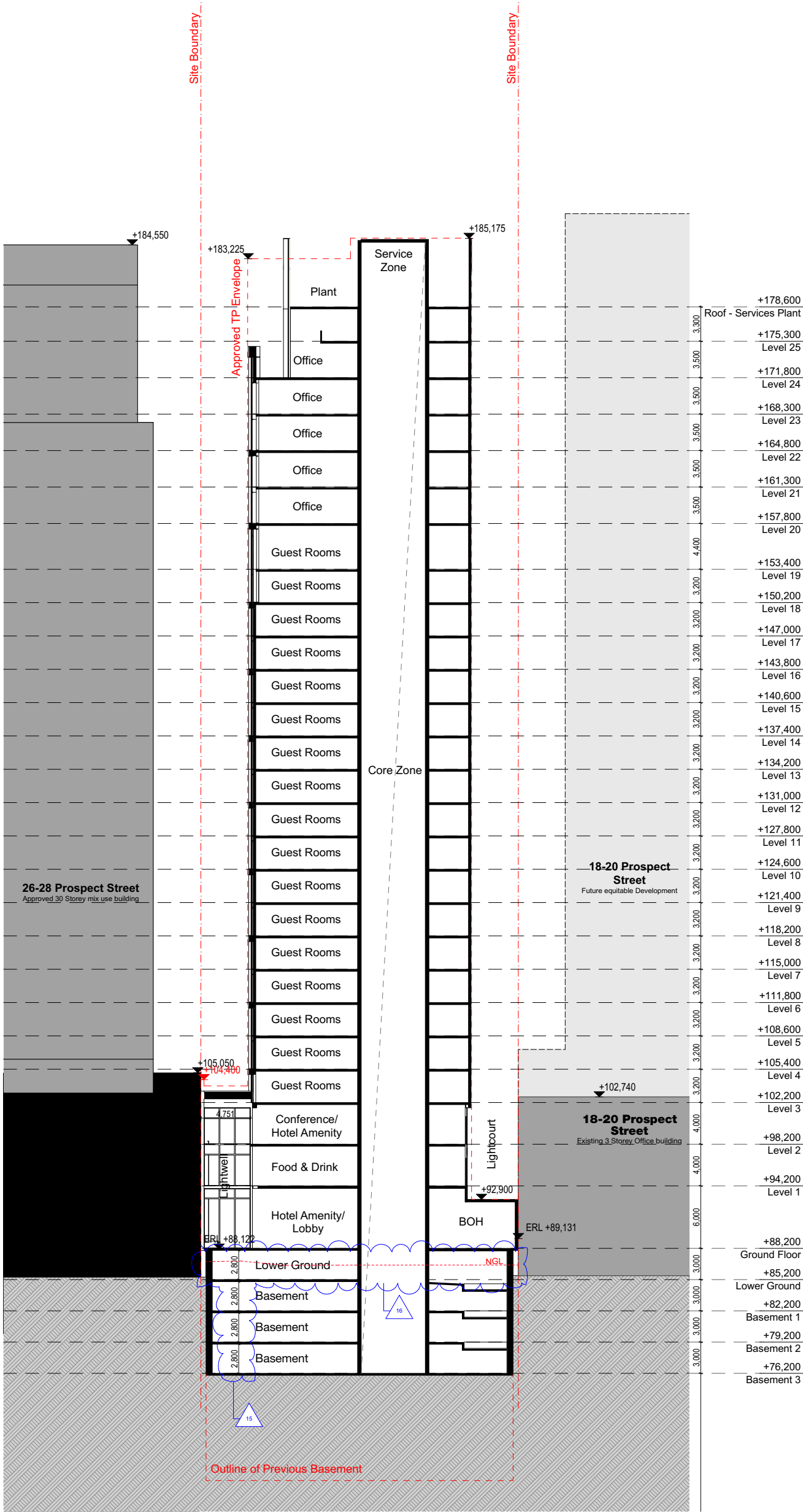
10.2 – ATTACHMENT 2. Amended Plans

Elevations - East



10.2 – ATTACHMENT 2. Amended Plans

Sections - E/W



10	NOTE
11	Section Plans across the site to demonstrate how all level changes are addressed on-site.
15	NOTE
16	Basement headroom clearance demonstrated.
17	NOTE
18	NGL, NLS and basement levels shown.

Rev	Date	By	Ckd	Description
-	2/10/2024	JCKK	JCIT	5/12 Submission
A	17/12/2024	JCUS	JCIT	RFI Issue

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Project Name
Project Address

22-24 Prospect Street
22-24 Prospect Street,
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Sections - E/W
1:200@A1
17/12/2024

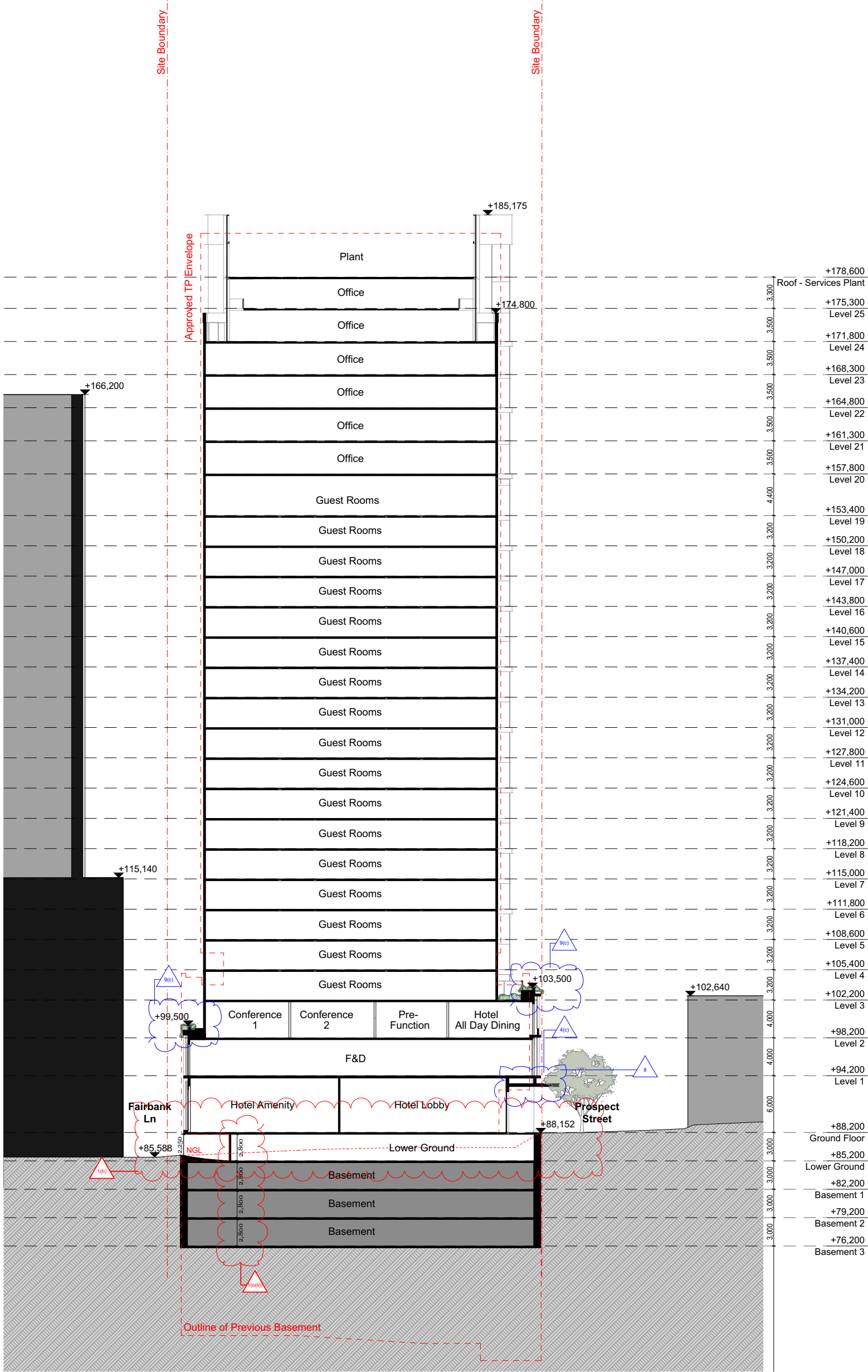
Client

BNG Group

Drawing Number
Revision
TP304
A

10.2 – ATTACHMENT 2. Amended Plans

Sections - N/S



100	NOTE: 100 - Section Plans across the site to demonstrate how all level changes are addressed on-site. 100 - A minimum height clearance of 2.2 metres to be provided throughout all car parking levels for trucks vehicles.
400	NOTE: 400 - Level introduced along Prospect Street.
8	NOTE: 8 - Level introduced along Prospect Street.
100	NOTE: 100 - Level introduced across plans and elevation.

Rev	Date	By	Ckd	Description
A	17/12/2024	JC/JS	JC/IT	RFI Issue

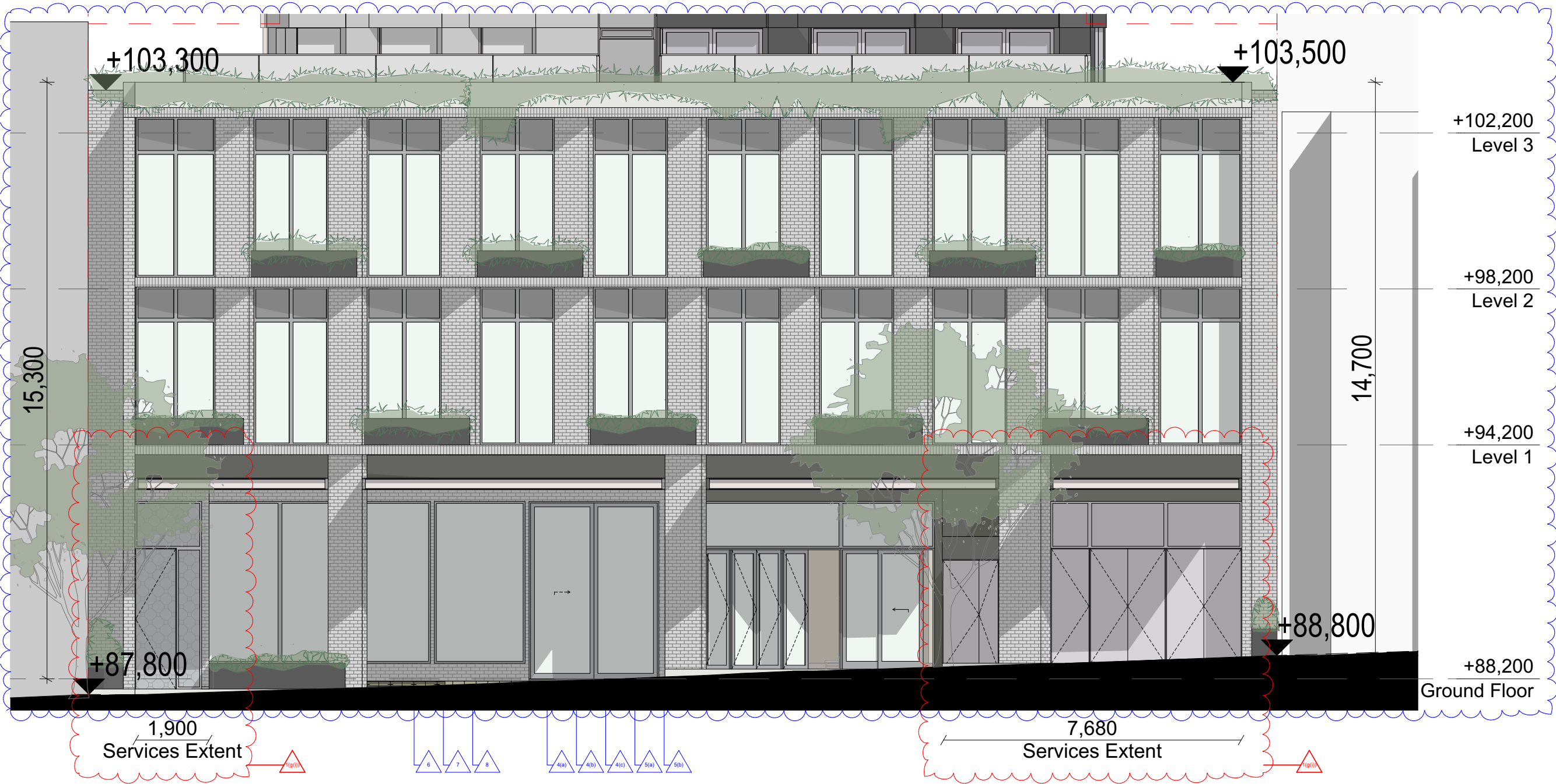
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Project Name	22-24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Sections - N/S
		Scale	1:200@A1
		Date	17/12/2024
Client	BNG Group	Drawing Number	TP305
		Revision	A

10.2 – ATTACHMENT 2. Amended Plans













Elevations - Prospect Street

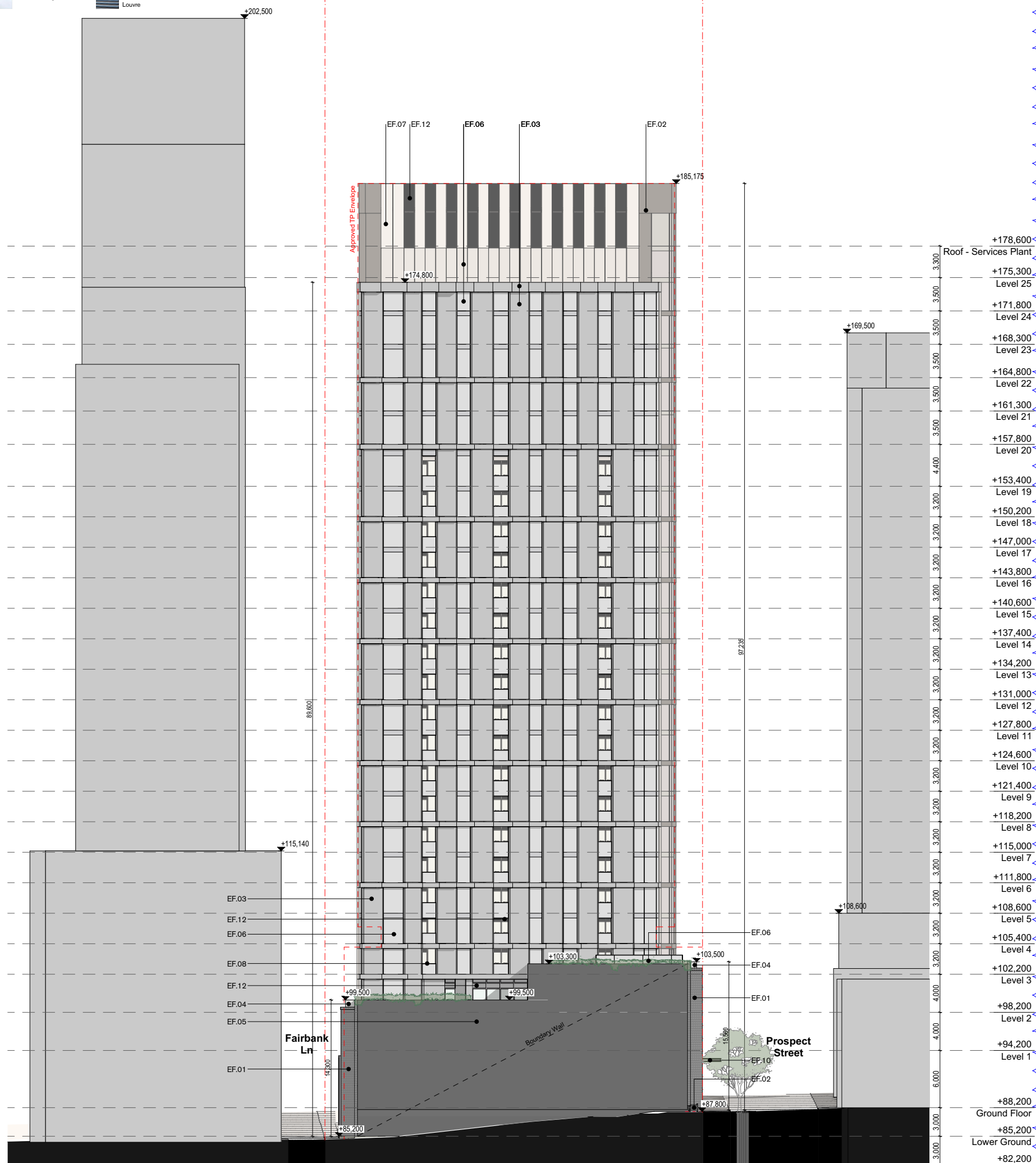


1900	NOTE: 1900 - Ensure that the materials for the south elevation of the front podium are not a dominant street feature and more effectively blend in with the architectural expression of the front podium levels.	400	NOTE: 400 - Ensure materials to podium to determine lower and podium.
6	NOTE: 6 - Entry with increased and plaster with reduced. Steel introduced to podium levels for functional purpose.	400	NOTE: 400 - Ensure materials to podium to determine lower and podium.
7	NOTE: 7 - Column moved further west.	500	NOTE: 500 - Ensure materials to podium to determine lower and podium.
8	NOTE: 8 - Entry with increased and plaster with reduced.	500	NOTE: 500 - Ensure materials to podium to determine lower and podium.

Elevations - West



	EF. 01 Light Brick Finish		EF. 07 Opaque Glazing
	EF. 02 Coloured Concrete 01		EF. 08 Grey Powdercoat Finish
	EF. 03 Coloured Concrete 02		EF. 09 Metal
	EF. 04 Coloured Concrete 03		EF. 10 Dark Grey Metal
	EF. 05 Render		EF. 11 Perforated Metal Screen
	EF. 06 Clear Glazing		EF. 12 Perforated



Rev	Date	By	Ckd	Description
A	17/12/2024	JC/JS	JC/IT	RFI Issue

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DKD

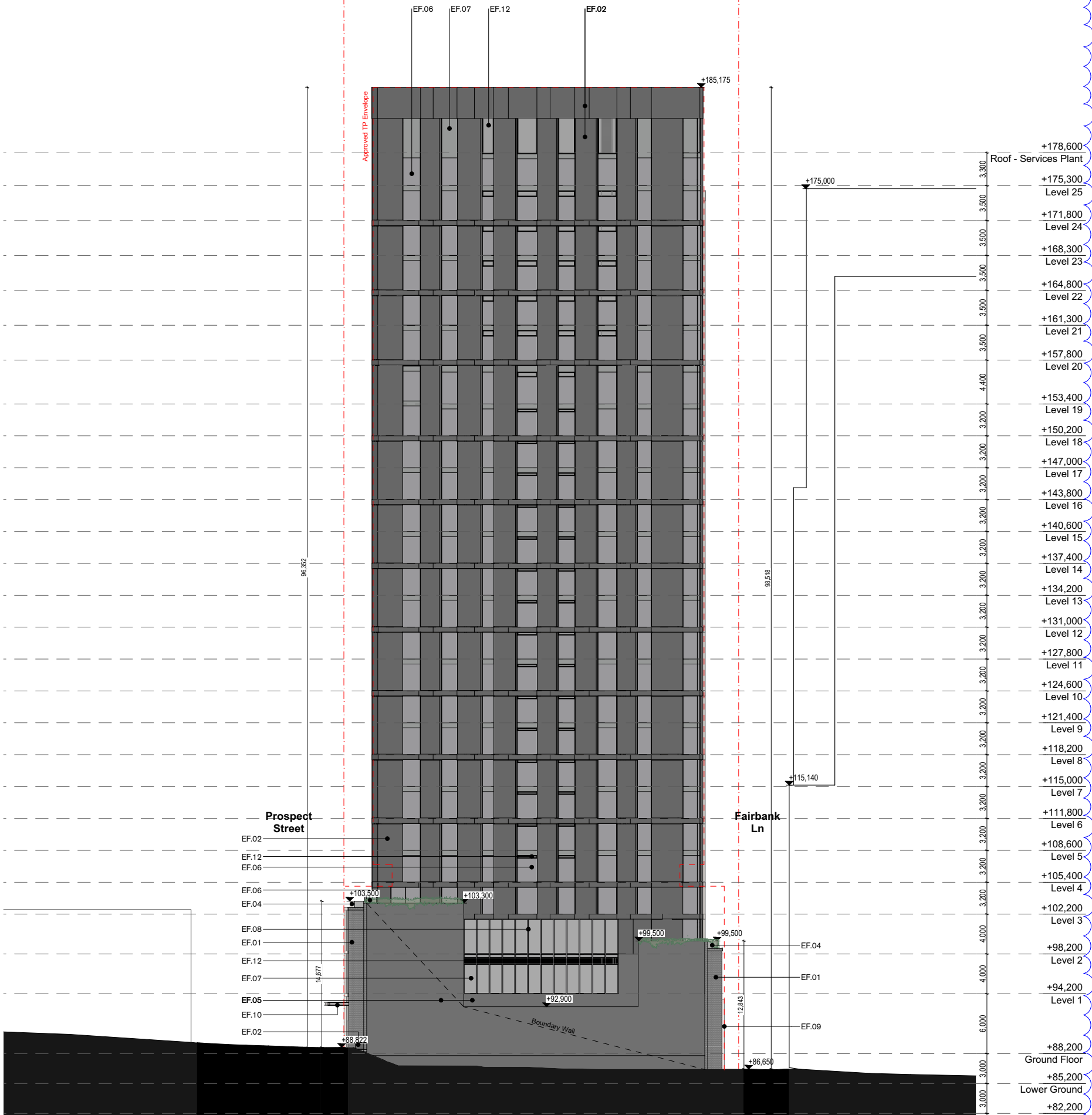
Project Name	22 -24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Elevations - West
		Scale	1:200@A1
		Date	17/12/2024
Client	BNG Group	Drawing Number	TP307
		Revision	A

10.2 – ATTACHMENT 2. Amended Plans

Elevations - East

Material Schedule

EF. 01 Light Brick Finish	EF. 07 Opaque Glazing
EF. 02 Coloured Concrete 01	EF. 08 Grey Powdercoat Finish
EF. 03 Coloured Concrete 02	EF. 09 Metal
EF. 04 Coloured Concrete 03	EF. 10 Dark Grey Metal
EF. 05 Render	EF. 11 Perforated Metal Screen
EF. 06 Clear Glazing	EF. 12 Perforated Louvre



East Elevation
1:200

Rev	Date	By	Ckd	Description
A	17/12/2024	JCJS	JCJT	RFI Issue

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Project Name
Project Address
22-24 Prospect Street
Box Hill, VIC 3128


Client
BNG Group

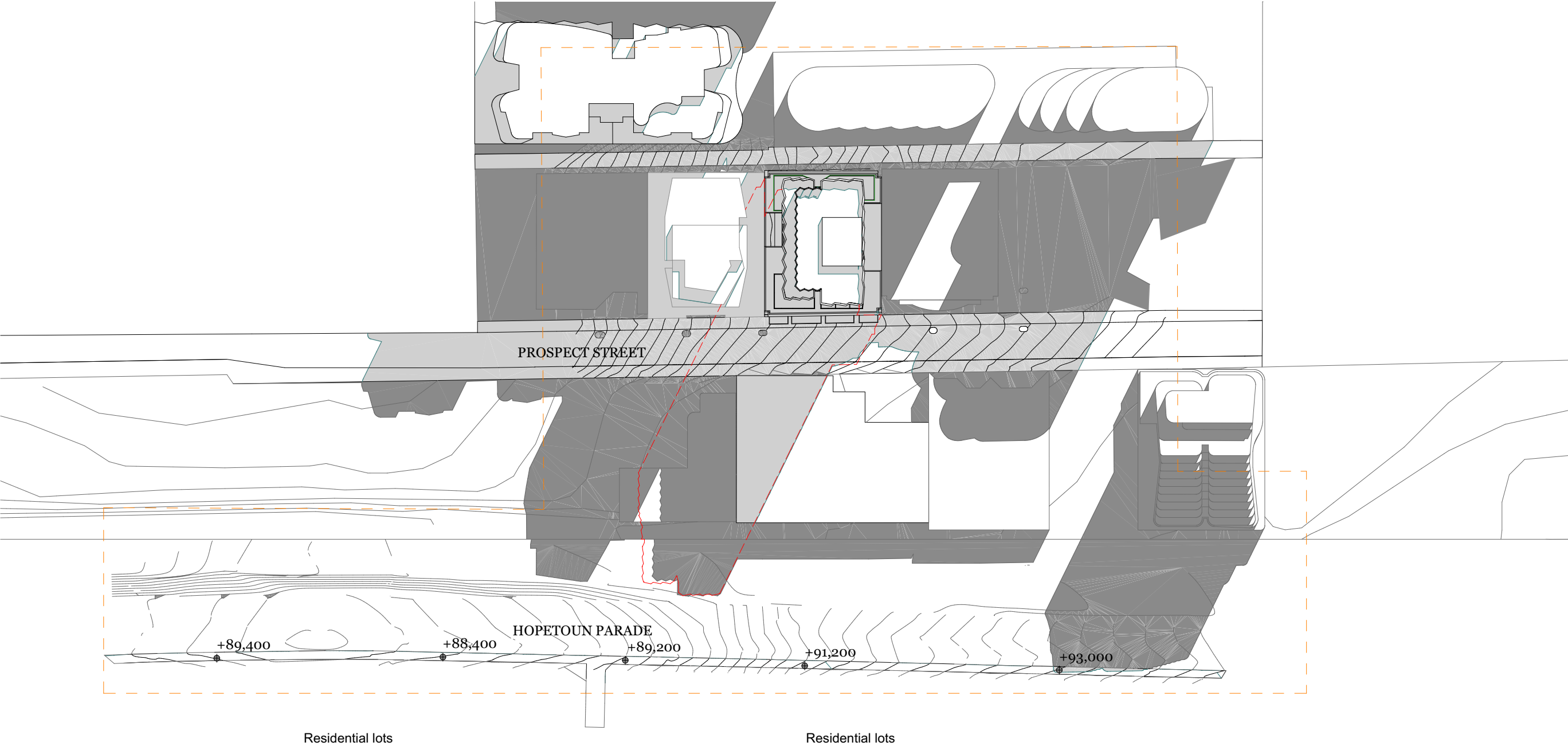
Project Number
Drawing Name
Scale
Date
12487
Elevations - East
1:200@A1
17/12/2024

Drawing Number
Revision
TP308
A

10.2 – ATTACHMENT 2. Amended Plans

|Shadows - 11am
Equinox (22 Sept)

 - Outline of shadows from TP approved permit



 SEPT 22 1100h
1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only



Rev	Date	By	Ckd	Description
-	2/10/2024	JC/EL	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RF1 Issue

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Project Name
Project Address

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Shadows - 11am
1:500@A1
17/12/2024

Client


BNG Group

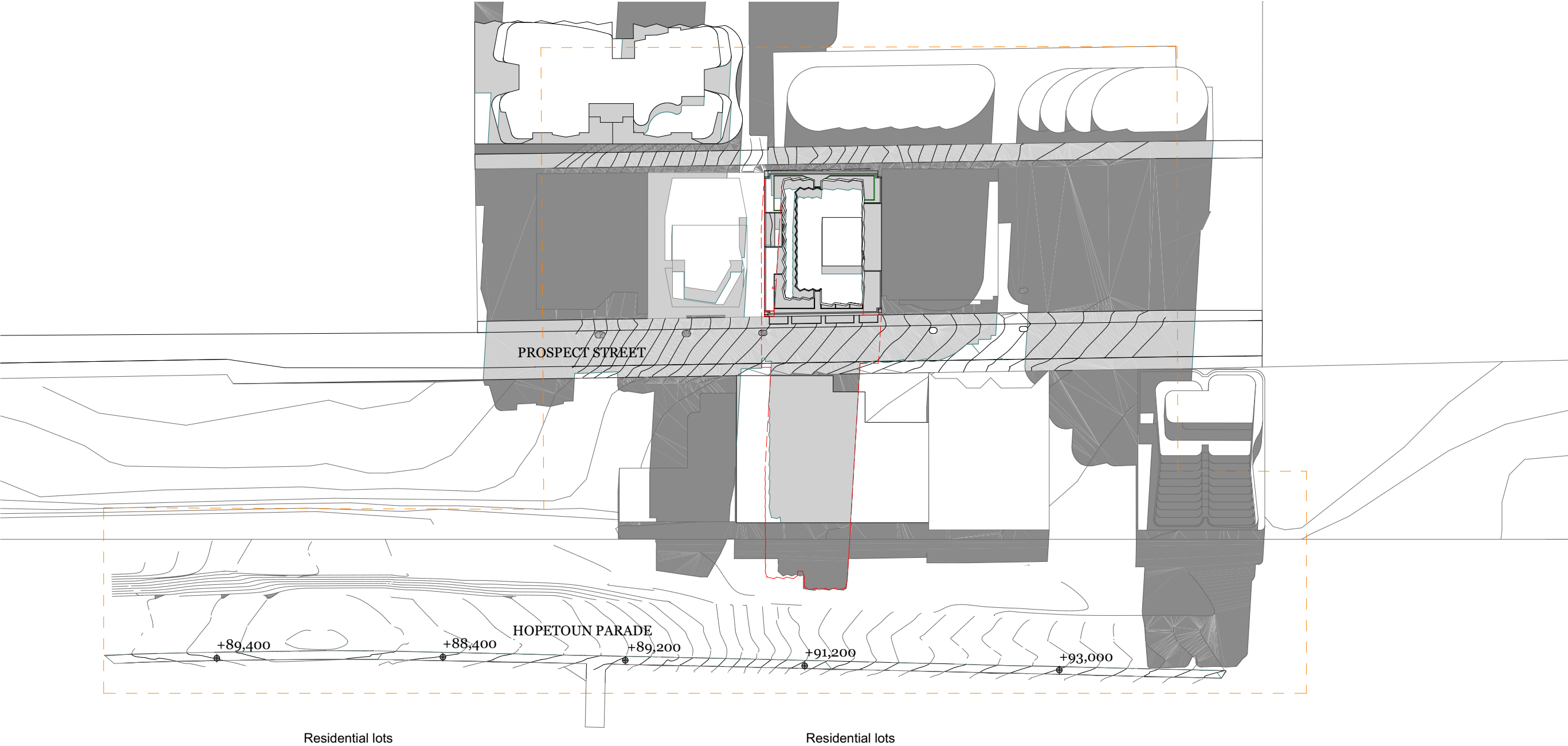
Drawing Number
Revision

TP400
A

10.2 – ATTACHMENT 2. Amended Plans

|Shadows - 12pm
Equinox (22 Sept)

 - Outline of shadows from TP approved permit



 SEPT 22 1200h
1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only

Rev	Date	By	Ckd	Description
-	2/10/2024	JC/EL	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RF1 Issue

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Project Name
Project Address

22 -24 Prospect Street
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Project Number
Drawing Name
Scale
Date

12487
Shadows - 12pm
1:500@A1
17/12/2024

Client

BNG Group


Drawing Number
Revision

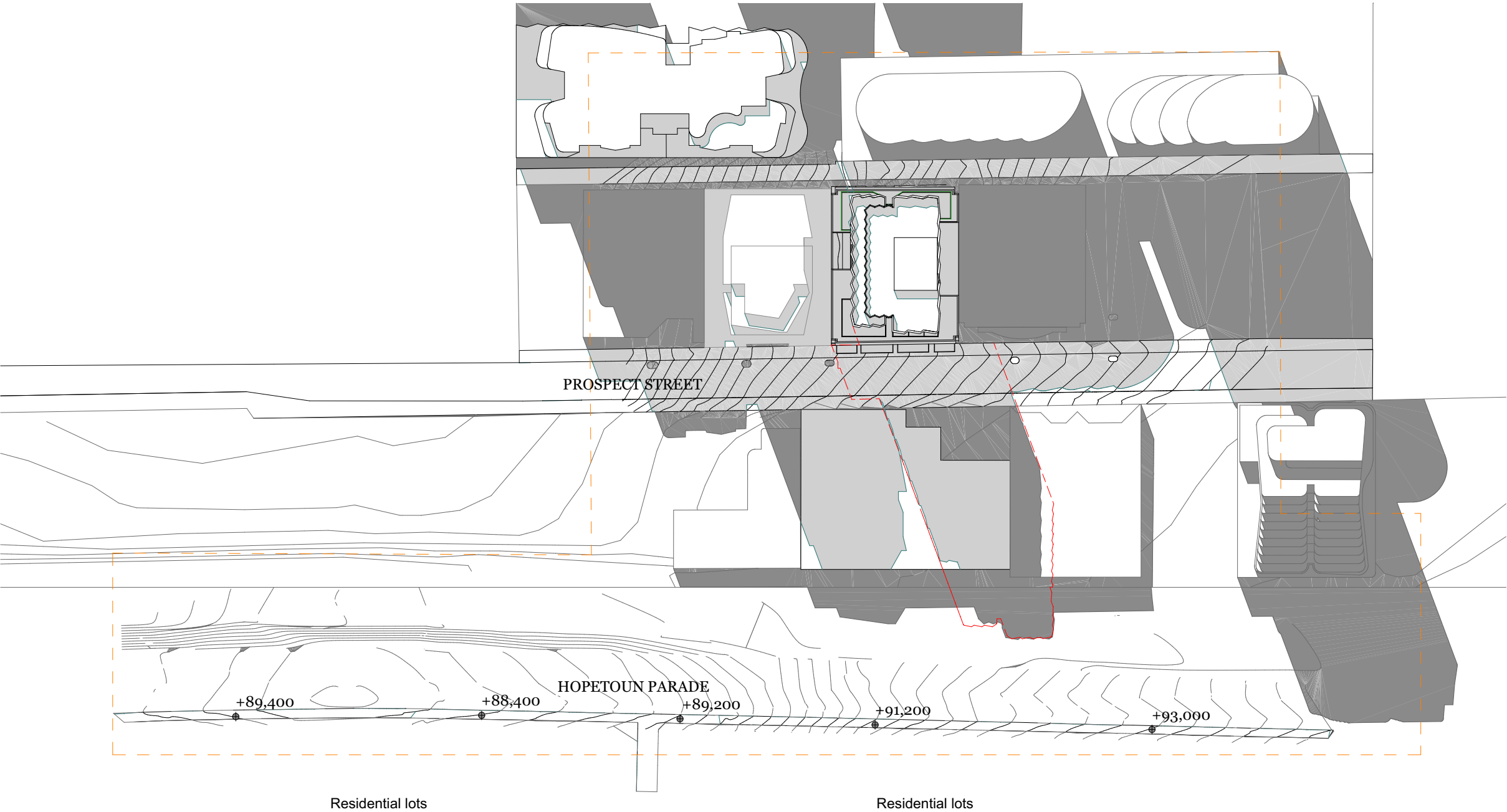
TP401
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10.2 – ATTACHMENT 2. Amended Plans

|Shadows - 1pm

Equinox (22 Sept)

 - Outline of shadows from TP approved permit



 SEPT 22 1300h 1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only



Rev	Date	By	Ckd	Description
-	2/10/2024	JC/EL	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RF1 Issue

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Project Name
Project Address

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Project Number
Drawing Name
Scale
Date

12487
Shadows - 1pm
1:500@A1
17/12/2024

Client

BNG Group


Drawing Number
Revision

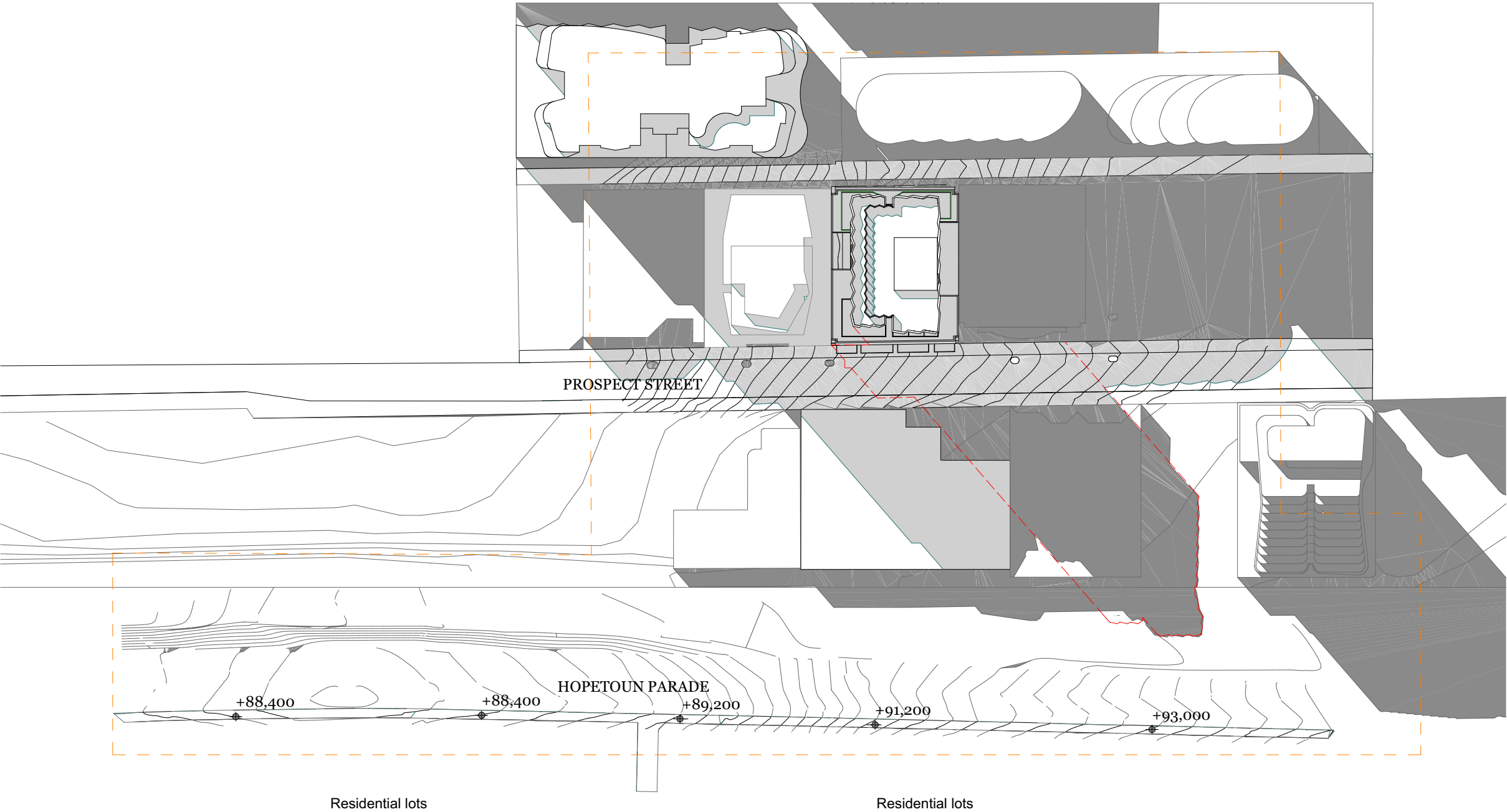
TP402
A

10.2 – ATTACHMENT 2. Amended Plans

|Shadows - 2pm

Equinox (22 Sept)

 - Outline of shadows from TP approved permit



 SEPT 22 1400h
1:500  *Extent of site survey extended to include Hopetoun Pde* - Note: All conditions shown outside of site survey are indicative only



Rev	Date	By	Ckd	Description
-	2/10/2024	JC/EL	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RFI Issue

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Project Name
Project Address

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Shadows - 2pm
1:500@A1
17/12/2024

Client

BNG Group

Drawing Number
Revision

TP403
A

10.2 – ATTACHMENT 2. Amended Plans

|Artists Impression - Podium



6	NOTE: - Entry width increased and planter width reduced. Stair introduced to podium levels for functional access.	440	NOTE: - Stair tower materials updated.
7	NOTE: - Staircase moved further west.	441	NOTE: - Staircase materials updated to podium to delineate tower and podium.
8	NOTE: - Staircase introduced along Prospect Street.	442	NOTE: - Staircase introduced along Prospect Street.
		443	NOTE: - Entry width increased and planter width reduced.
		444	NOTE: - Staircase introduced along Prospect Street.

Rev	Date	By	Ckd	Description
-	2/10/2024	JC	JC/IT	S72 Submission
A	17/12/2024	JC	JC/IT	RFI Issue

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Project Name
Project Address

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Artists Impression - Podium
@A1
17/12/2024

Client

BNG Group

Drawing Number
Revision

TP404
A

10.2 – ATTACHMENT 2. Amended Plans

|Artists Impression - Prospect St



6	NOTE: Entry with increased and planter with reduced. Stair introduced to podium levels for functional reasons	446	NOTE: Tower materials updated
7	NOTE: Columns moved further west	447	NOTE: Updated materials to podium to delineate tower and podium
8	NOTE: Landscaping introduced along Prospect Street	448	NOTE: Landscaping introduced along Prospect Street
		546	NOTE: Entry with increased and planter with reduced
		547	NOTE: Landscaping introduced along Prospect Street

Rev	Date	By	Ckd	Description
-	2/10/2024	JC	JC/IT	S72 Submission
A	17/12/2024	JC	JC/IT	RF1 Issue

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Project Name	22 -24 Prospect Street	Project Number	12487
Project Address	22-24 Prospect Street, Box Hill, VIC 3128	Drawing Name	Artists Impression - Prospect St
		Scale	@A1
		Date	17/12/2024
Client	BNG Group	Drawing Number	TP405
		Revision	A

10.2 – ATTACHMENT 2. Amended Plans

|Development Summary

LEVEL	Retail / F&D GLA (m2)	Hotel Rooms					Hotel Amenity GFA (m2)	Office GLA (m2)	Total GFA m2	Car Parking		
		Studio	1Bed	2Bed TK	Total No. of Apt	Total no. of Keys				Area m2	# Total Carparks	# Bikes
Basement 3									87	1124	26	
Basement 2									87	1124	25	
Basement 1									87	1124	22	18
Lower Ground									303	770	13	26
Ground Floor	0						373		888			4
Level 1 - F&D	624						0		929			
Level 2 - Amenity							570		804			
Level 3		5	1	3	9	12	0		582			
Level 4		5	1	3	9	12	0		582			
Level 5		5	1	3	9	12	0		582			
Level 6		5	1	3	9	12	0		582			
Level 7		5	1	3	9	12	0		582			
Level 8		5	1	3	9	12	0		582			
Level 9		5	1	3	9	12	0		582			
Level 10		5	1	3	9	12	0		582			
Level 11		5	1	3	9	12	0		582			
Level 12		5	1	3	9	12	0		582			
Level 13		5	1	3	9	12	0		582			
Level 14		5	1	3	9	12	0		582			
Level 15		5	1	3	9	12	0		582			
Level 16		5	1	3	9	12	0		582			
Level 17		5	1	3	9	12	0		582			
Level 18		5	1	3	9	12	0		582			
Level 19		5	1	3	9	12	0		582			
Level 20								467	628			
Level 21								467	628			
Level 22								467	628			
Level 23								467	628			
Level 24								350	512			
Level 25								258	415			
Plant & Services									598			
Subtotal		85	17	51								
Total	624				153	204	943	2476	17111	4141	86	48

Notes/Assumptions:

- 1 These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
- 2 This scheme has been prepared generally within the bounds of the current site dimensions. Dimensions are subject to detailed discussion with council, hence may be subject to change once advice is received.
- 3 This design has been prepared without structural or services engineering input. Design is subject to change once advice is received.
- 4 The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
- 5 The design and accompanying documentation contained herein is and remains the intellectual property of DKO Architecture.
- 6 All areas measured to PCA method of measurement
- 7 Retail / Commercial GLA includes external walls.
- 8 GFA excludes balconies, planters, terraces, roof plant or voids
- 9 GFA/GBA excludes projecting Architecture elements

3	NOTE: All day dining established as Hotel Restaurant. Level 24 & 25 reinstated as Office.
6	NOTE: Entry with increased and planter width reduced. Stair introduced to podium levels for functional design.
1	NOTE: Consolidated end of top balconies and new secure staff entry door.

Rev	Date	By	Ckd	Description
-	2/10/2024	JC/KC	JC/IT	S72 Submission
A	17/12/2024	JC/JS	JC/IT	RFI Issue
B	7/02/2025	JC	JCRM	RFI - Consolidated EOT

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Project Name

22 -24 Prospect Street
Box Hill, VIC 3128

Project Number
Drawing Name
Scale
Date

12487
Development Summary
@A1
7/02/2025

Client

BNG Group

Drawing Number
Revision

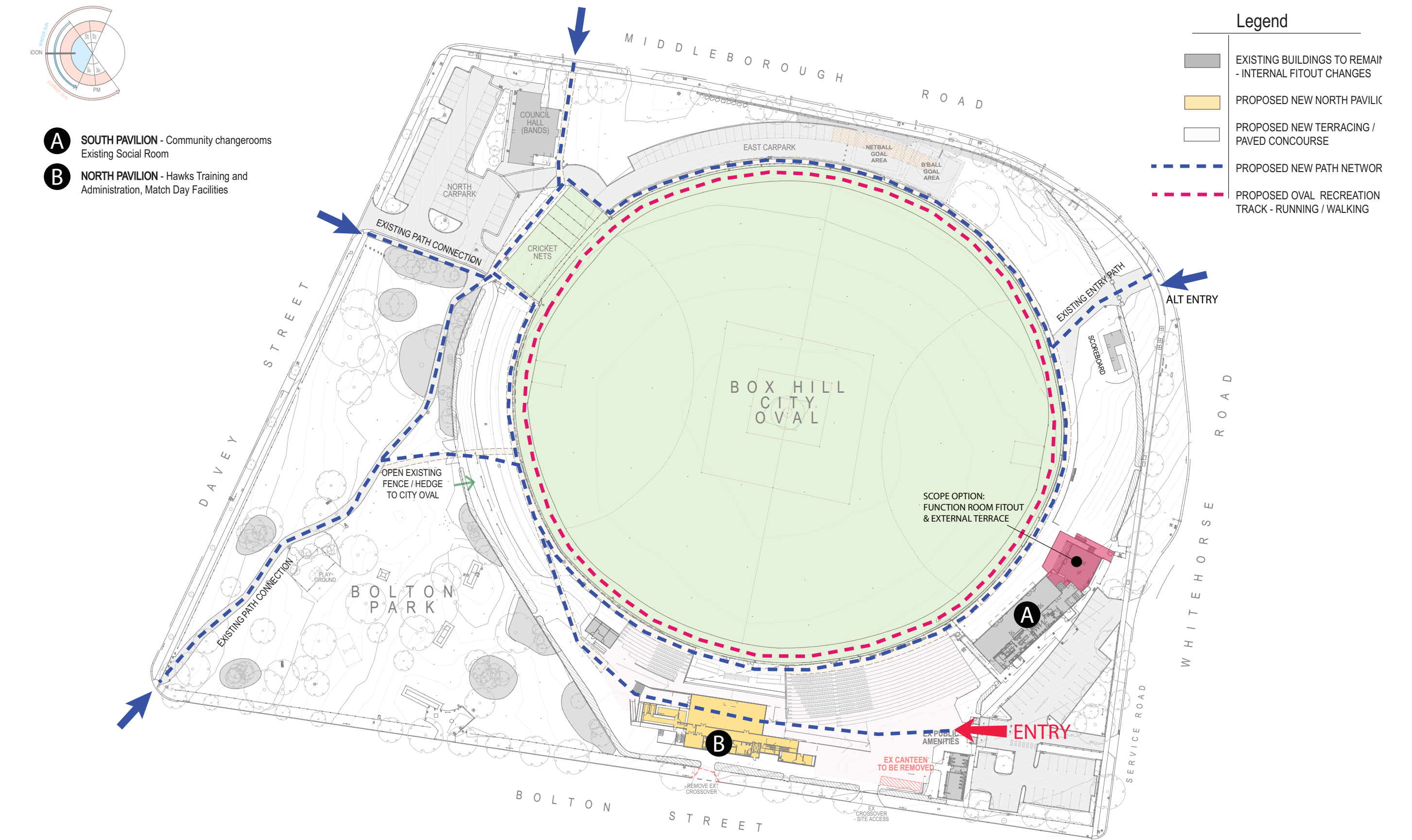
TP406
B

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

Attachment 1 Endorsed Site Plan - Council Meeting 15 March 2021

Attachment 2 Box Hill City Oval changes since 1996

Attachment 3 Resident Objection to hedge removal for Training Net renewal

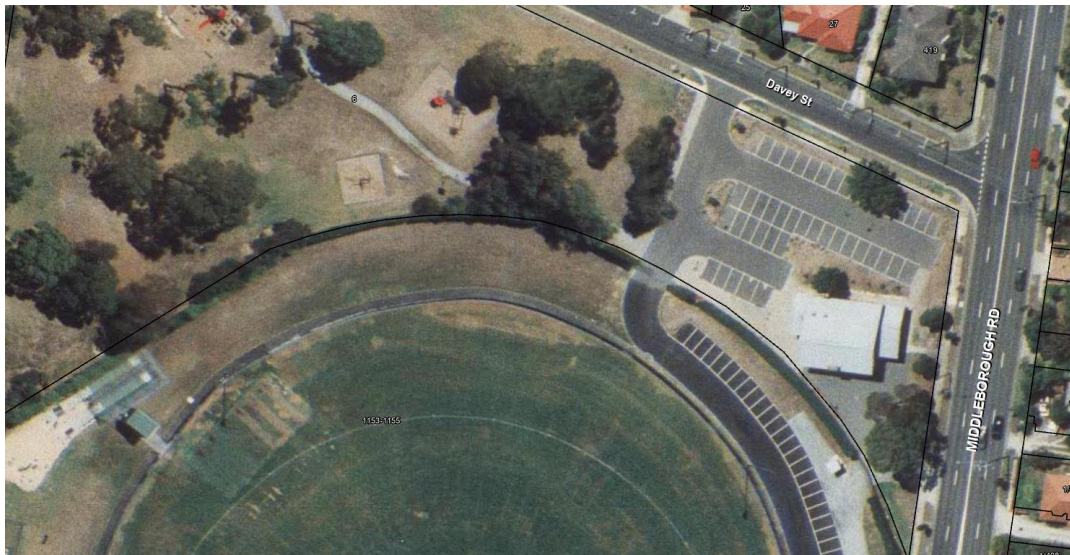


10.3 – ATTACHMENT 2. Box Hill City Oval changes since 1996**Box Hill City Oval**

1996 – synthetic cricket nets located on western side, and turf wickets located on ground



2001 – Davey St car park and Box Hill City Oval eastern carpark with associated hedge removal for driveway



10.3 – ATTACHMENT 2. Box Hill City Oval changes since 1996

2009 – current cricket net location with alternate driveway into Box Hill City Oval and additional hedge removal

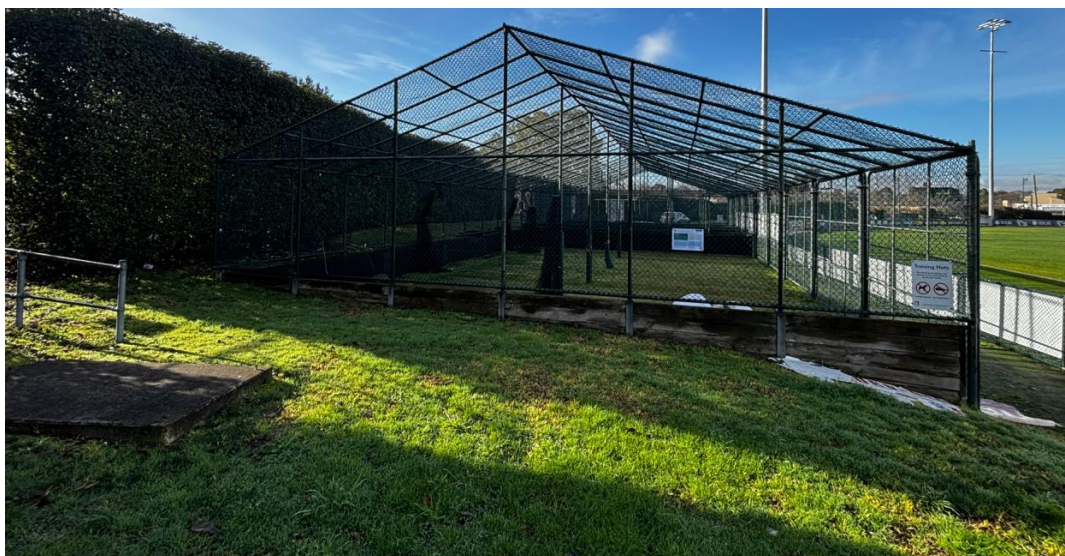


Cricket Net shading - April 10:45am half shade. The same shade occurs in September relative to equinox



10.3 – ATTACHMENT 2. Box Hill City Oval changes since 1996

Cricket Net shading - July 9:30am full shade



Cricket Net shading - July 11:45am half shade

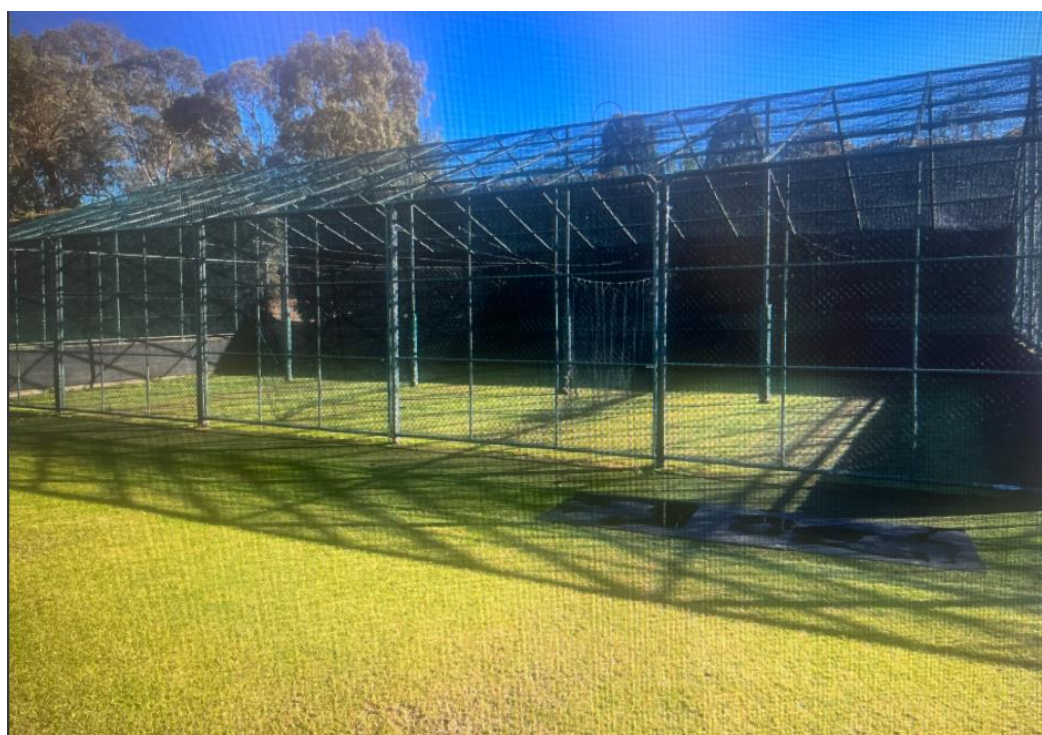


10.3 – ATTACHMENT 2. Box Hill City Oval changes since 1996

Cricket Net shading – October 11:30am – shading covering 3+M of pitch



Cricket Net shading – November 8:45am – shading covering 4+M of pitch



10.3 – ATTACHMENT 2. Box Hill City Oval changes since 1996

Hedge gap demonstrating extent of shading impact



Extent of hedge removal required to undertake project and resolve shading and asset performance issues of cricket nets



10.3 – ATTACHMENT 3. Resident Objection to hedge removal for Training Net renewal

City Oval Redevelopment -cricket nets and hedge removal

Meeting notes

Monday 28th July @ 4pm on location

Present Whitehorse - Julian Quinn, Steve Day

Residents - [REDACTED]

Consideration of location

Between Oak tree and scoreboard on the south end of the oval was considered but deemed unacceptable to remove oak tree and city oval heritage gates.

Further around the oval on Middleborough rd also deemed unacceptable due to Cricket Australia standards to have as close to North/South cricket wickets.

Settled on nets remaining in current location, moved back and completely rebuilt.

Plans

Plans were reviewed. There were no dimensions or shading diagrams available.

The proposed siting of the refurbished cricket nets will be in a similar position but the eastern most pitch will be removed. The turf pitches to remain on the western side and the artificial to the east. The cage is to be slightly orientated to a more north south position.

The cage is to be pushed back approximately 2 metres following the line of the current hedge. The hedge is to be removed between the two gates at the northern carpark end approximately 30 metres.

The garden bed as well as bike rack and 2 disabled car parks will be removed for a walking track to wind behind the nets and back to the oval fence.

Justification to remove hedge

Shading of pitches and not enabling grass to grow on turf pitches.

Requirement to move pitches back to allow more room for bowl run ups from oval.

This walking path around the back of the pitches for passive community use with on demand lighting for use of the oval.

Community feedback/Observations

1. No removal of a heritage hedge. Only one of its kind in the municipality and all trees and shrubs need to be rigorously protected in Whitehorse.
2. There is not a shading issue. Photos were shown (Paul A) taken in mid winter afternoon showing a tiny sliver of the most westerly turf pitch shaded. The pitches get adequate sun.
3. The retaining wall and drainage are not fit for purpose. Drains not maintained and filled with rubbish.
4. Lack of clarity and necessity in the walking track positioning behind the nets.
5. Agreed that tree roots from the hedge are not a problem with the uneven surface - it is water accumulation and lack of maintenance of drainage

10.3 – ATTACHMENT 3. Resident Objection to hedge removal for Training Net renewal

6. Was consideration given to reverse the pitches and have the the turf on the eastern side and the artificial on the western side
7. Current membership of the cricket club is 150 or so members? Does not justify the cost to the ratepayers of losing a heritage hedge.
8. There were no safety issues or depth perception issues discussed; that was another justification for removing the hedge.
9. The new lower hedge and height that was stated to be planted in its place was not discussed and how will that continue the perimeter of the hedge and its placement?
10. Additional plantings in Bolton park to soften the view from Davey street and the promise to plant small bird attracting shrubs. Has any consideration been given to Bolton Park and the amenity and view and plantings required. It is a vital piece of green open space.
11. NO community consultation. This does not mean just advising the community via a few posters on the cricket nets, the website and a poorly distributed letterbox drop advice. This is an important process and part of the conditions of the money being released by the State and Federal governments for the project.
12. This meeting was hastily arranged on the Monday 28th July because of a deadline of the 30th July which was not communicated to the residents. This was because the council wanted to put the works out to tender.
13. Steve Day confirmed that this is an informal process and because the council are replacing existing infrastructure (minus a Hedge) no submissions from the community will be heard but the community feedback will be noted.
14. No follow up meeting was suggested or arranged or deemed necessary nor was a need for formal objections or submissions to council. There will be no further consultation.
15. Many ratepayers wanted to attend the meeting but were unable to as they work during business hours. There is a lot of resistance to the hedge removal.
16. Hedge pruned 2 times per year. Not really maintained with no gap planting or rubbish removal. Does not require a State and Federal govt grant to maintain the existing city oval hedge.

Actions

Steve/Justin to provide shading diagrams to Melissa for distribution

Summary

Community objected unanimously to hedge removal.
Shading and sunlight not an issue to growing turf.
Cricket nets located on the lowest part of the oval precinct. Drainage and retention wall need to be rebuilt as well as the fall from the oval to the nets but not at the expense of the hedge.
A complete rethink on this walking path behind the nets is required and considerations to snaking the path through Bolton Park (keeping the current paths and increasing plant and amenity) must be incorporated.

10.3 – ATTACHMENT 3. Resident Objection to hedge removal for Training Net renewal

Lessons have not been learnt after 2021 failure to secure funding for City Oval refurbishment due to lack of planning and community engagement. (See Whitehorse Public Transparency Policy adopted 2022)

10.4 Strategic Property Framework - Community Engagement Outcomes

Attachment 1 Strategic Property Framework (revised following community engagement)

Attachment 2 Framework Overview

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)



Strategic Property Framework 2025

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

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10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

Executive Summary

The Strategic Property Framework (SPF) provides Whitehorse City Council with a structured, long-term approach to managing its property portfolio. With over 400 council-owned properties valued at more than \$3.5 billion, this portfolio is integral to delivering essential services, supporting infrastructure, and enhancing the municipality's liveability. The SPF ensures that property decisions – whether acquisitions, disposals, or developments – are strategic, transparent, and aligned with community priorities and Council objectives.

Through the SPF, the Council aims to:

- **Strengthen Community Wellbeing:** Property actions are guided by the goal of creating vibrant, accessible, and equitable spaces that respond to community needs.
- **Promote Sustainability and Resilience:** Decisions prioritise environmental stewardship, adaptability, and proactive responses to demographic and urban changes.
- **Enhance Governance and Accountability:** Clear criteria, robust frameworks, and ongoing stakeholder engagement ensure transparent and effective decision-making.
- **Optimise Portfolio Performance:** The framework maximises value through efficient resource allocation, aligning with financial sustainability and Council goals.

The SPF is organised into four key parts:

1. **Introduction and Context:** Establishes the framework's purpose, scope, and alignment with Council's strategic objectives, setting the foundation for informed property management.
2. **Guiding Principles, Objectives and Approach:** Defines the principles and objectives that underpin all property decisions, ensuring a consistent approach across acquisitions, disposals, and developments.
3. **Property Functions:** Details the decision-making processes, criteria, and methodologies for each property function, supported by flowcharts and evaluation tables.
4. **Portfolio Management and Evaluation:** Outlines strategies for regular monitoring, adapting to changing needs, and maintaining alignment with Council priorities.

The SPF is grounded in the principle that all property decisions must deliver meaningful benefit to the Whitehorse community. Whether through preserving open space, enhancing services, or responding to future needs, the SPF ensures community priorities remain at the centre of Council's property portfolio decisions.

By implementing the SPF, Whitehorse City Council positions itself to proactively manage its property portfolio, ensuring every asset contributes to a resilient, vibrant, and thriving municipality. This framework reflects the Council's commitment to meeting the evolving needs of its community while safeguarding long-term sustainability and value.

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Section 1: Introduction and Context

1.1 Introduction

1.1.1 Purpose

The SPF is designed to provide Whitehorse City Council with a comprehensive and proactive approach to managing its property portfolio. This framework ensures that all property-related decisions – whether acquisitions, disposals, or developments – are aligned with the Council's strategic objectives, supporting the delivery of community services, infrastructure, open space, sustainable growth, and long-term financial stewardship.

By establishing clear principles, criteria, and processes, the SPF enables the Council to navigate complex challenges such as urbanisation, demographic changes, and shifting community needs. It ensures that property actions are not only transparent and accountable but also guided by a commitment to optimising public value and ensuring inclusive engagement with community members, local stakeholders, and service partners. Through this structured approach, the SPF positions the Council to make informed decisions that balance immediate service delivery needs with the municipality's future aspirations.

1.1.2 Scope and Application

The SPF applies to Council-owned and managed properties that contribute to community services, municipal operations, and long-term strategic planning. It guides decisions on acquisitions, disposals, and developments to optimise the property portfolio in alignment with Council's broader objectives.

The SPF also guides how Council engages with stakeholders across the community. This includes involving residents, local organisations, and service providers in identifying needs, shaping proposals, and understanding the implications of property-related decisions.

While the SPF supports strategic decision-making, it does not set land use priorities. Decisions about the preferred use of land, such as open space, community infrastructure or redevelopment, are guided by other strategic planning documents, including the Open Space Strategy and the Community Infrastructure Plan (in development).

The framework does not apply to properties under external management, routine lease agreements, or statutory transfers or disposals mandated by legislation.

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1.1.3 Structure of the Framework

The SPF is structured to provide a clear, actionable guide for property decision-making across three core property functions:

1. **Acquisitions:** Evaluating and securing properties that align with Council's service delivery needs, community priorities, and long-term growth objectives.
2. **Disposals:** Identifying and releasing underutilised or surplus properties to optimise the portfolio and reinvest in higher-priority projects and services.
3. **Developments:** Planning, constructing, or repurposing properties to support infrastructure goals, stimulate economic growth, and meet evolving community needs.

Each section includes detailed methods and decision-making criteria to ensure property actions are strategic, evidence-based, and aligned with community and financial objectives.

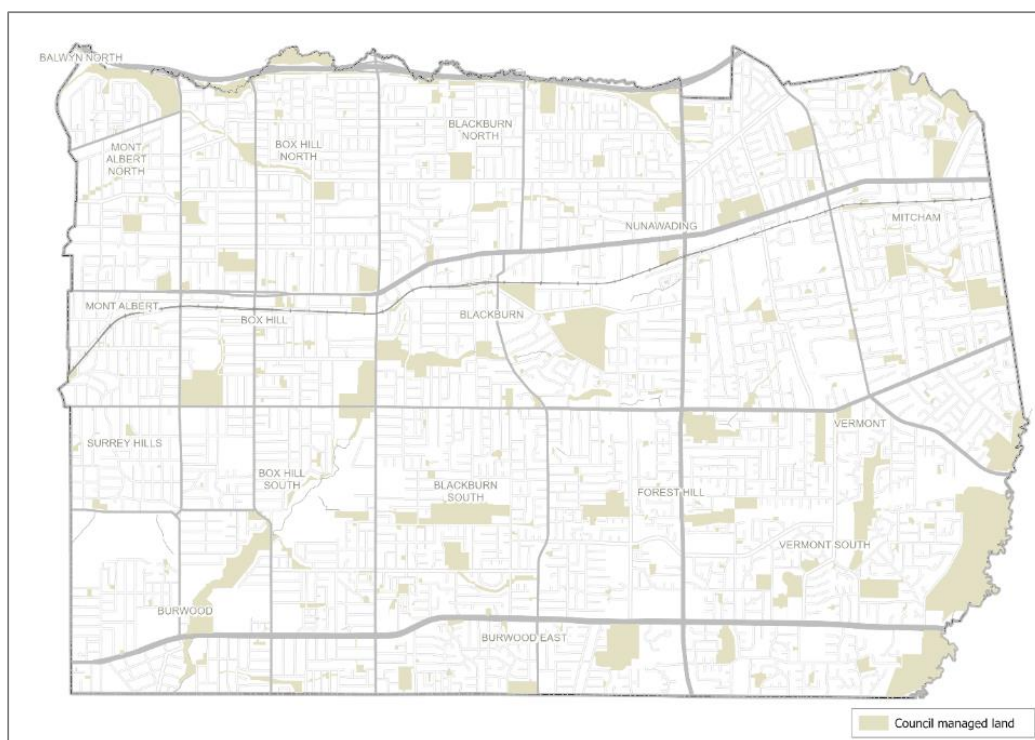
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1.2 Context

1.2.1 Overview of the Whitehorse Property Portfolio

Whitehorse City Council oversees a diverse property portfolio of over 400 council-owned properties, collectively valued at more than \$3.5 billion. This portfolio encompasses civic buildings, community centres, libraries, parks, reserves, operational facilities, and public open spaces. These assets are integral to meeting community needs across health, education, recreation, and cultural activities, while also playing a crucial role in delivering essential services, supporting infrastructure, and enhancing the municipality's overall liveability.

A map of the Whitehorse municipality is shown below.



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1.2.2 Strategic Alignment

The SPF aligns with Whitehorse City Council's key strategies to ensure property decisions are evidence-based, community-centred, and strategically driven. It ensures property decisions are guided by and contribute to the delivery of Council's strategic directions, community vision, and relevant State policy and planning frameworks. The SPF ensures land use decisions are made with a clear understanding of how they support Council's broader objectives, whether related to infrastructure, service delivery, environmental and open space outcomes, financial stewardship or urban planning. The table below highlights how the SPF integrates with these strategic documents to support coordinated and impactful outcomes.

Strategic Document	Key Objectives	Alignment
Council Plan	Promote sustainable development, enhance community wellbeing, and ensure financial sustainability.	Ensures property decisions align with goals for infrastructure, sustainability, and community services.
Health and Wellbeing Plan	Create healthy, accessible public spaces and improve social equity.	Guides acquisitions and developments that enhance public health and accessibility, ensuring inclusive and equitable outcomes.
Community Infrastructure Plan (in development)	Plan and deliver community infrastructure that meets evolving service needs, supports equitable access, and promotes sustainability.	Informs prioritisation of investment in new and existing facilities, supports co-location and shared use, and guides adaptable, accessible, and sustainable infrastructure provisions.
Open Space Strategy	Expand, improve and diversify open space to meet the needs of a growing, changing population while protecting natural values.	Directs land use decisions to help address open space gaps, enhance quality and access, and deliver environmentally resilient outcomes.
Financial Plan	Maintain financial sustainability by optimising resource allocation and managing costs.	Promotes fiscally responsible property management, balancing investment with returns and lifecycle cost considerations.
Asset Plan	Preserve and optimise Council assets for long-term community use and benefit.	Establishes a structured approach to maintaining and enhancing the value and utility of Council-owned properties.
Community Engagement Policy	Engage with diverse community, key stakeholders and internal staff to inform key decisions, actions and strategies.	Ensures property decisions align with approach to community engagement, including legislative requirements.
Climate Response Strategy	Support climate action, biodiversity conservation, and sustainable land use.	Prioritises environmentally responsible property practices, including sustainable development and green space preservation.
Investment and Economic Development Strategy	Foster local economic growth, attract investment, and create employment opportunities.	Directs property decisions toward projects that stimulate economic activity, such as mixed-use developments and innovation hubs.

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Strategic Document	Key Objectives	Alignment
Local Government Act 2020	Uphold accountability, transparency, and legal compliance in Council operations.	Provides a governance framework that ensures property decisions adhere to regulatory requirements and best practices.
Planning and Environment Act 1987	Support integrated planning and development that aligns with broader urban planning goals.	Ensures property activities comply with planning regulations and contribute to cohesive urban development.

1.2.3 Governance and Oversight

Effective governance is fundamental to all property-related activities, ensuring Council decisions are transparent, accountable, and aligned with strategic objectives. The SPF governance framework is embedded within the broader governance structure of Whitehorse City Council, providing a robust foundation that defines clear responsibilities, outlines decision-making processes, and ensures compliance with established standards.

Key Governance Elements

Transparency and Accountability Property decisions are documented and communicated to stakeholders, including the Council, community and relevant authorities. Reporting mechanisms ensure regular updates on property actions, outcomes, and alignment with strategic objectives. Reviewing and endorsing significant property proposals via Council resolution.	Compliance with Legislative and Policy Requirements All property actions comply with applicable laws, including the Local Government Act 2020, Planning and Environment Act 1987, and other relevant legislation. Adherence to Council policies ensures consistency with long-term goals and governance standards.	Delegated Authority Framework Property-related decisions are made within a clear framework of delegated authority. The Chief Executive Officer (CEO) is authorised to approve actions within financial and operational thresholds, with significant decisions escalated to the Council for approval. Delegated authority processes are regularly reviewed to reflect evolving governance needs and legislative updates.	Risk Management Comprehensive risk assessments are conducted for acquisitions, disposals, and developments, focusing on financial, legal, environmental, and reputational risks. Mitigation plans are developed for identified risks, with periodic reviews to address emerging challenges. A proactive approach ensures resilience in property management and safeguards community interests.	Community Engagement Governance processes include mechanisms for engaging community members, local businesses, government agencies, and other stakeholders. Feedback is incorporated into property decisions to enhance community trust and alignment with public priorities.	Conflict of Interest Management Decision-makers are required to declare and manage conflicts of interest to maintain the integrity of governance processes. Policies and procedures are in place to ensure impartiality and fairness in all property-related decisions.
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1.2.4 Key Responsibilities by Function

The SPF defines key responsibilities for managing acquisitions, disposals, and developments to ensure coordinated, effective, and accountable property management. The table below outlines responsibilities for each property function, ensuring all actions align with the Council's broader objectives.

Function	Key Responsibilities
Acquisitions	<ul style="list-style-type: none"> Identify and assess potential properties for acquisition based on service delivery needs, strategic priorities, and community benefits. Conduct comprehensive due diligence, including legal, financial, and environmental assessments. Prepare and present property acquisition proposals for Council approval. Ensure acquisitions align with Council's long-term vision, land-use strategies, and budgetary frameworks. Incorporate stakeholder input and ensure decisions reflect community needs and equity considerations.
Disposals	<ul style="list-style-type: none"> Identify surplus or underutilised properties through portfolio reviews, community needs analysis, and strategic alignment checks. Evaluate disposal options, considering market trends, environmental impacts, and long-term financial implications. Conduct transparent disposal processes, including public auctions, expressions of interest, or direct negotiations, ensuring compliance with governance standards. Reinvest proceeds from disposals into priority community projects or infrastructure. Facilitate community engagement to ensure disposals address community priorities and maintain public trust.
Developments	<ul style="list-style-type: none"> Plan and manage development projects that align with Council's strategic goals, such as infrastructure expansion, urban renewal, or adaptive reuse. Collaborate with internal teams and external stakeholders to design and execute developments that deliver measurable community benefits. Conduct feasibility studies, financial analysis, and risk assessments to ensure developments are viable and sustainable. Oversee project timelines, budgets, and quality control measures to ensure successful project delivery. Integrate feedback from community engagement processes into the planning and design phases.
Portfolio Management	<ul style="list-style-type: none"> Conduct regular portfolio reviews to identify opportunities for acquisitions, disposals, or redevelopment. Monitor and evaluate the performance of Council-owned properties to ensure alignment with service delivery needs and strategic objectives. Develop and implement property management strategies that promote sustainability, resilience, and efficient use of resources. Ensure properties remain fit for purpose and adapt to evolving community needs.

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Function	Key Responsibilities
Governance and Compliance	<ul style="list-style-type: none"> • Ensure all property-related decisions comply with Council policies, governance standards, and legislative requirements. • Maintain transparent records of decisions, approvals, and financial transactions. • Manage delegated authority processes, escalating significant decisions to Council where required.
Community Engagement	<ul style="list-style-type: none"> • Facilitate community engagement and incorporate feedback into property-related decisions. • Ensure property projects and actions reflect community priorities, equity goals, and shared values. • Provide clear and timely communication to stakeholders about project objectives, progress, and outcomes.
Financial Oversight	<ul style="list-style-type: none"> • Analyse financial feasibility and lifecycle costs for acquisitions, disposals, and developments. • Align property actions with Council's financial sustainability goals and budgetary frameworks. • Oversee reinvestment strategies to maximise community value from property-related income.

The table below defines the responsibilities of the Chief Executive Officer (CEO) and Council in providing oversight, strategic direction, and governance for property-related activities, ensuring high-level accountability and alignment with community priorities.

Role	Responsibilities
CEO	<ul style="list-style-type: none"> • Approve property actions within delegated financial and operational thresholds in accordance with Council's Instrument of Delegation and Procurement Policy. • Provide leadership and operational oversight of property management activities. • Escalate significant decisions to the Council for approval as needed.
Council	<ul style="list-style-type: none"> • Approve major property actions, including acquisitions, disposals, and developments beyond delegated thresholds in accordance with Council's Instrument of Delegation and Procurement Policy. • Ensure all property decisions align with the Council's strategic objectives and governance standards. • Oversee transparency and accountability in property management.

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Section 2: Guiding Principles, Objectives and Approach

2.1 Guiding Principles, Objectives and Approach

The SPF is built on guiding principles that reflect the Council's core values and provide a consistent foundation for all property-related decisions. These principles shape the framework's objectives, ensuring property management aligns with the Council's long-term vision and delivers measurable outcomes.

The table below outlines how these guiding principles connect to key objectives and guide the approach for the three core property functions: acquisitions, disposals, and developments.

Reference	Principle	Objective	Approach		
			Acquisitions	Disposals	Developments
1.	Community Benefit Ensure property decisions enhance quality of life and meet evolving community needs.	Deliver infrastructure and services that address community needs.	Acquire properties that address service gaps, community priorities, or business needs, such as parks, community centres, or health facilities.	Dispose of underutilised assets and reinvest proceeds into projects that enhance community well-being, such as community facilities, services or open space, where aligned with strategic priorities.	Develop multi-functional community hubs, public open space, recreational spaces, and accessible facilities that improve quality of life for residents.
2.	Strategic Alignment Coordinate property actions with broader economic, social, and environmental priorities.	Align property decisions with the Council's strategic goals and objectives.	Target properties that align with Council plans for urban renewal, infrastructure expansion, open space provision, or economic growth initiatives.	Divest from properties that no longer align with strategic priorities, while also considering disposal opportunities that deliver a demonstrated benefit to the community.	Design and execute developments that reflect Council's strategic goals, including community infrastructure, economic activity and public open space where appropriate.

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Reference	Principle	Objective	Approach		
			Acquisitions	Disposals	Developments
3.	Financial Stewardship and Sustainability Balance cost-effectiveness with long-term value for the community.	Promote financial sustainability by optimising property resources.	Conduct market valuations, negotiate cost-effective purchases, and prioritise acquisitions with strong long-term financial benefits.	Assess disposal opportunities that optimise financial returns and reinvest proceeds into high priority Council projects and services.	Ensure developments are financially viable and provide sustainable long-term returns, considering lifecycle costs and revenue opportunities.
4.	Environmental Responsibility Prioritise sustainability, efficient land use, and adherence to the National Construction Code.	Support environmentally responsible property practices that promote sustainability, biodiversity, and climate resilience.	Acquire properties that promote biodiversity, green and open spaces, and sustainable land use.	Dispose of properties that conflict with environmental goals, or that may enable more sustainable land use elsewhere in the portfolio.	Design developments that support sustainability and minimise environmental impact.
5.	Adaptability and Resilience Ensure the portfolio can respond to demographic, technological, and urban changes.	Build a resilient and adaptable property portfolio.	Focus on flexible acquisitions that can be repurposed to meet future demands or demographic shifts.	Release properties that no longer serve operational or strategic purpose, ensuring the portfolio remains responsive to changing community needs.	Develop multi-purpose spaces and infrastructure that can evolve with technological, social, or economic changes over time.
6.	Equity and Inclusion Address disparities to ensure fair access for all community members.	Foster equitable access to services and facilities for all, recognising diverse demographics, accessibility needs, and community contexts.	Prioritise acquisitions in areas to address disparities and ensure access to essential services.	Dispose of properties where reinvestment can better support equitable and inclusive access to services and community infrastructure.	Develop accessible facilities with universal design principles to ensure equity and inclusivity for all, with consideration for language, age, mobility, and cultural factors.

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Reference	Principle	Objective	Approach		
			Acquisitions	Disposals	Developments
7.	Economic Development and Innovation Support economic growth and innovation to strengthen the municipality's economy and foster community prosperity.	Maximise opportunities for local economic development, investment attraction and technological advancement.	Acquire properties that facilitate business growth, innovation hubs, or strategic investments that stimulate economic activity.	Divest properties that unlock economic opportunities, create investment potential, or support broader economic development goals.	Deliver modern, multi-use facilities and infrastructure that promote investment, job creation, and long-term economic resilience.
8.	Governance and Risk Management Ensure compliance, minimise risks, and uphold decision integrity.	Strengthen governance and decision-making processes.	Perform thorough due diligence on all acquisitions, including legal, financial, and environmental assessments.	Conduct disposals through a transparent and accountable process that aligns with legislative and governance requirements.	Implement governance frameworks to oversee development projects, ensuring legal compliance and effective risk management.
9.	Culture and Heritage Protect and celebrate the municipality's unique character and heritage.	Preserve and enhance properties of cultural, historical, or social significance, and respect the municipality's character.	Acquire culturally or historically significant properties only where there is a demonstrated community benefit, alignment with Council's strategic objectives, and a clear contribution to long-term planning and responsible asset management.	Consider disposal options that balance development opportunities with the protection of cultural and heritage values.	Restore or repurpose heritage properties only where there is a clear community benefit, alignment with Council's strategic objectives, and a sustainable contribution to long-term planning.
10.	Transparency and Engagement Foster trust through open communication, stakeholder input, and clear processes.	Increase community engagement in property-related decisions	Involve the community in acquisition decisions through engagement and clear communication about objectives and benefits.	Ensure disposals are undertaken with clear public communication, stakeholder engagement, and adherence to governance frameworks.	Actively involve the community in the design and planning of developments, fostering shared ownership and trust.

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Section 3: Decision-Making Framework

3.1 Property Functions

Effective property management is central to Whitehorse City Council's ability to deliver services, meet community needs, and adapt to future challenges. The SPF defines three key property functions – acquisitions, disposals, and developments – that ensure the Council's property portfolio remains responsive, sustainable, and strategically aligned.

Each function operates within a robust decision-making framework designed to promote consistency, transparency, and alignment with the Council's long-term objectives. Acquisitions focus on securing assets that address service gaps and future priorities. Disposals release underutilised properties, optimising resources for reinvestment in high-priority initiatives. Developments transform properties to support community needs and drive economic growth. Together, these processes enable proactive, accountable, and strategic property management that maximises long-term value for the municipality.

3.1.1 Acquisitions

Acquisitions play a strategic role in expanding the Council's property portfolio to meet current and future needs. By securing properties that align with service delivery priorities and community goals, the Council addresses gaps in infrastructure, enhances access to open space, and supports long-term growth. A clear evaluation framework ensures acquisitions align with principles of financial sustainability, environmental responsibility, and measurable community benefits. This structured approach enables the Council to make informed decisions that contribute to the municipality's resilience and adaptability.

3.1.2 Disposals

Disposals are a critical tool for optimising the Council's property portfolio, allowing underutilised or non-essential properties to be reallocated for greater community benefit. Proceeds from disposals are directed toward higher-priority projects that enhance service delivery and align with Council's strategic goals. The disposal process emphasises transparency, equity, and consistency with long-term objectives. While disposals are primarily guided by strategic priorities and service delivery needs, Council periodically reviews its property portfolio to ensure assets remain fit for purpose. Where a property is no longer required for operational or strategic purposes, it may be considered for disposal in accordance with the Local Government Act 2020 and Council's governance framework. Through rigorous evaluation and alignment with the Council's broader priorities, disposals ensure that resources are used efficiently to maximise value for the municipality.

3.1.3 Developments

Developments transform properties to address evolving community needs and create spaces that are inclusive, accessible, and sustainable. Whether through new construction, adaptive reuse, or redevelopment, developments strengthen infrastructure, promote economic growth, enhance public space, and support environmental stewardship. Guided by a robust framework, development projects ensure alignment with Council's strategic objectives while remaining adaptable to future demands. This approach enables the Council to deliver outcomes that enhance liveability, resilience, and long-term community wellbeing.

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3.2 Methods

The table below outlines, but is not limited to, the range of methods Council employs for acquisitions, disposals, and developments.

Acquisitions	Disposals	Developments
<ul style="list-style-type: none"> • Private Purchase: Direct negotiation with property owners to secure properties that fulfill specific strategic needs. • Market Purchase: Buying property through listings available on the open market, allowing Council to negotiate directly without a competitive auction process. • Development Agreements: Acquiring property as part of negotiated development outcomes, enabling Council to leverage development partnerships for community benefit. • Compulsory Acquisition: Utilising statutory powers to acquire land necessary for public services or infrastructure, in line with legislative requirements. • Land Exchanges: Swapping Council-owned land for other properties that better align with strategic goals, optimising land use and resource allocation. • Public Auction: Acquiring properties through competitive bidding at public auctions, where Council can obtain properties listed for open sale to the highest bidder. • Joint Ventures or Partnerships: Acquiring property through partnerships with private entities 	<ul style="list-style-type: none"> • Open Market Sale: Selling property on the open market to maximise exposure and ensure a competitive sale price. • Public Auction: Disposing of property through public auction, providing transparency and securing market-driven value. • Expressions of Interest (EOI): Inviting expressions of interest from potential buyers to assess market interest and negotiate favourable terms. • Tender Process: Conducting a competitive tender to identify buyers who align with Council objectives and support community benefit. • Direct Sale to Adjoining Landowners: Selling property directly to adjoining landowners, typically for minor parcels that enhance usability or accessibility. • Land Swaps: Exchanging land with other public or private entities to optimise strategic land use and enhance Council's property portfolio. • Lease with Option to Buy: Offering leases with an option to purchase, allowing lessees to assess viability before committing to full ownership. 	<ul style="list-style-type: none"> • Direct Council-Led Development: The Council manages the entire development process to ensure direct alignment with community objectives and strategic priorities. • Public-Private Partnerships (PPPs): Partnering with private sector entities to co-develop properties, combining resources for projects that provide mutual community and economic benefits. • Joint Ventures: Collaborating with public or private partners to jointly develop assets, sharing responsibilities, risks, and rewards. • Community-Driven Initiatives: Working with local organisations or community groups on projects that address specific local needs, such as recreational spaces, cultural hubs, or youth facilities. • Development Agreements with External Partners: Negotiating with developers or other entities to establish development goals that align with Council's strategic objectives.

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Acquisitions	Disposals	Developments
<p>or government bodies, allowing for shared ownership and collaborative outcomes.</p> <ul style="list-style-type: none">• Lease-to-Purchase Agreements: Engaging in lease agreements with an option to purchase, allowing Council to assess property viability before full acquisition.• Government Grants or Transfers: Acquiring properties through transfers or grants from other government agencies to support Council services or infrastructure.• Donations or Bequests: Accepting properties gifted or bequeathed to the Council, particularly those that align with Council's long-term objectives.		

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3.3 Decision-Making Framework

This decision-making framework provides a clear, structured process to evaluate proposals for acquisitions, disposals, and developments. It is designed to ensure that every proposal aligns with Council objectives, strategic priorities, and community needs, while maintaining transparency and accountability. The framework also recognises that Council properties vary in function, scale and community value, and that flexibility may be required to appropriately respond to different property types within a consistent process.

Proposals are assessed in four stages, each with specific criteria outlined in the Evaluation Criteria Table below:

Stage 1: Identify Needs, Strategic Alignment, and Community Impact: Proposals begin with an initial assessment to establish their alignment with service requirements, strategic objectives, and community priorities.

Stage 2: Evaluate Alternatives and Determine the Optimal Solution: If the proposal meets the Stage 1 criteria, it moves to Stage 2, where alternative approaches are reviewed to confirm the most effective and sustainable solution.

Stage 3: Perform Comprehensive Assessments and Due Diligence: Proposals that satisfy the criteria in Stage 2 progress to Stage 3, where detailed assessments, including financial, legal, and environmental considerations, are conducted to validate feasibility and compliance.

Council Approval: Once the proposal successfully meets the criteria in Stages 1 through 3, it is presented to Council for approval.

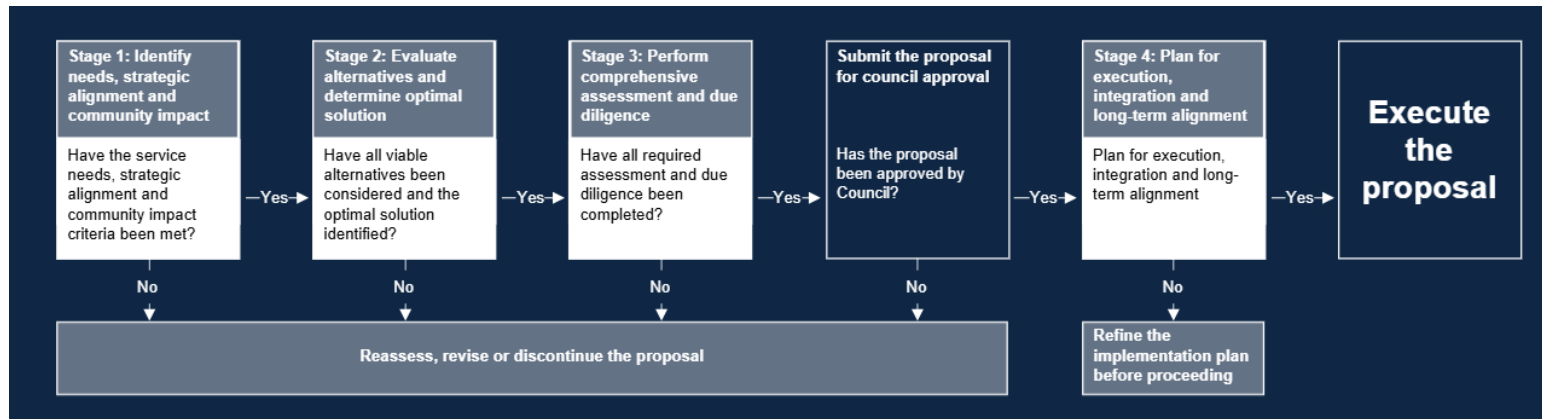
Stage 4: Plan for Execution, Integration, and Long-Term Alignment (Post-Council Approval): Following Council approval, the proposal enters Stage 4. This stage focuses on detailed planning, operational readiness, and integration into Council's portfolio, ensuring ongoing alignment with community and organisational goals.

If a proposal fails to meet the criteria at any stage, decision-makers must explore further analysis, revisions, or alternative options before it can progress. Proposals that do not satisfy the criteria should not proceed to Council.

The Evaluation Criteria table provides a detailed reference for assessing proposals at each stage, ensuring consistency and alignment with the Council's strategic vision.

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The flowchart below illustrates the progression through these stages, helping decision-makers navigate the process effectively and systematically.



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3.3.1 Evaluation Criteria Table (with link to Guiding Principles (see Section 2))

Decision Criteria				Guiding Principles
Decision Area	Acquisitions	Disposals	Developments	
Stage 1: Identify Needs, Strategic Alignment and Community Impact				
Establish the purpose and necessity of the proposal by evaluating its alignment with service requirements, strategic objectives, and community priorities. Confirm its contribution to Council’s long-term goals and municipal vision, ensuring relevance and positive impact.				
Service Needs	<ul style="list-style-type: none">• Proposal fulfills a documented need in Council strategies or plans and demonstrates strong community needs and future demand based on demographic trends and adaptability.• Directly addresses an identified service gap within the community, such as access to community infrastructure or open space.• Delay in acquisition would undermine strategic value or accessibility.	<ul style="list-style-type: none">• The property is no longer necessary for current or future service delivery.	<ul style="list-style-type: none">• Proposal addresses a specific need identified in Council strategies or plans.• Fills gaps in infrastructure, services or community amenities.• Delaying the development would negatively impact accessibility or strategic opportunities.	1, 2, 5, 6
Strategic Alignment	<ul style="list-style-type: none">• Proposal aligns with Council’s strategic documents and relevant regional or state policy settings.• Provides additional benefits, such as land consolidation or unlocking development potential.• Resolves strategic challenges, such as enhancing connectivity or eliminating constraints.	<ul style="list-style-type: none">• Resource reallocation supports higher-priority strategic objectives.• Property no longer aligns with Council’s broader strategic vision.	<ul style="list-style-type: none">• Proposal aligns with Council’s strategic documents and relevant regional or state policy settings.• Leverages opportunities, such as partnerships or innovative design, to enhance value.• Complements urban planning initiatives, such as improving connectivity or unlocking development potential.	2, 3, 5, 7

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Decision Area	Decision Criteria			Guiding Principles
	Acquisitions	Disposals	Developments	
Community Impact	<ul style="list-style-type: none"> Enhances access to services or amenities in underserved areas. Takes into account equity and inclusivity factors relevant to the community, and recognises the needs of priority groups or communities experiencing barriers to access. Consider feedback from stakeholders, including community groups and services users where relevant. 	<ul style="list-style-type: none"> Creates new opportunities for community projects or services. Considers stakeholder input, including feedback from local residents and community groups. Disposal guided by community benefit and reinvestment opportunities. 	<ul style="list-style-type: none"> Contributes to equity and inclusivity by improving access to services or amenities in underserved areas, and recognises the needs of priority groups or communities experiencing barriers to access. Incorporates feedback from community stakeholders to ensure alignment with shared values. 	1, 6, 10
Stage 2: Evaluate Alternatives and Determine the Optimal Solution Examine alternative approaches, such as repurposing assets, leveraging partnerships, or innovative solutions, to confirm the proposal offers the most effective and sustainable outcome for achieving desired objectives.				
Alternative Solutions	<ul style="list-style-type: none"> Alternative solutions, such as leasing, partnerships, development, or reallocating existing Council-owned properties, have been thoroughly explored. Acquisition is confirmed as the most effective option, delivering a unique or superior benefit compared to alternatives. The potential to reuse or adapt existing assets has been fully explored and found to be less effective than new acquisition. 	<ul style="list-style-type: none"> The property is unsuitable for repurposing, leasing, or partnership-based development to achieve similar benefits. Disposal is identified as the most appropriate means to support Council's strategic objectives and maximise value. 	<ul style="list-style-type: none"> Feasible alternatives, such as partnerships, adaptive reuse, or repurposing assets, have been rigorously evaluated. Development is determined to be the optimal solution, delivering the desired outcomes most effectively and sustainably. 	2, 3, 5, 7, 8

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Decision Criteria				Guiding Principles
Decision Area	Acquisitions	Disposals	Developments	
Stage 3: Perform Comprehensive Assessments and Due Diligence				
Undertake thorough evaluations, including financial, legal, environmental, and operational considerations, to validate the proposal's feasibility and adherence to Council policies. Identify risks and establish strategies for compliance and sustainability.				
Feasibility Analysis	<ul style="list-style-type: none">Property is in suitable condition and manageable within Council's operational resources.	<p>Not applicable as disposals do not involve acquiring or maintaining property.</p> <p>The feasibility of releasing property is assessed as part of financial analysis and community impact.</p>	<ul style="list-style-type: none">Project scope and complexity are manageable within Council resources and expertise.Site suitability and availability are confirmed.	3, 5, 8
Fit for Purpose	<ul style="list-style-type: none">Property is suitable for its intended purpose with minimal modification required.	<p>Not applicable. Suitability is evaluated as part of the determination to declare the property surplus.</p>	<ul style="list-style-type: none">Proposal aligns with intended use and accommodates future community and operational needs.	5, 7, 8
Legal and Regulatory Compliance	<ul style="list-style-type: none">Property complies with existing zoning, environmental, or other legal and regulatory requirements, or adjustments (e.g. rezoning) are achievable if necessary.	<ul style="list-style-type: none">Compliance with all applicable laws and regulations is ensured.Legal obligations, including restrictions or encumbrances on the property, are addressed.	<ul style="list-style-type: none">Proposal complies with all planning, zoning, legal and regulatory requirements, or adjustments are feasible.	8, 9, 10
Cost and Market Analysis	<ul style="list-style-type: none">Price is supported by an independent valuation and demonstrates fair financial value.	<ul style="list-style-type: none">Estimated market value and expected return align with financial goals.	<ul style="list-style-type: none">Budget aligns with Council's financial strategies, including lifecycle costs and projected returns.Funding sources, such as grants or partnerships, are secured.	3, 7

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Decision Area	Decision Criteria			Guiding Principles
	Acquisitions	Disposals	Developments	
Financial Analysis	<ul style="list-style-type: none"> Sufficient budget is available, and long-term financial sustainability and community return is confirmed. Ongoing costs, including maintenance and operational expenses, are accounted for. 	<ul style="list-style-type: none"> Projected net proceeds are sufficient to support Council's reinvestment objectives, such as infrastructure, service delivery or open space enhancements that deliver community benefit. 	<ul style="list-style-type: none"> Funding aligns with lifecycle costs, long-term sustainability goals, and broader community value. 	2, 3, 7
Risk Management	<ul style="list-style-type: none"> Key risks (e.g. environmental, legal, financial) are identified, with mitigation plans in place. Contingency strategies address market fluctuations or uncertainties. 	<ul style="list-style-type: none"> Risks associated with disposal (e.g. financial, legal, environmental) are identified and mitigated. 	<ul style="list-style-type: none"> Risks related to budget, community perception, or legal compliance are addressed with mitigation plans. 	3, 4, 5, 8
Environmental Impact	<ul style="list-style-type: none"> Supports Council's environmental goals. Sustainability objectives are met through eco-friendly practices. 	<ul style="list-style-type: none"> Environmental considerations or liabilities are assessed. Disposal aligns with Council's sustainability goals. 	<ul style="list-style-type: none"> Incorporates sustainable practices, such as green materials or renewable energy. 	4, 5, 7
Economic Development Impact	<ul style="list-style-type: none"> Acquire properties that support economic growth by attracting businesses, creating jobs, or enhancing local infrastructure. 	<ul style="list-style-type: none"> Dispose of properties to unlock opportunities for repurposing, partnerships, or projects that drive local investment and economic activity. 	<ul style="list-style-type: none"> Develop infrastructure or facilities that stimulate job creation, attract investment, and strengthen the local economy. 	2, 4, 5, 7

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

Decision Area	Decision Criteria			Guiding Principles
	Acquisitions	Disposals	Developments	
Impact on Other Priorities	<ul style="list-style-type: none"> Proposal does not adversely affect high-priority Council projects or resource allocations. Opportunity cost of proceeding with the acquisition is justified when compared to alternative Council investments. 	<ul style="list-style-type: none"> Disposal does not hinder high-priority Council projects or services that rely on the property. Timing of the disposal aligns with other strategic initiatives or resource plan. 	<ul style="list-style-type: none"> Development proposal does not compete with or detract from other high-priority Council initiatives. Resources allocated for the development are justified in the context of broader strategic objectives. 	3, 5, 7
Community Engagement	<p>Not typically required as acquisitions do not affect community use and are often commercially sensitive.</p> <p>Engagement may occur in line with Council's Community Engagement Policy.</p>	<ul style="list-style-type: none"> Consult with community and stakeholders to ensure disposals reflect public interest and address potential impacts. 	<ul style="list-style-type: none"> Engage community and stakeholders to ensure developments align with community priorities and deliver shared benefits. 	1, 6, 10
Stage 4: Plan for Execution, Integration, and Long-Term Alignment (POST-COUNCIL APPROVAL) Prepare a comprehensive plan to implement the proposal, focusing on operational readiness, timing, adaptability, stakeholder engagement, and ongoing evaluation. Ensure actions align with Council's strategic priorities, community needs, and sustainability goals.				
Operational Readiness	<ul style="list-style-type: none"> Develop detailed management and maintenance plans to ensure efficient use of the property. Prepare for operational integration to address staffing and service delivery requirements. 	<ul style="list-style-type: none"> Prepare transition plans for services impacted by disposals, ensuring minimal disruption. 	<ul style="list-style-type: none"> Verify readiness for operational integration, including staffing, maintenance, and service delivery. 	3, 5, 8
Execution and Timing	<ul style="list-style-type: none"> Schedule acquisitions strategically to align with market conditions and Council objectives. 	<ul style="list-style-type: none"> Optimise the timing of disposals to maximise market value and achieve Council goals. 	<ul style="list-style-type: none"> Ensure development timelines consider funding availability, regulatory milestones, and market trends. 	2, 3, 7, 8

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

Decision Area	Decision Criteria			Guiding Principles
	Acquisitions	Disposals	Developments	
Adaptability and Resilience	<ul style="list-style-type: none"> Plan for flexibility in acquired properties to accommodate future community needs or service requirements. 	<ul style="list-style-type: none"> Consider including future-use provisions in disposal agreements to safeguard community benefits. 	<ul style="list-style-type: none"> Design developments with adaptability in mind, allowing for future modifications or expansions. 	5, 6, 7
Stakeholder Engagement	<ul style="list-style-type: none"> Plan for stakeholder engagement where the future use of the property may impact the community, in line with Council's Community Engagement Policy. 	<ul style="list-style-type: none"> Address stakeholder feedback to enhance outcomes, ensure transparent and equitable disposal processes, and clearly communicate rationale and community benefits. 	<ul style="list-style-type: none"> Maintain ongoing dialogue with stakeholders to integrate feedback into design and execution. 	1, 6, 10
Monitoring and Evaluation	<ul style="list-style-type: none"> Implement performance monitoring to track the property's contribution to Council objectives, including community benefit. 	<ul style="list-style-type: none"> Evaluate the impact of reinvested proceeds on strategic objectives and community outcomes, guided by ongoing assessment of future service needs and demographic trends. 	<ul style="list-style-type: none"> Conduct post-completion reviews to assess project success, adaptability over time, and identify opportunities for improvement. 	3, 5, 10

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

Section 4: Portfolio Management and Evaluation

4.1 Overview of Portfolio Management

Whitehorse City Council is committed to the proactive and strategic management of its property portfolio to ensure it continues to meet community needs, align with long-term goals, and respond to evolving priorities. Portfolio management is a dynamic process that balances the immediate demands of service delivery with the long-term vision of sustainable growth and development. The Council will adopt an integrated decision-making approach, leveraging this framework to guide all property-related activities, including acquisitions, disposals, and developments. By regularly assessing its portfolio, the Council ensures that its property assets remain optimised, efficient, and strategically aligned with its objectives.

4.2 Regular Monitoring and Review

To maintain a robust and responsive property portfolio, the Council will conduct regular reviews and evaluations. These reviews ensure that the portfolio evolves in line with the municipality's needs, market conditions, and strategic priorities.

The following activities are key components of the Council's approach to regular monitoring and review:

- **Portfolio Reviews:** Regular assessments will identify properties that are underutilised, no longer aligned with Council priorities, or have potential for repurposing or development.
- **Community Needs Analysis:** Periodic engagement and demographic trend analysis will inform the Council's understanding of service gaps, evolving community needs, and future demand.
- **Market Monitoring:** Keeping a close watch on property market trends will enable the Council to seize acquisition opportunities and identify optimal disposal timing.
- **Alignment Checks:** Reviews will ensure that the portfolio remains consistent with updates to the Council Plan and other key strategic documents.

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

4.3 Determining Opportunities for Acquisitions, Disposals, and Developments

As part of regular portfolio evaluations (refer to Section 4.2), opportunities for acquisitions, disposals, and developments are identified and assessed against initial criteria (see table below). If an opportunity meets the initial assessment, it is included in the Strategic Property Register, and the relevant Decision-Making Framework is initiated (refer to Section 3.3). This process involves a detailed analysis to ensure that decisions are strategic, transparent, and aligned with Council objectives.

The table below outlines the definition of acquisition, disposal and development opportunities and provides high-level initial criteria for identifying opportunities across the portfolio.

	Acquisitions	Disposals	Developments
Definition	<p>An acquisition opportunity refers to any property that meets current or foreseeable future service delivery needs or aligns with the Council's strategic objectives. These properties are typically:</p> <ul style="list-style-type: none"> • Required to address identified service gaps or community needs. • Positioned to support strategic priorities, such as infrastructure growth or economic development. • Expected to deliver long-term value through adaptability, financial sustainability, or enhanced community outcomes. 	<p>A disposal opportunity refers to any property that no longer meets current or foreseeable future service delivery needs or strategic objectives. These properties are typically:</p> <ul style="list-style-type: none"> • Underutilised or no longer fit for their intended purpose. • Unable to be adapted or repurposed to meet evolving community or organisational needs. • Considered non-essential to achieving Council's long-term goals. 	<p>A development opportunity refers to any property that can be created, enhanced, or repurposed to meet the Council's evolving service delivery needs and strategic objectives. These opportunities are typically:</p> <ul style="list-style-type: none"> • Identified as having potential for new infrastructure or improved functionality. • Positioned to address community needs, promote economic growth, or enhance urban liveability. • Capable of supporting long-term strategic priorities through innovative or sustainable solutions.

10.4 – ATTACHMENT 1. Strategic Property Framework (revised following community engagement)

	Acquisitions	Disposals	Developments
Initial Criteria	<ul style="list-style-type: none"> • Service Delivery Alignment: The property addresses specific service gaps or supports existing and planned Council services. • Strategic Relevance: The property aligns with objectives set out in the Council Plan, or other key strategies. • Community Benefit: The acquisition will enhance access to services, amenities, or open space, particularly in underserved areas. • Financial Viability: The property demonstrates long-term financial sustainability, with acquisition costs justified by potential returns or benefits. • Adaptability: The property can be repurposed or developed to meet evolving community or operational needs. 	<ul style="list-style-type: none"> • Service Delivery Alignment: The property is no longer required to support existing or planned Council services. • Strategic Relevance: The property does not align with the objectives set out in the Council Plan, or other key strategies. • Utilisation: The property has low or negligible utilisation rates, indicating limited community or operational value. • Financial Sustainability: The ongoing maintenance, operational costs, or opportunity costs of retaining the property outweigh its benefits. • Market and Strategic Value: The property presents an opportunity for reinvestment into higher-priority projects or services due to favourable market conditions, strategic partnerships, or alternative land uses that better support Council objectives. 	<ul style="list-style-type: none"> • Service Delivery Alignment: The development addresses specific infrastructure gaps or enhances existing service delivery capabilities. • Strategic Relevance: The project supports objectives outlined in the Council Plan, or other key strategies. • Community Impact: The development will deliver significant social, cultural, or economic benefits, prioritising equity and inclusivity. • Financial and Environmental Feasibility: The project demonstrates financial sustainability and integrates environmentally responsible practices. • Future Flexibility: The proposed development can adapt to changing community or operational needs over time.

10.4 – ATTACHMENT 2. Framework Overview

Strategic Property Framework

What Is the Strategic Property Framework?

The Strategic Property Framework sets out how Council makes decisions about its land and buildings. It ensures decisions to buy, sell, or develop property are strategic, consistent, transparent, and aligned with long-term community needs and service delivery.

What Properties Are Covered?

The Framework applies to Council-owned land and buildings – where Council has full control over decisions like buying, selling, or upgrading.

It supports consistency in property decisions but does not set land use planning priorities, which are guided by other Council plans and policies.

All property decisions are assessed against ten Guiding Principles that reflect Council's values and long-term community priorities

01

Community benefit

02

Strategic alignment

03

Financial stewardship & sustainability

04

Environmental responsibility

05

Equity and inclusion

06

Adaptability & resilience

07

Culture and heritage

08

Governance & risk management

09

Economic development & innovation

10

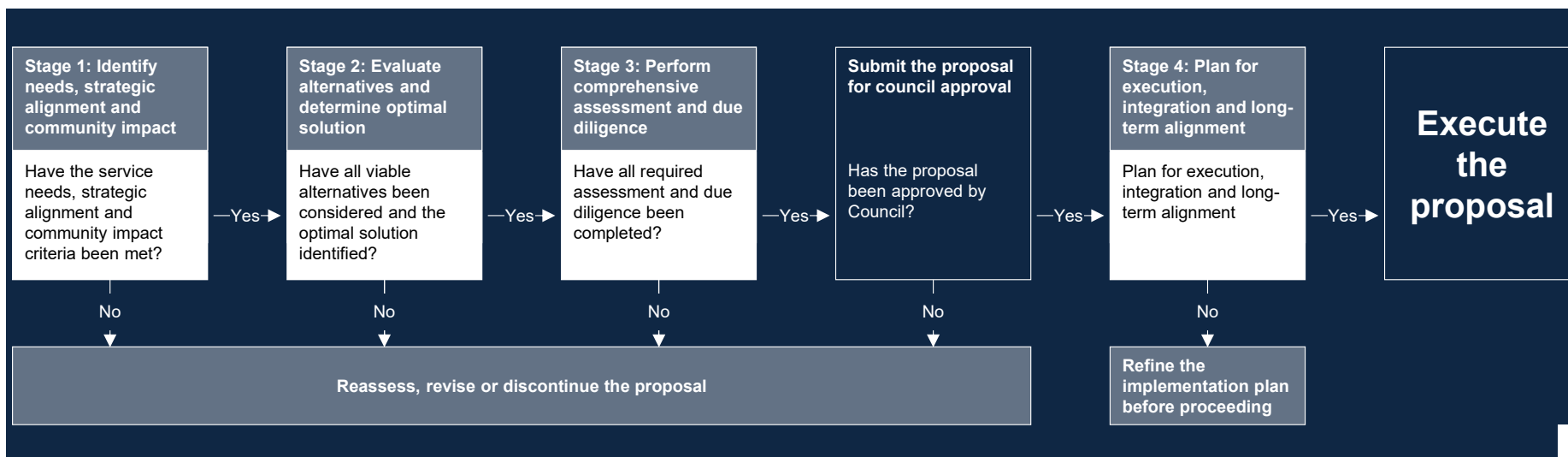
Transparency & engagement

10.4 – ATTACHMENT 2. Framework Overview



How Are Property Decisions Made?

The Framework outlines a four-stage process for making property decisions.



How Does the Framework Link to Other Council Strategies?

The Framework works alongside Council's broader strategies, plans and policies, as well as relevant State Government directions. This ensures property decisions are aligned with wider priorities such as liveability, sustainability, equity, and community wellbeing.

How Will the Framework Be Used?

Council will use the Framework to make property decisions that are clear, transparent, and aligned with community values. It will be regularly reviewed to stay up to date, and decisions will be monitored to ensure they achieve the intended outcomes.

Want to Know More?

The full Strategic Property Framework is available on Council's website. It includes detailed guidance on how decisions are made, assessed, and implemented.



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

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

**10.5 – ATTACHMENT 1. Final Heritage Assessment of the potential avenue of honour
(Churchill Street, Mont Albert), GML Heritage, June 2025**

Street trees, Churchill Street, Mont Albert

Heritage Assessment

Prepared for City of Whitehorse
June 2025



**10.5 – ATTACHMENT 1. Final Heritage Assessment of the potential avenue of honour
(Churchill Street, Mont Albert), GML Heritage, June 2025**

Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Traditional Owner organisations to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.



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



Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
2965	0	Draft report (stage 1)	31 December 2021
2965	0	Final report (stage 1)	10 March 2022
2965b	1	Draft report (stage 2)	22 June 2022
2965b	2	Final Report (stage 2)	
2965b	3	Final (stage 2) report with minor corrections	19 December 2022
2965d	4	Updated stage 2 report (draft)	26 July 2024
2965d	5	Updated stage 2 report (final)	6 June 2025

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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



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1 Introduction

1.1 Background

1.1.1 Heritage assessment process

GML Heritage Victoria Pty Ltd (GML) was commissioned by Whitehorse City Council to prepare a heritage assessment of a group of trees in Churchill Street, Mont Albert.

A stage 1 preliminary heritage assessment was initially carried out by GML in 2021-2022 (finalised March 2022). Limitations on time and access to resources meant the preliminary assessment findings were inconclusive. Nonetheless, the preliminary assessment concluded that there was a measure of social value evident in the function of the tree group as a memorial of importance to the local community, as evidenced by the at-that-time recent, but allegedly replacement, plaque and recent memorial ephemera at the base of one of the trees (Tree 8). The assessment noted that further research to test the place against Criterion G (social significance) would be required, and further detailed research into the history of the trees and assessment against the other HERCON criteria would also be required, to support the inclusion of the tree group in the Heritage Overlay of the Whitehorse Planning Scheme.

A stage 2 heritage assessment was prepared in June 2022, which drew on the historical research and comparative analysis carried out in the preliminary assessment, supplemented with more in-depth comparative analysis and interviews with two local residents. While the Stage 2 detailed assessment sought to carry out additional historical research, the assessment was limited by the following factors:

- Inability to locate supporting evidence of the planting of the trees in Churchill Street, such as contemporary newspapers reports or local histories;
- Inability to obtain first-hand testimony to verify the 1965 planting date (for example from residents living in Churchill Street in 1965 or from family members of the men for whom the trees were said to have been planted);
- Inability to access a contact for the Mont Albert Masonic Lodge which no longer exists and inability to locate records of the Mont Albert Masonic Lodge;
- Inability to obtain a photograph of the original plaque (which the current plaque is claimed to have been based on);

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- Little to no supporting information that the Mont Albert Masonic Lodge was involved in the said planting in 1965, apart from second-hand testimony.

Even so, strong community value and attachment, oral testimony from local residents in lieu of historical evidence, and indications that the tree group exhibited some defining characteristics of an avenue of honour, supported a recommendation for its inclusion in the Heritage Overlay. Comparatively, it is not unusual for smaller avenues of honour and memorial trees in Victoria to have been forgotten over time as people moved out of an area and as suburbs changed and developed. Anecdotal evidence suggested that the story of the Mont Albert memorial trees was kept alive by local residents in Churchill Street. Publicity surrounding the Centenary of Anzac celebrations in 2015 prompted the rediscovery of local community memorials and research into the stories of local soldiers, and this may have been a catalyst for the rediscovery of the Mont Albert Avenue of Honour. The nature of an 'Anzac' memorial could reasonably attract a profound respect of the kind that the community attaches to war memorials.

In February 2023, additional information was provided to GML which warranted further investigation of the group of trees on Churchill Street and re-consideration of the trees' significance. (The additional information is indicated in Sections 2.2.1 and 2.2.2 below.)

GML was re-engaged in May 2024 to undertake further investigations and re-assessment of significance in light of the additional information.

1.1.2 Impetus for a heritage assessment

In 2021, information provided by Council, which had come from local community members, suggested that the group of trees was considered to be an avenue of honour. The group was thought to have originally consisted of nine trees (eucalypts) and to have been planted by local residents on Anzac Day in 1965 to commemorate the 50th anniversary of the Gallipoli landing, and that the nine trees were planted in memory of four brothers from the Head family who lived in Leopold Street, and five of their friends. One of the brothers, William Head, was killed in the Gallipoli landing on 25 April 1915.

A plaque on one of the trees states that the trees were planted in memory of the four Head brothers by the citizens of Mont Albert. The plaque described the trees as a 'grove', rather than an avenue, suggesting that the original planting may not have had a linear formation.

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The trees had been added to the Avenue of Honour database, which is managed by Treenet (avenuesofhonour.org), prior to GML commencing the preliminary heritage assessment.¹

The local community and councillors of the City of Whitehorse have shown considerable interest in the trees in Churchill Street which, along with the Mont Albert railway station and surrounds, have been impacted by works carried out by the Level Crossing Removal Authority (LXRA). In December 2021, three of the trees in the group of trees assessed, as defined by Council (see Figure 1.1), were removed by the LXRA.

1.2 Study area

Churchill Street, Mont Albert, runs parallel to the Lilydale railway line on its southern side, not far from the Mont Albert railway station. The group of trees, as per the study area provided by Council, is situated on a section of road reserve east of the Mont Albert railway station. The road reserve, which runs alongside the railway reserve, faces the properties 36–52 Churchill Street, which are on the opposite side of Churchill Street.

¹ Treenet is an independent, not-for-profit organisation, described as a 'national urban tree research and education cluster'. The organisation originated at the University of Adelaide's Waite Arboretum (www.treenet.org).

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Figure 1.1 The location of the group of trees in Churchill Street (north side), Mont Albert, which are the subject of this heritage assessment. (Source: Nearmap with City of Whitehorse overlay, 24 December 2021)

1.3 Authorship

This report was prepared by Dr Helen Doyle and Dr Christina Dyson, with research assistance provided by Freya Keam and Jannelli Campaña.

Images belong to GML unless otherwise stated.

1.4 Relevant expertise

GML was engaged to carry out the heritage assessment based on their expertise of relevance to avenues of honour in Victoria and experience in assessing social value in the heritage context. The two authors of this report, Dr Christina Dyson and Dr Helen Doyle, led the delivery of the Victoria's Avenues of Honour Project (2021), which GML (under its former trading name Context) was engaged to carry out for the Department of Premier and Cabinet (Veterans Branch). The report included the preparation of a contextual history of avenues of honour in Victoria (by historian Helen Doyle), and an audit of the more than 472 extant, remnant and 'lost' avenues of honour planted in Victoria (the largest concentration of avenue of honour plantings occurred between 1916 and 1920).

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The study also included consideration of more recent, replacement of avenues of honour as well as newly planted avenues of honour.

Helen Doyle is an historian with over twenty years' experience in heritage and conservation. Helen has extensive experience in preparing heritage assessments and conservation management plans of places and precincts, as well as larger areas and complexes. Helen has carried out heritage assessments of other avenues of honour in Victoria, including in Moyne Shire.

Christina Dyson is a landscape heritage specialist, with more than twenty years' experience in the assessment and management of cultural landscapes, gardens and horticultural heritage.

1.5 Abbreviations and shortened forms

The following abbreviations have been used in the report:

AIF	Australian Imperial Force
DELWP	Department of the Environment, Land, Water and Planning
DOB	date of birth
DBH	diameter at breast height
HO	Heritage Overlay
ICOMOS	International Council on Monuments and Sites
KIA	killed in action
LXRA	Level Crossing Removal Authority
MMBW	Melbourne & Metropolitan Board of Works
n.k.	not known
pers com	personal communication
PROV	Public Record Office Victoria
RSL	Returned and Services League
SLV	State Library Victoria
VPRS	Victorian Public Record Series

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1.6 Acknowledgements

Anne North, Strategic Planner, City Planning and Development, City of Whitehorse

Angelo Da Campo, Project Manager Major Transport Projects, Engineering & Investment, City of Whitehorse

Helen Harris OAM, Secretary, Box Hill Historical Society

John Haward, President, Box Hill Branch of the RSL

Sue Barnett, Surrey Hills Neighbourhood Centre and Surrey Hills Historical Society

Associate Professor Dr Steven Cooke, formerly at Deakin University

Pat Cutrie, local resident, Mont Albert

Simon Seear, local resident, Mont Albert

John Trevorrow, descendant of the Head family.

1.7 Limitations

We note the following limitations on the heritage assessment of the Churchill Street trees:

- Inability to locate supporting documentary evidence of the planting of the trees in Churchill Street in 1965, such as contemporary newspaper reports, local histories or Box Hill City Council records.
- Inability to obtain first-hand testimony to verify the 1965 planting date, for example from residents who were living in Churchill Street in 1965 or from family members of the men for whom the trees were planted.
- Constraints on access to records of the former Mont Albert Masonic Lodge. GML contacted the head office of Freemasons Victoria in East Melbourne and was advised that there is currently no librarian or archivist within the organisation. GML was also informed that Freemasons Victoria moved to a different location in 2019/20, and that all its records remain in boxes that are not organised and labelled and are not available to the public. GML also sent an email marked to the attention of the Grand Secretary (via the online enquiry form), seeking a possible contact person with long organisational knowledge on the basis that they may hold useful knowledge about whether the archive holds records of the former Mont Albert Masonic Lodge and the likelihood of such records containing information of relevance to our research. As of 17 July 2024, no response had been received. As a result, and given the current

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situation with the archives of Freemasons Victoria, the potential for this resource to yield further information seemed unlikely and was abandoned.

- Inability to obtain a copy of photograph of the original plaque (which the current plaque was based on). GML requested a copy of a photograph of the original plaque which had been mentioned by a local community member, but this was not sighted.

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2 Methodology

2.1 Introduction

The approach to the heritage assessment has been informed by the guidelines and principles contained in the following documents:

- Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018)
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* and its associated practice notes (2013)
- Landscapes of Cultural Heritage Significance: Assessment Guidelines, Heritage Council of Victoria (February 2015).

2.2 Methodology

2.2.1 Key tasks

The heritage assessment involved the following tasks:

- A review of background material provided by Council.
- A visual inspection of the subject site on 20 December 2021.
 - The purpose of the site visit was to identify, photograph and record key site features, namely the subject trees, including species, age, and arrangement/layout, as well as any associated features at the site, including the plaque.
- Historical research, consulting a range of general and local history sources.
 - This included primary and secondary material and archival records. The chief holdings consulted included digitised and hard copy newspapers (various); City of Box Hill minute books for 1965 (PROV); City of Box Hill Council Agenda/Business Papers, 19 October 1964 to 13 June 1967 (PROV); Landata and Whitehorse Maps (historical aerial photographs); City of Box Hill General Correspondence file, mostly from 1965–67 with some earlier and later files checked for selected categories (PROV); military records of men from Surrey Hills and Mont Albert; genealogical records of the Head family; and historical photographs from publicly accessible online collections.

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- Communication with key organisations and individuals, including Helen Harris OAM, Secretary of the Box Hill Historical Society; Sue Barnett of the Surrey Hills Neighbourhood Centre and Surrey Hills Historical Society; John Haward of the Box Hill RSL; Dr Steven Cooke, historian of wartime in the Box Hill area; officers of the City of Whitehorse (June 2022); and Freemasons Victoria, East Melbourne.
- Additional consultation for this assessment, with Helen Harris and John Trevor in June 2024.
- Telephone interviews with local residents Pat Cutrie and Simon Seear (June 2022).
- A desktop review and comparative analysis of other similar places. This drew on available desktop resources, including relevant online databases; data collated for the Victoria's 'Avenues of Honour Project' that was carried out by this office in 2021 (not yet publicly accessible); and the 2008 Veteran-Related Heritage Study led by Dr David Rowe of Authentic Heritage Services.
- Comparative analysis of the planting against the themes identified through the historical research and field survey.
- Preparation of a heritage assessment for the place, prepared in accordance with PPN01, and includes:
 - an introductory summary of key place details
 - clear representative images of the place
 - a place history
 - a place description and statement about integrity
 - a comparative analysis
 - an assessment against the recognised criteria included in PPN01
 - a statement of significance (required if recommended as a heritage place)
 - recommendations.

The heritage assessment is included at Section 3.0 of this report.

2.2.2 Organisations and resources consulted

The following organisations and resources were consulted for this heritage assessment:

- Box Hill RSL Sub-Branch—to understand what the RSL knows about the trees, the recent commemorative plaque, and whether there were any older members of the RSL sub-branch who might have lived in the Mont Albert / Surrey Hills area in 1965 and may remember the trees being planted

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- Box Hill Historical Society—to determine whether this group has any detailed or documented information about the original planting, or knowledge of local people who may have further information
- Surrey Hill Neighbourhood Centre and Surrey Hills Historical Society—to determine whether these groups have any detailed or documented information about the original planting, and/or knowledge of local people who may have further information
- digitised newspapers at Trove and Newspapers.com (various titles and dates)
- City of Box Hill Council agenda and business papers between October 1964 and June 1967, Public Record Office Victoria (new information for this assessment)
- Box Hill City Council correspondence files 1946 to 1994, Public Record Office Victoria (VPRS 9550, VPRS 9555, VPRS 9574 and VPRS 9549) (new information for this assessment). Relevant categories from the large set of files (316 boxes) were selected and viewed:
 - street trees (1972–1989)
 - nature strips (1965–1975)
 - roads (1965)
 - Box Hill City Historical Society (1965–1967)
 - horticultural societies (1955–1975)
 - service pamphlets of Remembrance Day Service (1978)
- microfilm and hard copies of local newspapers, searched from March to May 1965 (new information for this assessment). In some instances, the search period was slightly wider (State Library Victoria):
 - *Eastern Times* (Box Hill edition) (March to May 1965 issues)
 - *Eastern Times* (Camberwell edition) (March to May 1965 issues)
 - *Reporter (Box Hill)* (March to May 1965), excluding the issues looked at by Helen Harris, namely 3 March, 5 May, 2 June, 9 June and 16 June
 - *Camberwell Free Press* (January–10 March 1965; 17 March 1965–December 1966)
 - *Eastern Post* (March to May 1965)
 - *Box Hill Gazette* (27 January to 25 August 1965)
- various documented local history sources
- Context, 'Victoria's Avenues of Honour Project', prepared for Veterans Branch, Department of Premier and Cabinet, June 2021

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- Authentic Heritage Services Pty Ltd 2008, 'Survey of Victoria's Veteran-Related Heritage', Volume One, Commissioned by People & Communities Unit, Department of Planning & Community Development, August 2008
- Australian Garden History Society, List of Memorial Avenues and Avenues of Honour, compiled by Stuart Read, 2019
- various online sources, including military history and local history
- historical and current aerial photographs from 1945 to 2021
- online social media sources, including Facebook and X (formerly Twitter).

2.2.3 Assessment criteria

Consistent with PPN01, the assessment of the heritage value of the Churchill Street trees, Mont Albert, has used the following recognised heritage criteria:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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2.2.4 Heritage assessment components

The heritage assessment of the Churchill Street trees, Mont Albert, includes the following components:

Historical context and place history

This section provides a history of the place (the trees in Churchill Street) in the context of the local suburban setting and in the context of avenues of honour in Victoria.

Description

This section provides a description of the place as a whole, its setting, and its component parts. A site survey was carried out to inform the description.

Integrity

This section summarises changes and relative intactness of the place. It includes a statement of the extent to which the place retains the ability for its heritage values to be appreciated and understood. The integrity statement is based on the observations made during the site inspection, noting that changes have occurred since then.

Comparative analysis

This section considers the subject trees in Churchill Street in comparison with other known war memorial tree planting in the City of Whitehorse. Consideration is also given to the suburb of Surrey Hills (City of Boroondara), which shared close social connections with Mont Albert. Some consideration is also given to other memorial tree plantings (predominantly avenues of honour) that date to the period of the 1960s in the broader Victorian context.

Significance assessment

In accordance with PPN01, heritage places may be identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of local significance can include places that are important to a particular community or locality. PPN01 advises that an assessment of whether a place meets the local or State threshold should be determined in relation to recognised heritage criteria, as listed in Section 2.2.3.

Under those criteria, the term 'our cultural or natural history' should be understood as the cultural or natural history of the City of Whitehorse or Mont Albert and Surrey Hill. While the trees are situated in Mont Albert in the City of Whitehorse, this locality has

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strong historical connections to Surrey Hills in the City of Boroondara, which should also be considered for comparative purposes in the assessment.

A discussion was prepared for each of the criteria that was considered to meet the threshold for local significance.

The Heritage Council of Victoria's *Guidance on Identifying Places and Objects of State-Level Social Value in Victoria* (2019) was adopted as the best approach in assessing local social significance. There are no equivalent guidelines for assessing social significance at the local level.

Approach to social values assessment and key terms

The identification of social value or social significance represents one of the HERCON Criteria (Criterion G) applied in the assessment of heritage significance at a State and local level in Victoria. The Heritage Council of Victoria provided new guidelines in 2019, titled 'Guidance on identifying places and objects of State-level social value in Victoria', which are designed to aid in the assessment of social value (as one of the seven criteria of heritage significance) at the State level.² It is legitimate to also use this approach to test the social value of a place at the local level.

The discussion that follows draws on the guidelines developed for testing social value at State level but these have been considered, and re-worded where appropriate, in the context of the local level.

From a preliminary standpoint, the following elements should be present in order to consider the social value of a place at the local level.³

- *Community*: The existence of a present-day local community group (or groups) by whom the place is valued.
- *Attachment*: The existence of a strong attachment of the local community or cultural group to the place.
- *Time-depth*: Where a place has had special importance to a particular local community over a period of time. Generally, a period of time equivalent to one generation (25–30 years) is considered a reasonable length of time.
- *Resonance*: The reasons why the above characteristics exert an influence that resonates across the broader Whitehorse community as part of a story that

² Heritage Council of Victoria 2019, 'Guidance on identifying places and objects of State-level social value in Victoria', 30 July 2019.

³ These elements are taken from Heritage Council of Victoria 2019, p. 5.

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contributes to the identity of the City of Whitehorse. [Note that this factor is more strictly applied in a test of social value at a State level rather than at a local level; it is not essential that this be met to test local social value and would not be considered in this case]

To make a clear determination about the presence of social value, the validity of the elements of community, attachment, time depth in relation to the trees in Churchill Street, Mont Albert, were examined and evaluated.

Statement of significance

A statement of significance is prepared when a place is found to meet the threshold of significance at the local level against at least one criterion.

Statements of significance are prepared in accordance with the Burra Charter using the PPN01 criteria and applying the thresholds for local or state significance. Statements of significance are required to be structured in the format recommended by PPN01, as follows:

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example "(Criterion G)".

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3 Heritage assessment

3.1 Place details

Churchill Street trees, Mont Albert

Prepared by: GML Heritage

Address: Road reserve, opposite 36 to 52 Churchill Street, Mont Albert

Name: Churchill Street trees	Survey Date: July 2024
Place Type: Trees	Architect: not applicable
Grading: Not significant	Builder:
Extent of Overlay: Not applicable	Establishment Date: by 1945; various

3.2 History

3.2.1 Contextual history

War memorial trees in Victoria

The majority of trees planted as war memorials in Victoria during and in the wake of the First World War and Second World War were planted as avenues of honour. Avenues of honour are defined as single or double rows of trees planted to commemorate men or women who served their country in wartime or lost their lives in military service. Avenues of honour were planted in towns and cities across Australia but enjoyed the greatest popularity in Victoria, where several hundred avenues were planted between 1916 and the early 1920s. During and immediately following the First World War, avenues of honour were generally planted with exotic species. Common species included conifers, oaks and elms, and the Australian Red-flowering Gum (*Corymbia ficifolia*), which is indigenous to Western Australia.

The planting of avenues of honour and war memorial trees in Victoria declined in the 1930s, but the Second World War saw a rejuvenation of this practice. The postwar period saw a rise in the use of Australian native trees in avenues of honour. There were few avenues of honour planted in Victoria in the 1960s and 1970s, although in some municipalities single or small groups of memorial trees were planted, including in 1965,

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and these were often Gallipoli Pines (*Pinus brutia*) and more often planted in public parks rather than roadsides. Some established avenues in metropolitan Melbourne were removed at this time to enable road-widening works.

In the 1990s, with only a few Anzac veterans still living, there was a resurgence of interest in the story of Gallipoli and in Anzac Day commemorations, amidst a new enthusiasm from a younger generation for visiting Gallipoli for the Anzac Day Dawn Service. New interest in the First World War extended to war memorials and in some cases avenues of honour and memorial trees. More recently, the Centenary of World War I in 2014–18 saw a revival of interest in avenues of honour, including the 'discovery' of many forgotten avenues and the replanting of many lost avenues.⁴ In 2013, the National Trust of Australia (Victoria) launched the Gallipoli Oak Trees project. To commemorate the ANZAC spirit and celebrate the Centenary of ANZAC, the National Trust of Australia (Victoria) set out to plant 2000 juvenile Gallipoli Oak Trees at Victorian primary schools between 2015 and 2018.⁵

Veteran-related heritage also includes other botanic features. In addition to avenues of honour, this category includes Lone Pines, single trees, parks, gardens, bowling greens, recreation grounds, and plantations. The planting of memorial trees occurred in rows, single trees, avenues and other configurations.⁶

Local practices and traditions

In the 1960s, when the subject trees in Churchill Street, Mont Albert, are alleged to have been planted or recognised as a commemorative planting, Churchill Street was located within the former City of Box Hill. In the period immediately after the First World War, however, it had been part of the former Shire of Nunawading. Like the majority or municipalities in Victoria, the Shire of Nunawading and later the City of Box Hill recognised and honoured local returned servicemen and women, and commemorated those who died in the First World War with memorials and commemorative events. The Shire of Nunawading erected a war memorial at the intersection of Whitehorse Road and

⁴ Taken from Context 2021, 'Victoria's Avenues of Honour Project', prepared for the Department of Premier and Cabinet (Veterans Branch), June 2021.

⁵ National Trust of Australia (Victoria), 'Anzac roots grow through Gallipoli Oak trees', <https://www.nationaltrust.org.au/news/anzac-roots-grow-through-gallipoli-oak-trees/> accessed 24 July 2024.

⁶ Authentic Heritage Services 2008, pp. 55–56.

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Station Street in 1922 and this includes the name WW Head.⁷ This memorial was relocated to the Box Hill Gardens in late 2007.⁸

The adjoining suburb of Surrey Hills is also relevant to consider in the context of local war memorials because of its links with those commemorated by the trees in Churchill Street (for example, through Surrey Hills State School) and by virtue of the fact that in the early twentieth century Churchill Street was considered part of Surrey Hills. In 1918, for example, Churchill Street is listed under Surrey Hills in the Sands and McDougall post office directory. Surrey Hills was within the former City of Camberwell, which also commemorated its returned servicemen and women with a number of memorials and commemorative events — for example, the Surrey Gardens war memorial, the Surrey Hills State School honour board, the official City of Camberwell memorial, and the recent Pompey Elliott memorial at the Camberwell RSL.

3.2.2 Place history

Development of Churchill Street, Mont Albert

This place occupies the traditional Country of the Wurundjeri Woi-wurrung people.

Churchill Street, Mont Albert, is within the City of Whitehorse, but was originally administered by the Shire of Nunawading (established in 1872). Its cadastral location is within the Parish of Nunawading.

Churchill Street was formed after the Lilydale railway line was extended to Box Hill in 1882–83. The extension of the railway line prompted a number of subdivisions in the area in the 1880s. Churchill Street was part of an area owned by the Surrey Hills Investment Company.⁹ It wasn't until 1890 that a railway station building was erected at Mont Albert, using funds raised by a syndicate of local landowners.¹⁰ Over the following years, a number of shops were established in Hamilton Street and Churchill Street to service railway users.

Churchill Street first appears in the post office directory c1890–1900 and was initially regarded as part of Surrey Hills.¹¹ The south side of the street was subdivided for residential housing while the north side ran alongside the railway reserve. The street was

⁷ Monument Australia, <https://monumentaustralia.org.au/display/30473-box-hill-war-memorial>

⁸ Coleman Architects Pty Ltd, 'Whitehorse Heritage Review 2012', 29 July 2016.

⁹ Department of Crown Lands and Survey, Parish of Nunawading, c1890s, Melbourne (National Library of Australia).

¹⁰ Surrey Hills Neighbourhood Heritage, online collection.

¹¹ Sands & McDougall, Melbourne Directory for 1915.

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developed in the 1890s and early 1900s with comfortable middle-class homes on large blocks. There was extensive residential development in the Mont Albert – Surrey Hills area in the early 1900s and through to the 1920s and 1930s.

The City of Box Hill was formed in 1927. In 1994 this municipality was incorporated into a larger municipality, the City of Whitehorse.

Churchill Street trees

A relatively recent plaque affixed to one of the subject trees in Churchill Street notes that a grove of nine trees was planted in Churchill Street, Mont Albert, on 25 April 1965 to commemorate the 50th anniversary of the Gallipoli landing (25 April 1915) and to honour the local men who served in the First World War. One of these men was William Head who was killed in action at Gallipoli on 25 April 1915.

There is anecdotal evidence from local residents in Mont Albert that the trees were planted as a memorial by members of the Mont Albert Masonic Lodge. One of the members of the lodge was George Chapman, a former World War II fighter pilot who lived at 50 Churchill Street.¹² Several decades ago (c1990s), Chapman is said to have passed on the story of the trees being an avenue of honour to a current local resident and asked that he 'look after them'.¹³ As shown in the aerial photographs of the site from 1945 to the 1970s, it would appear that trees had been planted in this location by 1945. Based on this photographic evidence, the trees may instead have been dedicated as memorial trees in 1965 rather than newly planted in 1965.

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 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.

The subject trees, which are said to have originally consisted of nine eucalypts, extend from a position approximately in line with 36 Churchill Street, to a position in line with 52 Churchill Street. Information from Council notes there was formerly a plaque on one of the trees but that this 'disappeared many years ago',¹⁴ and that a photograph of the lost

¹² Pat Cutrie and Simon Seear, Mont Albert residents, pers com, May 2022; Sands and McDougall Melbourne Directory, 1942.

¹³ Pat Cutrie, pers com, May 2022.

¹⁴ Information received from Whitehorse City Council, December 2021.

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plaque survives in the local community but this was not able to be located for the purpose of this report. GML was advised by a local community member that a photograph of the original plaque was used to make the replacement plaque.¹⁵

William Head lived at 14 Leopold Street, Surrey Hills. He was one of four brothers, all of whom served in the First World War. Head enlisted in mid-August 1914, which was very early in the war, making him amongst the first Australians to enlist. He was honoured at a local farewell ceremony in Surrey Hills in September 1914:

The men were thanked by local dignitaries and each was cheered and presented with a small gold medallion featuring a map of Australia inscribed with the soldier's name and the words "From citizens of Surrey Hills. Vict 12-9-14". Will Head's medallion has passed down through three generations of his family and a century later is a precious heirloom.¹⁶

William Head was killed at Gallipoli in 1915. His three brothers, who had also enlisted, returned to Australia. They were Sergeant Major Fawcett Dinsdale Head, 1st Wireless Signal Squadron, who returned on 16 August 1918; Driver Gordon Alick Head, 3rd Divisional Signal Squadron, who returned on 20 July 1919; and Private Rowland Henry Jack Head, Australian Flying Corps, who returned on 6 May 1919.¹⁷

Other recruits from the local area included Albert William Harvey, aged 18 and a son of Richard and Phoebe Harvey of 68 Churchill Street. His older brother, Richard Leslie Harvey, who also enlisted in the First World War, was married and living in Box Hill.¹⁸

Around 1900, like its forebear Camberwell, Surrey Hills was a solid middle-class suburb with a higher-than-average Protestant–Catholic ratio; the area also had a higher-than-average Nonconformist population.¹⁹ Surrey Hills was characterised by strong Empire loyalty. The name of the suburb and the streets had English origins, and the local community were particularly enthusiastic about their annual Empire Day celebrations through the early twentieth century. Historian Chris McConville noted that 'A quasi-

¹⁵ Pat Cutrie and Simon Seear, Mont Albert residents, pers com, May 2022; Sands and McDougall Melbourne Directory, 1942.

¹⁶ John Trevorrow, 'Four sons from the Head family in Mont Albert enlisted in World War I', *Whitehorse Leader*, 21 April 2015.

¹⁷ The AIF Project: <https://www.aif.adfa.edu.au/index.html>

¹⁸ *Argus*, 26 December 1939, p. 5; Sands and McDougall Melbourne Directories, 1918; Discovering Anzacs.

¹⁹ Geoffrey Blainey 1964, *A History of Camberwell*, The Jacaranda Press Pty Ltd in association with the City of Camberwell, p. 77.

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religious fervour placed Surrey Hills at the more conservative, Anglophile extreme of post-Federation patriotism'.²⁰

Local residents placed great value on civic duty and military service. Surrey Hills State School trained a cadet corps from the 1890s. Many of its former students enlisted for the Great War. The school provided many of the recruits who were part of the 2nd Brigade that landed at Gallipoli on 25 April 1915.²¹ As further evidence of its loyalty to the Empire, as well as relatively high recruitment numbers, the area had a notably high 'Yes' vote in the conscription referenda of 1916 and 1917. In 1917, the Surrey Hills subdivision of the Kooyong electorate had a 'Yes' majority of 69.94 per cent compared to the overall Victorian 'No' majority of 50.02 per cent.²² Here, high fatalities did not deter enthusiasm for the war and for enlistment and loyalty to the British Empire, as the example of the Head family of Churchill Street demonstrates, which saw three more brothers enlist after the death of William Head in 1915.

Ardent support for the war and the war effort translated into a strong commitment at home to remember and honour those who had served, and in particular those who had paid the supreme sacrifice. This was a typical response to the war across the towns and suburbs of Victoria, although there were some variations in the extent of support demonstrated by the local community. Very broadly speaking, support for the war and the impulse to honour those who served was strongest in local areas that were predominantly Protestant, Anglophile, middle class and conservative, and weaker where the population was predominantly working class and Catholic.

The local community of Surrey Hills (and Mont Albert) went to considerable effort to memorialise the local war dead. Most municipalities commissioned and installed official honour boards, and this was no different in the former City of Camberwell and Shire of Nunawading (Surrey Hills straddled the two local government areas). Yet here there was also a significant community response to honouring local war heroes. This is evident in the Surrey Hills memorial, known as The Shrine, that was instigated in 1917 by a local father John Blogg, who had lost his son in the war. The memorial was erected in Surrey Gardens in April 1918 by the Surrey Hills Progress Association. Dedicated to the recruits from the Surrey Hills and Mont Albert area, the Shrine was described as the 'first of its

²⁰ Chris McConville 1991, 'Camberwell Conservation Study, vol. 2', prepared for the City of Camberwell, p. 115.

²¹ *Age*, 25 April 1919, p. 7.

²² *Camberwell and Hawthorn Advertiser*, 4 January 1917, p. 2; L.L. Robson 1974, *Australia and the Great War*, Macmillan, South Melbourne, p. 98.

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kind in the Commonwealth'.²³ There were also honour boards installed in several local churches and at Surrey Hills State School where a carved timber honour board was unveiled by the Director of Education, Frank Tate, in 1919.²⁴ This listed the names of 99 former students who lost their lives in the Great War.²⁵ A Memorial Cross was also erected in Surrey Gardens, close to the Shrine, which was unveiled by the Governor of Victoria, the Earl of Stradbroke, in 1921. According to a plaque that was affixed to one of the trees in Churchill Street, the trees were planted by the citizens of Mont Albert on 25 April 1965 to remember nine local men, including the Head brothers. The text on the plaque reads as follows:

IN MEMORY OF THE FOUR BROTHERS FROM MONT ALBERT
WILLIAM FAWCETT ROWLAND AND GORDON HEAD
ALL ENLISTED IN THE GREAT WAR
WILLIAM (WILL) DIED APRIL 25TH 1915 AT GALLIPOLI
LEST WE FORGET

This grove of nine trees were planted in their memory
on the 50th anniversary of Will's death 25.4.65
by Citizens of Mont Albert.

As noted above, however, it would appear from the series of aerial photographs from 1945 to 1972 that street trees were in this area of the road reserve by 1945.

While the link to the Mont Albert Masonic Lodge cannot be verified for the purpose of this assessment, anecdotal evidence suggests that other masonic lodges in Victoria were active in planting avenues of honour.²⁶ While it has not been possible to verify the role of the former Mont Albert Masonic Lodge in the planting of the memorial trees in Churchill Street, or the role of the freemasons regarding similar plantings elsewhere in Victoria — either in the 1960s or in earlier times — it is worth noting that the freemasons were known for their strong loyalty to the British Empire. It is also worth noting the strong voice of low church Protestantism in the former City of Camberwell (correlating with some wards in the present-day City of Boroondara), which saw a local option vote introduced in 1920 that prohibited the operation of public houses in the municipality.

²³ *Box Hill Reporter*, 12 April 1918, p. 2. See also 'Surrey Hills Shrine', *Monument Australia*: <https://monumentaustalia.org.au/search/display/33628-surrey-hills-shrine>

²⁴ *Box Hill Reporter*, 7 November 1919, p. 5.

²⁵ Ann Renkin et al 1986, *Educating Surrey Hills*, Victorian Centenary Sub Committee, Surrey Hills, p. 12.

²⁶ Pat Cutrie and Simon Seear, Mont Albert residents, pers com, May 2022.

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A public unveiling of the replacement plaque in Churchill Street was held on Remembrance Day, 11 November 2021.²⁷ The following month, on 16 December 2021, three of the trees were removed as part of works carried out by the Level Crossing Removal Authority. As of June 2022, there were five trees remaining.

²⁷ Avenues of Honour website: <https://avenuesofhonour.org/places/victoria/mont-albert/mont-albert-avenue-of-honour/>

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Table 3.1 Details of the four Head brothers who served in the First World War and who it is claimed were honoured by the Churchill Street group of trees. (Images from Ancestry.com)

Name	Address and other details
HEAD, William Walter James 	'Broumore', 14 Leopold Street, Mont Albert DOB: 1895 [1894?] Parents: Rowland and Isabella Head; Methodist Enlisted 17 August 1914 7th Battalion, B Company KIA, Gallipoli, 25 April 1915 'Possibly one of the very first to enlist. (details from parents)' [refs: S&McD 1919, The AIF Project, Ancestry.com]
HEAD, Rowland Henry Jack 	'Broumore', 14 Leopold Street, Mont Albert DOB: 1892 Enlisted: 1916 Pte, Australian Flying Corps, Returned to Australia, 6 May 1919 Death: 1932
HEAD, Fawcett Dinsdale 	'Broumore', 14 Leopold Street, Mont Albert DOB: 1890 Enlisted: 1916 Sergeant, 1st Wireless Signal Squadron, Returned to Australia, 16 August 1918. Death: 1968
HEAD, Gordon Alick 	'Broumore', 14 Leopold Street, Mont Albert DOB: 1899 Attended Surrey Hills State School Enlisted: 1917 Driver, 3rd Divisional Signal Squadron, Returned to Australia, 20 July 1919. Died: n.k.

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Figure 3.1 Plaque affixed to one of the trees in Churchill Street. (Source: GML Heritage, 2021)

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Figure 3.2 Churchill Street trees, c2021. (Source: Avenues of Honour website)

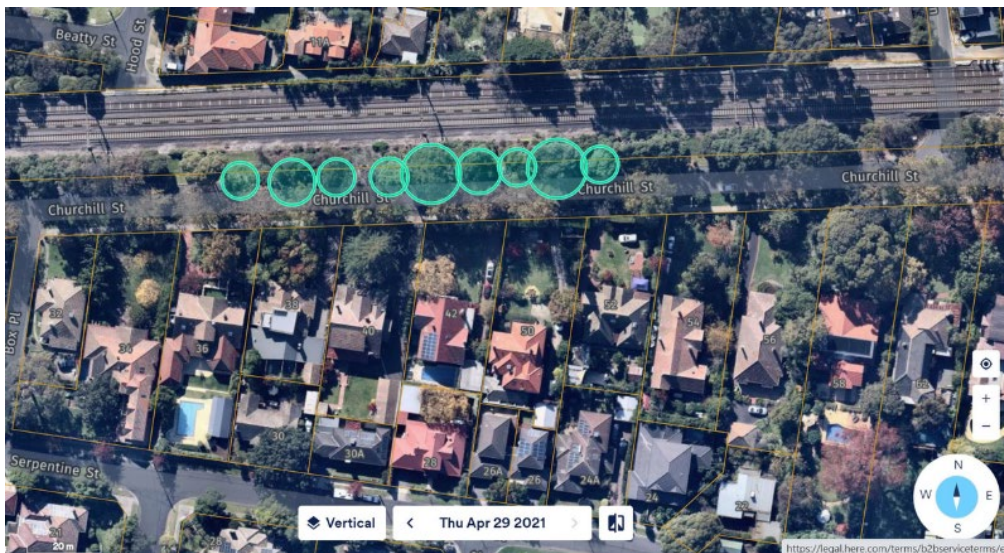


Figure 3.3 Churchill Street trees, 2021. (Source: Avenues of Honour website)

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The following sequence of annotated images shows the subject section of Churchill Street and planting patterns from 1945 to 2021. Numbers 36 and 52 Churchill Street are indicated on each image as consistent reference points.



Figure 3.4 By 1945, there are regularly spaced trees planted on the north side of Churchill Street, including the span opposite numbers 36 to 52 Churchill Street. The approximate location of the subject trees is circled. The trees may have been part of a broader street tree planting program. (Source: Landata, with GML overlay)

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Figure 3.5 1951 aerial photograph. (Source: Whitehorse Maps, with GML overlay)



Figure 3.6 1956 aerial photograph. (Source: Landata, with GML overlay)

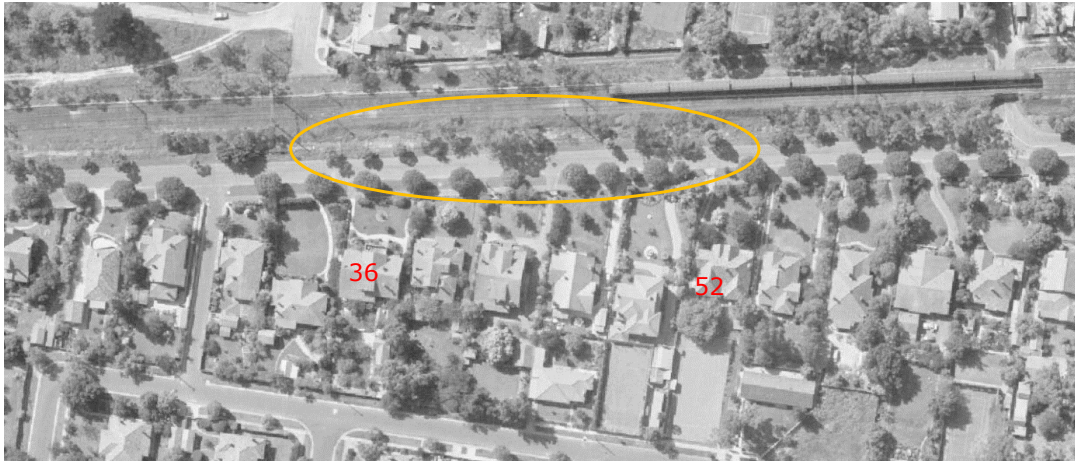
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Figure 3.7 1963 aerial photograph. By this date there appears to be a gap to the east of the centre of the grouping. (Source: Whitehorse Maps, with GML overlay)



Figure 3.8 By 1972, there appear to be tree losses or thinning or tree canopy at the centre of the circled grouping, but otherwise no substantive change to the canopies since 1963. (Source: Landata, with GML overlay)

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Figure 3.9 Aerial photograph dated 1974. (Source: City of Whitehorse with GML overlay)



Figure 3.10 Aerial photograph dated November 2021. The arrow indicates south. (Source: Nearmap)

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The sequence of images above (Figures 3.4 to 3.10) shows a row of evenly spaced trees already in existence by 1945 along the north side of Churchill Street. The uncropped 1945 aerial image shows that the street trees planted by 1945 extended from Mont Albert Station west of the study area, and further east than the study area (see Appendix A).

Close analysis of the subject location shows that the trees still existed in 1956. By 1963, some trees had been lost from the centre of the subject grouping, approximately opposite No. 42. By 1972, there had been no significant change to the canopy appearance relative to 1963.

Between 1945 and 2021, the images show that although trees were lost and some appear to have been replaced over time, a core group of trees appears to remain consistent at the western and eastern ends of the subject grouping over that time span.

The historical aerial photographs therefore challenge a 1965 planting date for the full grouping as an avenue of honour.

3.3 Description and integrity

The subject trees are located on the north side of Churchill Street, Mont Albert, within the road reserve between Churchill Street and the Lilydale railway line. The location of the group of trees correlates approximately with the street addresses of the properties on the opposite side of the street at Nos 36 to 52 Churchill Street.

Although the group was originally described as numbering nine trees, six trees with a linear form remained extant in late 2021. The trees that remain are of varying ages suggesting that not all trees have survived, with some replanted or new trees added. This is supported by the evidence in the historical aerial photographs.

The trees in the study area are Australian native trees, of mixed species. From west to east they are:

- 1) Brush Box (*Lophostemon confertus*) opposite No. 36, mature tree of a similar size to tree 6
- 2) Red-flowering Gum (*Corymbia ficifolia*), opposite No. 38, a medium to small tree;
- 3) Red-flowering Gum (*Corymbia ficifolia*), opposite the boundary between Nos 42 and 50, a sizable tree, mature;
- 4) Red-flowering Gum (*Corymbia ficifolia*) opposite No. 50, a sizable specimen, mature. This tree has the plaque affixed to the northern side of the trunk at breast height;

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- 5) *Eucalyptus* sp. Opposite No. 50, a juvenile tree, recently planted;
- 6) Brush Box (*Lophostemon confertus*) opposite the west boundary of No. 52, a sizable specimen, mature.

Because of tree losses in December 2021, the group comprises two clusters of trees of mixed ages; two trees at the western end, and four trees at the eastern end.

Brush Box trees bookend the grouping and it is likely that the group may at one time have consisted of a mixed planting of Queensland Brush Box (*Lophostemon confertus*) and Western Australian Red Flowering Gum (*Corymbia ficifolia*).

In late 2021, other vegetation in this part of the reserve consisted of native and exotic trees and shrubs and mown grass (later largely removed as part of works by the LXRA), including a mature Melaleuca and other mature eucalypts.

The images below show the subject trees from west to east, in December 2021.



Figure 3.11 Trees at the western end of the tree group, 2021. Tree 1 Brush Box (*Lophostemon confertus*) and Tree 2 Red-flowering Gum (*Corymbia ficifolia*).



Figure 3.12 Tree 3, a mature Red-flowering Gum (*Corymbia ficifolia*), 2021.

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Figure 3.13 Tree 4, a mature Red-flowering Gum (*Corymbia ficifolia*), with plaque on other side of the trunk, at breast height, 2021.



Figure 3.14 Tree 5, a recently planted replacement tree, 2021.



Figure 3.15 Tree 6, eastern end, a mature Brush Box (*Lophostemon confertus*), 2021,

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Figure 3.16 Plaque (recent) attached to the northern side of Tree 4 trunk, 2021.



Figure 3.17 Detail of plaque attached to the northern side of Tree 4 trunk, 2021. The bark has been cut to fit the plaque.



Figure 3.18 Remnants of ephemeral memorials at the base of Tree 4, 2021.



Figure 3.19 Remnants of ephemeral memorials at the base of Tree 4, 2021.

The tree grouping at Churchill Street is not intact. Some mature trees survive, however, and at the time of the site inspection in December 2021 there was evidence the trees had provided a place for commemorative activity for local people (see Figures 3.18 and 3.19).

In the row of trees in the Council-defined study area there are some hallmarks of an avenue of honour, in terms of the linear form, planting at regular distances from the road's edge, and regular spacing. Because of tree losses and the mixed age, size and species in the tree group, it does not read strongly as an avenue of honour.

The eastern end of the group is more intact. From the size and maturity of the trees in this location, in particular two Red-flowering Gum trees, and correlated with the historical aerial photographs, these trees appear to be those that had been planted by 1945.

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3.4 Analysis

3.4.1 Comparative analysis

Given the description of the trees on the plaque affixed to one of the mature Red-flowering Gums (Tree 4) as having been a 'grove of trees', the Churchill Street trees will be considered in the context of other memorial tree plantings, including but not limited to avenues of honour.

Although there have been plenty of examples of memorial trees in the City of Whitehorse and the City of Boroondara over time, and probably some examples that survive today, there are currently no memorial trees or avenues of honour included in the Heritage Overlays of the Whitehorse Planning Scheme or the Boroondara Planning Scheme.

The following analysis considers how the trees in Churchill Street, Mont Albert, compare to other memorial trees and avenues of honour in Victoria, in terms of defining characteristics and form of typical examples of memorial trees and avenues of honour, to other kinds of living war memorials, and commemorative activity associated with memorial trees and avenues of honour in Victoria.

Defining aesthetic characteristics and form (tangible) of avenues of honour

The 'Victoria's Avenues of Honour Project' undertaken by Context (2021) defined avenues of honour as living memorials planted in association with war or conflict, as memorials to the war dead, and to commemorate local participation in overseas conflict. They comprise living trees and many include associated elements such as name plates, monuments and memorials, and signage. They tend to have a discernible form through their strong sense of composition, regularity, linear form, scale or landmark qualities. This form can be strengthened over time as trees mature but can also be eroded through tree losses or by the encroachment of new development and other vegetation.

Although an avenue of trees typically consists of two rows of trees, the Avenues of Honour project recognised that many avenues of honour in Victoria comprise a single row of trees — notably at Eurack (1916), While others, such as at Snake Valley (1918), comprise three rows of trees.

While many avenues of honour in Victoria have achieved aesthetic impact through the use of a single species of tree, there are also many examples that consist of alternate or mixed species. A mixed planting of Australian native trees in an avenue of honour is not unusual, particularly for memorial avenues planted in the second half of the twentieth century when Australian native species became more popular.

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A discernible form to the group of trees in Churchill Street, Mont Albert, has been compromised, but the group otherwise shares some of the defining characteristics of avenues of honour in Victoria in terms of their linear form, the regular spacing of the trees and limited species. These are also characteristics shared with street trees planted through the twentieth century.

The trees appear to be of mixed ages, which is also not unusual for an avenue of honour or street trees. Trees do not always thrive or survive after establishment and therefore need to be replaced. There may also be many and variable factors affecting the growth or success of the subject trees.

Defining characteristics of 'living' war memorials

Single trees or groups of trees growing in a non-linear formation have also been planted or dedicated as war memorials. The 'Victoria's Avenues of Honour Project' (2021) identified another important aspect to the definition of avenues of honour, and that is how they reflect efforts by communities to establish a lasting tribute, as memorials to the war dead and to commemorate local participation in overseas conflict. They are important as places that help keep alive the memory of the individuals commemorated.²⁸

These attributes are also true of other war memorials, including other 'living' forms of war memorials, such as Lone Pines, single tree plantings and plantations in other configurations.

The 'Survey of Veteran-related War Heritage' (2008), prepared by Authentic Heritage Services in 2008, recognises other botanic features as war memorials, in addition to avenues of honour. The 2008 study recognises Lone Pines, single trees, parks, gardens, bowling greens, recreation grounds, and plantations in different configurations as 'living' war memorials, grouping them into a broader typology it calls 'botanic features'.²⁹ It would also be reasonable to include 'groves' in this grouping.

The recent plaque on Tree 4 refers to the Churchill Street trees as a *grove*, which suggests a memorial planting more closely aligned to a different category of living war memorial, such as a plantation, than an avenue of honour.

Commemorative activity associated with living war memorials

The 'Victoria's Avenues of Honour Project' found that the largest concentration of avenues of honour in Victoria was planted in association with World War I (representing 375 of the 472 known avenues) during the period 1916 to 1920. This activity tailed off

²⁸ Context 2021, 'Victoria's Avenues of Honour Project', Volume 2, June 2021, p. 54.

²⁹ Authentic Heritage Services 2008, pp. 55–56.

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substantially in the period between 1922 and 1939. After World War II, around 37 known avenues were planted to commemorate Second World War servicemen and servicewomen. Activity associated with avenues of honour increased in association with the centenary of World War I in 2014–18.

Research and data compiled by Context on avenues of honour in Victoria demonstrates that many avenues of honour and individual avenue of honour trees in suburban and developing residential areas suffered significant losses in the 1960s, generally as a result of roadworks — for example in Caulfield, Sandringham, Hampton and Frankston.

There was also some revived commemorative activity in the 1960s in association with some avenues of honour in country Victoria. For example, there was a World War I memorial avenue planted in Jeparit in 1967. At the Bacchus Marsh Avenue of Honour (established in 1918), some of the trees date from the 1960s, and were added after road realignment works. A cairn with a memorial plaque was erected by the Woorayl Shire Council in 1968, to replace plaques that were originally attached to the individual trees at the Leongatha Avenue of Honour (established in 1918). At the Byaduk Avenue of Honour (established in 1918), a memorial tablet was added in 1957–58 to replace the cast iron name plates under each tree, and the trees were replaced in 1963. At Eldorado, original plaques for each tree were replaced by the local scout troop in the 1960s (a World War II avenue, established in 1953).³⁰

Lone Pines were planted as memorial trees in Victoria in the early 1930s. The planting of Lone Pines received fresh impetus in the mid-1960s through the assistance of local branches of Legacy, which sought to raise seedlings for the Jubilee Year of Gallipoli in 1965, using seed from the small number of earlier established trees. Although widely supported, the project was ultimately unsuccessful as the seeds failed to germinate.³¹ In later decades, further attempts were made to raise seedlings with greater success. The 2008 study surveyed 36 Lone Pines.

The 2008 War Heritage Study recorded that many single trees were planted either as a sole tree or as a group to commemorate the sacrifice of particular soldiers, on relevant anniversary days or on Arbor Day (held in August each year). The study identified 54 examples of this kind of memorial planting, with dates ranging from 1918 up to the postwar period.

Recognition or commemorative activity in association with a living war memorial by local community members as a public gesture of memorialisation and commemoration, which

³⁰ Context 2021, 'Victoria's Avenues of Honour Project', Volume 3, Part A, June 2021.

³¹ Authentic Heritage Services 2008, pp. 58–59.

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was either planted at the same time or came to serve the affected local community as a war memorial — such as appears to be the case in recent years for the Churchill Street trees in Mont Albert — is consistent with the activity and symbolism typical of avenues of honour and other living war memorials in Victoria in the 1960s.³²

3.4.2 Analysis of historical records

The additional historical research was focused on archival research (Box Hill City Council correspondence files, agendas and business papers) at Public Record Office Victoria; archival research (newspapers) at State Library Victoria; and archival research at the Masonic Lodge Library and Museum, East Melbourne (see also Section 1.7 Limitations).

The focus of the historical research was, in the main, the period between March and June 1965. Periods before and after 1965 were also consulted for other possible leads.

The local newspapers (titles listed in Section 2.2.2) included information about tree plantings and activities, but nothing directly related to the subject trees in Churchill Street trees was found. An article titled 'Trees in Box Hill' featured as a column contributed by the Box Hill Historical Society.

The City of Box Hill Council agenda and business papers dating between October 1964 and June 1967 were also reviewed. These papers were extensive, and covered different activities (under the broad category of public works) that related to road works in Churchill Street, installation of historical panels in the municipality in 1965, Churchill Street tree removals, and street tree planting activities in April 1965. The search of relevant categories did not yield evidence of a memorial planting in Churchill Street in 1965 or surrounding years.

Correspondence files maintained by the former City of Box Hill were also searched from 1946 to 1994. The correspondence files contain inwards and copies of outwards correspondence relating to all municipal functions. The set of files contained 316 boxes of transactions arranged by categories. The categories selected by GML and viewed physically were street trees (1972–1989), nature strips (1965–1975), roads (1965), Box Hill City Historical Society (1965–1967), horticultural societies (1955–1975), and service pamphlets of Remembrance Day Service (1978). The correspondence files included the subjects of street tree planting, street tree maintenance and pruning, trees and planting on nature strips, maintenance of road gutters, and road traffic. The possibility of road closures was also considered during the period of March to June 1965, in case of road closures in association with a ceremony when the Churchill Street memorial plaque was

³² Context 2021, p. 42.

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installed. The 1965 Box Hill Historical Society Annual Report reported on the society's activities in the year 1965. These files did not yield evidence of activity associated with the Churchill Street trees.

3.4.3 Analysis of social value

In considering the potential social value of the trees in Churchill Street, Mont Albert, it is important to examine relevant records that refer to (or imply) a degree of value or significance of the trees to the local community, including references or allusions to the understood concepts of 'community', 'attachment' and 'time-depth' (these terms are discussed in Section 2.2.4). This would include print and broadcast media, online social media posts and personal accounts.

Despite extensive research, no documentary record of the planting has been found. The key piece of evidence would be a photograph of the original plaque (a copy of which has not been sighted but has been mentioned by a member of the local community). It is said that this plaque was affixed on one of the original nine trees and stated that the trees had been planted in 1965.

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.

Discussion and consideration

Plans by LXRA in 2021 to remove the trees in Churchill Street prompted considerable concern from local residents of Mont Albert and Surrey Hills during the time of the LXRA works in 2021–22. The proposed removal of the trees, and the local opposition to this, was covered by local and State-wide newspapers, including the *Whitehorse Leader* and the *Herald-Sun*.

Many people (many being local residents) posted comments on social media, overwhelmingly in favour of the retention of the subject trees on account of them being a war memorial with connections to Anzac. There were many comments about the importance of war memorials to local communities, noting that these provide a connection with the past, and an understanding and appreciation of the sacrifices made

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by others out of a sense of 'civic duty'. Notices and messages were also affixed to trees by concerned members of the community.

Some preliminary comments about the issues of (1) community, (2) attachment and (3) time-depth are below in reference to the social value of the trees in Churchill Street.

Community: The people for whom the trees in Churchill Street have meaning are mostly part of the immediate neighbourhood of Mont Albert and Surrey Hills. This area is located in both the City of Whitehorse and the City of Boroondara. Those who value the trees in Churchill Street consider it as a war memorial to local soldiers who served in World War I, as a historical place, and as a valuable element of the urban environment.

Evidence observed on site and via social media indicates that local community members of Mont Albert and Surrey Hills have come together in recent years to commemorate Remembrance Day (11 November) at the avenue of trees in Churchill Street.

The local community for whom the trees are important appears to be relatively small. There does not appear to be a formal, unified group associated with the trees.

Attachment: Community members have expressed a degree of attachment to the trees in Churchill Street. This is evident in the mainstream media and through social media, especially from October through to December 2021.

It had not been well known until recent years that the trees were planted as a memorial to local soldiers. Once this was communicated through local channels, members of the local community embraced this as a worthy reason to retain and protect the trees.

According to local community members, it had been a common understanding amongst some older established residents of Churchill Street that the trees in question were planted as a memorial for local soldiers who fought in World War I. With the passage of time, and with older residents moving away and new residents moving into the street, knowledge about the trees being an avenue of honour was to a large extent forgotten or lost. In recent times, however, many new residents have embraced the trees as an avenue of honour.

The concept of an avenue of honour resonates with many Victorians. Although planted as a *local* avenue to honour *local* servicemen (all were men in this case), memorial trees can also more broadly be considered to represent the collective loss of the First World War. The concept of 'attachment' in this case could be said to be transposed from the personal to the collective. This extenuating form of 'attachment' is not considered in discussions of social value (Johnston 1991; HCV 2019).

The felling of three trees on 16 December 2021 caused considerable distress among community members.

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Time-depth: It has not been possible to comprehensively test the notion of time depth for the period between 1965 and 2020. Current interest in the place that has been observed relates mostly to 2021.

Anecdotal evidence points to the trees having importance to the local community from 1965, however there are few sources to verify this.

It was not unusual for smaller and more obscure avenues of honour and memorial trees in Victoria to be forgotten over time as people moved out of an area and as suburbs developed and changed. Many early avenues of honour in suburban Melbourne were lost to road widening in the 1960s.³³ Anecdotal evidence suggests that the story of the Mont Albert memorial trees was kept alive by local residents in Churchill Street. Publicity surrounding the Centenary of Anzac celebrations in 2015 did much to rediscover local community memorials and stories of local soldiers, and this may have been a catalyst for the rediscovery of the Mont Albert Avenue of Honour. The nature of an 'Anzac' memorial could reasonably attract retrospective time depth on account of the deep respect that the community attaches to war memorials.

Despite claims that the memorial dates to 1965, there is inadequate evidence to demonstrate that the measure of time-depth has been met for the purpose of determining social value.

Resonance: It is not necessary to consider resonance in testing social value at a local level.

³³ Context 2021.

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3.5 Assessment of significance

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 to commemorate the 50th anniversary of the Gallipoli landing, as a local 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, 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

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. Additional information and reconsideration of social significance in 2024, relative to 2021-22, found there was not sufficient evidence

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to claim attachment of 30+ years or time-depth, nor 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 and Mont Albert.

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

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4 Recommendations

The group of trees in the road reserve on the north side of Churchill Street, Mont Albert, opposite numbers 36 to 52 Churchill Street, is not considered to meet the threshold of local significance.

The trees are not recommended for inclusion in Schedule 43.01 to the Heritage Overlay of the Whitehorse Planning Scheme.

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National Archives of Australia – Discovering Anzacs:

<https://discoveringanzacs.naa.gov.au/>

Nearmap: <https://www.nearmap.com>

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Trove: <https://trove.nla.gov.au/>

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Appendix A: Historical aerial photograph 1945

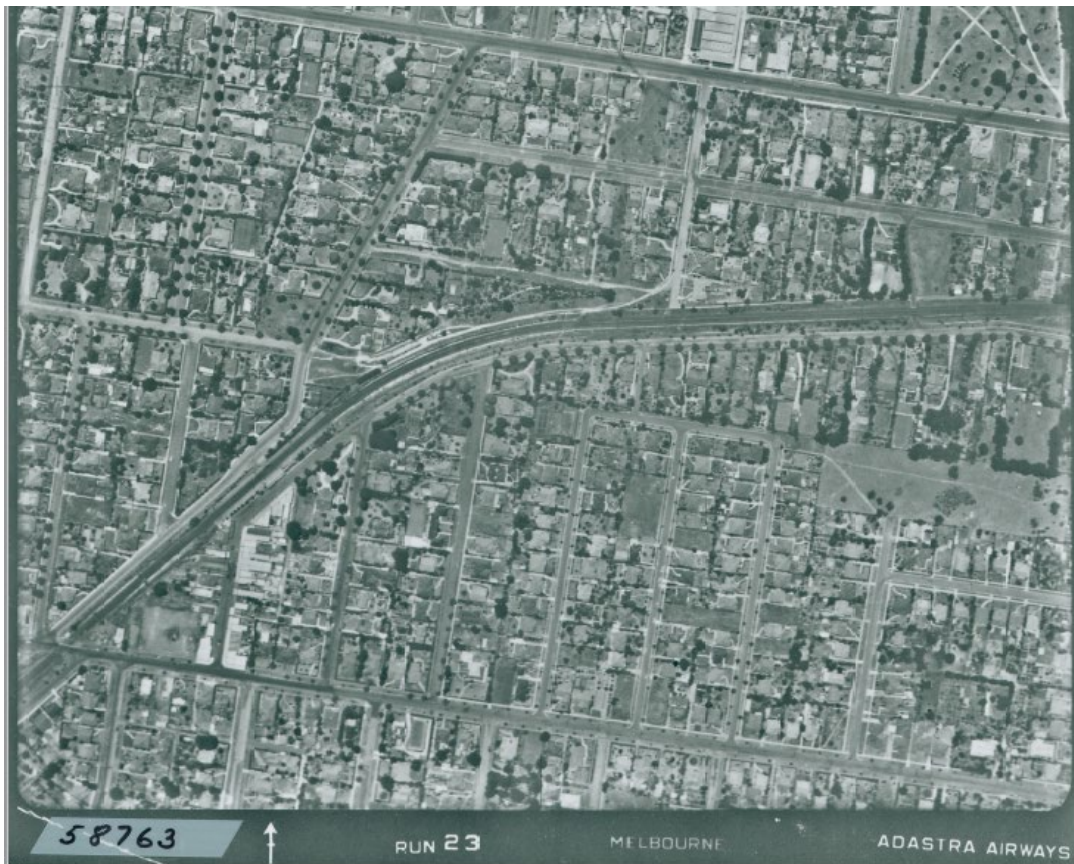


Figure A.1 Aerial photograph dated 1945, showing Mont Albert railway station and Churchill Street, Mont Albert. (Source: Landata)

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