

Assessment Officer Report

Planning Permit Number PA2604254

Carey Baptist School

12 Sackville Street, Kew



Officer Assessment Report
Development Assessment

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Executive Summary



Key Information	Details		
Application No:	PA2604254		
Received:	27 February 2026		
Statutory Days:	30 days		
Applicant:	Carey Baptist Grammar School c/- Urbis		
Planning Scheme:	Boroondara		
Land Address:	12 Sackville Street, Kew 3101		
Proposal:	<p>The proposal includes the following:</p> <ul style="list-style-type: none"> • Partial demolition of the rear non-original portion of the heritage building and a veranda. • Internal rearrangement of the heritage building (no permit required) • Construction of a double storey building to allow for Year 5 and 6 classrooms. • Removal of nine trees (5 requiring planning permission) • Display of business identification signage 		
Development Value:	\$ 18,500,000		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible authority for this application because it is for an extension to an existing non-government school and the estimated cost of works is more than \$3 million.		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 32.09	Neighbourhood Residential Zone Schedule 3 (NRZ3)	<i>To construct a building or construct or carry out works associated with a primary school and secondary school (a Section 2 land use).</i>
Overlays:	Clause 43.01	Heritage Overlay Schedule 162 "Sackville Street Precinct, Kew.	<i>To demolish or remove a building. To construct a building or construct or carry out work, including a fence. To construct and display a sign.</i>
	Clause 43.04	Development Plan Overlay Schedule 2 'Institutional uses' Specifically, the 'Preshil – the Margret Lyttle Memorial School Blackhall/Kalimna Senior School, 12-26 Sackville Street, Kew, Master Plan, April 2006' is applicable to the subject site and has been endorsed in accordance with DPO2.	A Development Plan has been approved. the proposal is generally in accordance with the Development Plan, as outlined further in this report.
Particular Provisions:	Clause 52.05	Signs	<i>To construct or display a sign.</i>
	Clause 52.37	Canopy Trees	<i>To remove, destroy or lop a tree.</i>
Cultural Heritage:	N/A		
Total Site Area:	4,187	m ²	
Gross Floor Area:	1860	m ² of additional floor space	



Height:	2	Storeys excluding plant
	10.5	Metres including plant
Land Uses:	An existing education centre occurs on the site (no permit required for the land use)	
Car Parking:	Unchanged	
Referral Authorities:	None	
Advice sought:	None (council exempt from notice under the Development Plan Overlay)	
Public Notice:	Notice of the application was exempt pursuant to Clause 43.04-3. <i>If a development plan has been prepared to the satisfaction of the responsible authority, <u>an application under any provision of this planning scheme is exempt</u> from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.</i>	
Delegates List:	Not applicable	
Recommendation:	It is recommended that a planning permit be issued for the school building extension, signage, tree removal and associated works.	



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting (DTP & applicant)	25 November 2025
Application lodgement	27 February 2026
Further information requested	7 April 2026
Further information received	1 June 2026
Decision Plans	Architectural Plans, titled Carey Baptist Grammar School, prepared by Williams Ross, and dated 12 May 2026
Other Assessment Documents	Certificate of Title MPL Certificate Survey, prepared by Taylors and dated 16 October 2024 Planning Report, prepared by Urbis, and dated May 2026 Heritage Impact Statement, Revision A, prepared by Conservation Studio, Rev C and dated 8 May 2026 Sustainability Management Plan, prepared by LCI Consultants, Rev D and dated 7 May 2026 Landscape Plans, prepared by CJ Arms, and dated 11 February 2026 Arborist Report and Tree Protection Plan, Version 2, prepared by Treelogic, and dated 5 February 2026

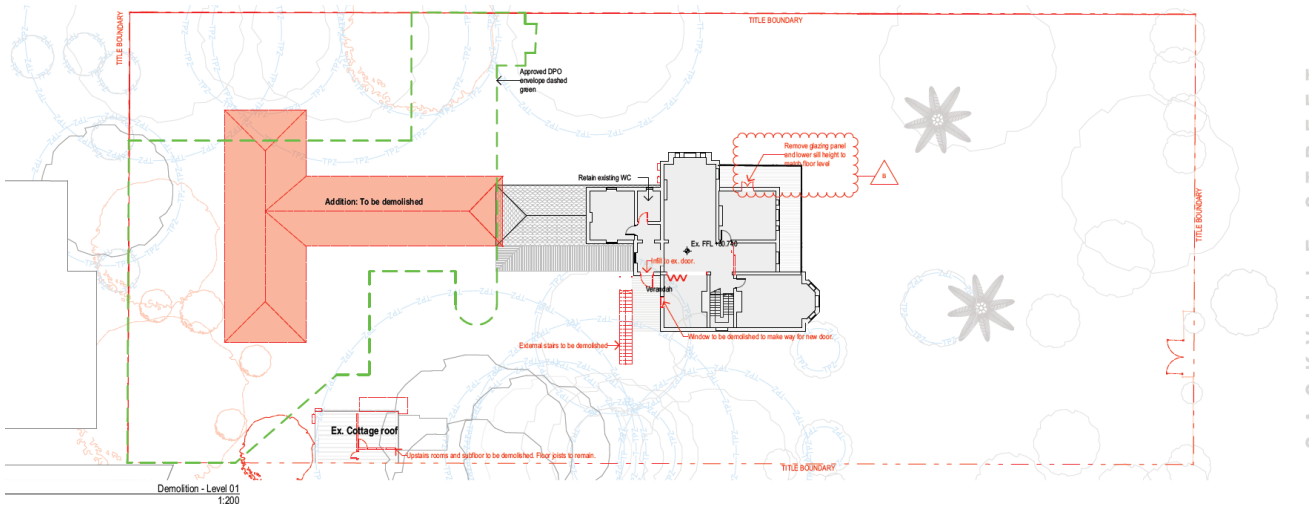
2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. It is proposed to construct an extension to an existing school building, in line with the endorsed Development Plan for 'Preshil – the Margaret Lyttle Memorial School Blackhall/Kalimna Senior School, 12-26 Sackville Street, Kew, Master Plan, April 2006'. The application includes the following:
 - Demolition of the non-original rear section of the building including the veranda, and some internal demolition within the Kalimna building (noting that internal works do not require planning approval).
 - Retention and refurbishment of the front portion of the building, which has heritage significance.
 - Construction of a new two-storey extension to the rear of the existing building, which will provide classrooms and associated facilities for Year 5 and 6 students. The building will be 10.5 metres high and materials and finishes include brick, render and grooved wall panelling and clear glazing.
 - Removal of nine trees, five trees require a planning permit being trees numbered 251, 253, 278, 284 and 285.
 - Construction and display of three business identification signs.
 - i. West elevation sign 0.35m x 5m, with overall display area of 1.5 square metres.
 - ii. Wayfinding pillar sign 0.36m x 1.7m, with overall display area of 0.6 square metres.

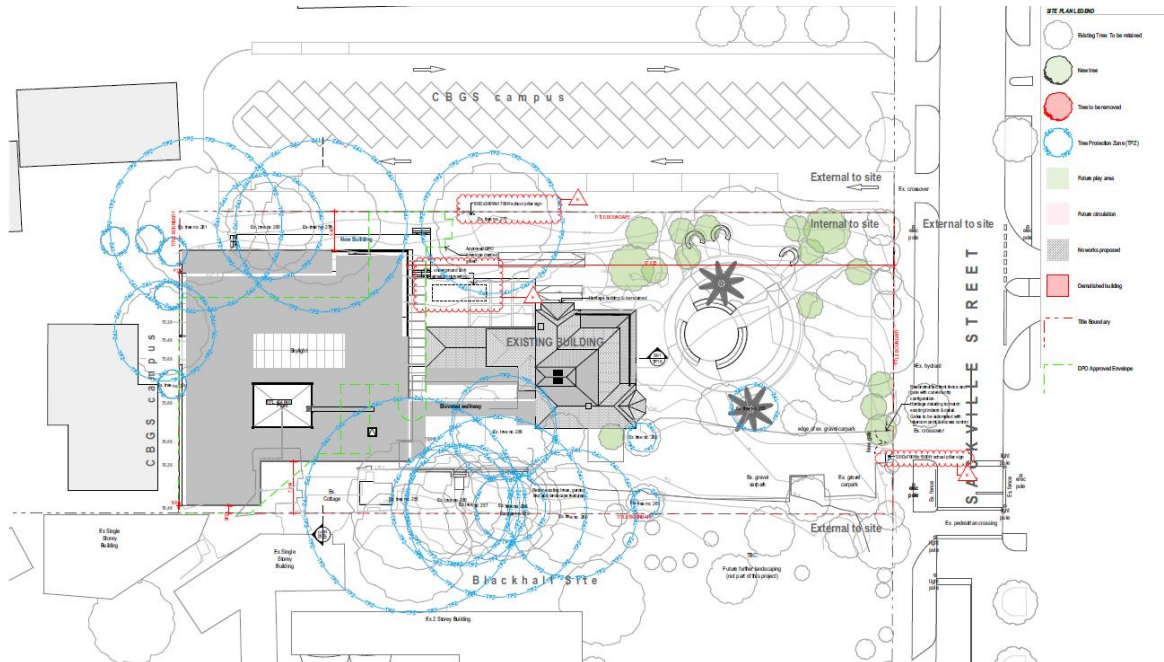
iii. Fence sign 0.7m x 1.5m, with overall display area of 1.05 square metres.

4. The proposal also includes the reconstruction of the front fence and gate to match the original with curved entry configuration. The proposed fence materials will match the existing conditions (timber paling fence painted grey).
5. No new staff or students are associated with the construction of the building. No new car parking facilities are proposed as part of this application.
6. The applicant has provided the following concept images of the proposal:



Demolition in red

Demolition in red



Proposed site plan

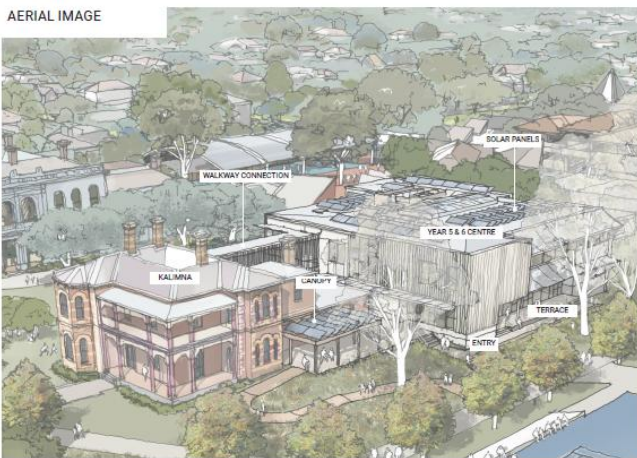


Artist Impression - Sackville Street View, Proposed

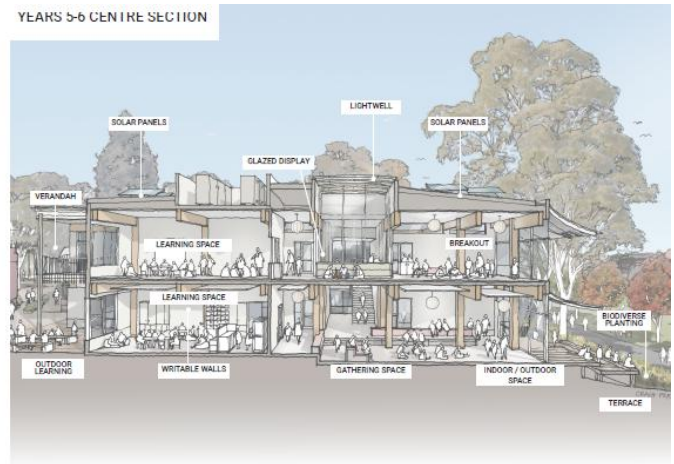


WESTERN VIEW

AERIAL IMAGE



YEARS 5-6 CENTRE SECTION



Perspectives



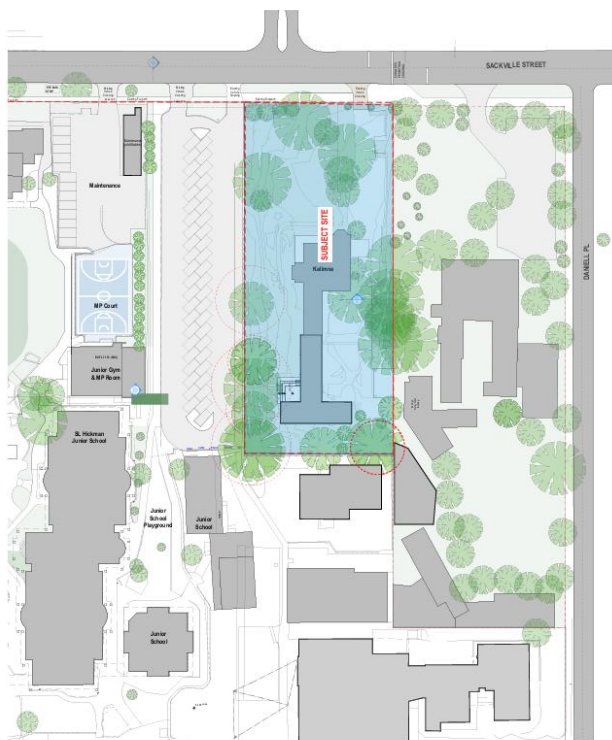
Tree removal nominated in red. 5 trees trigger a planning permit for removal. Trees: 251, 253, 278, 284 and 285.

Subject Site and Surrounds



Site Description

- Carey Baptist Grammar is an independent, coeducational school which caters for students from early learning to Year 12. This school located on the immediately adjoining lot at 20 Wrixon Street, Kew.
- Following the recent acquisition of the Preshil School Campus at 12 Sackville Street Kew (subject land), the Carey Kew campus now comprises several property parcels bound by Barkers Road to the south, Wrixon Street to the east, Sackville Street to the north and Danielle Place to the west. The subject site has existing use rights to use the land as an educational facility.
- The wider Carey School campus comprises multiple education buildings for students from ELC to senior school. Built form is low-medium scale school buildings including heritage and more contemporary architecture, surrounded by landscaped areas of open space.
- In relation to the subject site at 12 Sackville Street, Kew, the existing school heritage building (Kalimna) is setback approximately 35 metres from the Sackville Street frontage. A smaller building (existing cottage) is located adjacent to the eastern property boundary within the rear portion of the site. The land area is 4187 sqm (approx.) with a front setback of 42 metres to Sackville Street. A vehicle crossover off Sackville Street is located on the on the eastern side of the site, providing access to the gravel car park located within the north-eastern corner of the site. Several trees and shrubs are located on the site.
- The site is formally described as Lot 1 LP56178, Volume 08376, Folio 880. There are no encumbrances shown on the Certificate of Title.



Subject site outlined above

Site Surrounds

- The subject site is located within the boundaries of the Kew Campus, bound by Sackville Street to the north, Daniell Place to the east, Barkers Road to the south and Wrixon Street to the west. The surrounding area is predominantly residential land located within the NRZ3.



13. Development surrounding the site can be described as follows:

- **North** of the site:

To the north is Sackville Street, an east/west residential street. It provides two-way vehicle access and space for parallel parking on both sides of the road, though it is no standing immediately outside of the subject site. On the other side of Sackville Street is a T intersection with Thomas Street, and residential properties.

- **South and West** of the site:

To the south and west is the Carey Baptist Grammar School's Kew campus. The Kew campus comprises multiple education facilities and associated outdoor facilities. A car park immediately adjoins the subject site to the west, and Carey's senior school, portable classrooms, and outdoor areas are located to the south.

- **East** of the site:

To the east is 26 Sackville Street, which comprise the Blackhall site which forms part of the Carey Baptist Grammar School Kew Campus. The Blackhall site comprises multiple buildings including Blackhall which is a two storey heritage listed building. The property has vehicular access off a single crossover to Sackville Street. Further east is residential properties along Daniell Place, which are predominantly single or double storey standalone dwellings.



Municipal Planning Strategy

14. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context identifies that Boroondara forms part of the Inner Southeast region of Metropolitan Melbourne.
02.02	Vision identifies a community vision for the municipality to be “a vibrant and inclusive city, meeting the needs and aspirations of its community”
02.03-4	Built environment and heritage identifies that the character of Boroondara is one of the key features of the municipality. Heritage precincts and individual heritage places cover a high proportion of the municipality and make a significant contribution to Boroondara’s character.
02.03-7	Infrastructure identifies that health and education facilities play a role in serving the needs of the community and also make a significant contribution to the local economy.

Planning Policy Framework

15. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause	Settlement
11	Settlement recognises that planning is to ‘anticipate and respond to the needs of existing and future communities through the provision of zones and service land for housing, employment, recreation and open space, commercial and community facilities and infrastructure’.
11.01-1R	
Clause	Environmental Risks and Amenity
13	Land use compatibility seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
13.07-1S	Discretionary uses and development in residential areas policy applies to buildings and works associated with a Section 2 use. This policy sets out a range of objectives, strategies and policy guidelines which generally seek to: <ul style="list-style-type: none"> • Minimise adverse amenity impacts from non-residential uses on surrounding residential properties • Ensure development associated with discretionary uses respects established neighbourhood character and contributes to achieving the area’s preferred character Guidelines within this clause of relevance to future development of the School include:
13.07-1L	<ul style="list-style-type: none"> • Discouraging non-residential development with an overall height above 9 metres in the Neighbourhood Residential Zone 3 • Designing development to comply with standards of ResCode specified at Clause 54 including street setbacks, side and rear setbacks, daylight to existing windows, north facing windows, overshadowing open space • Education centres: <ul style="list-style-type: none"> ○ Limit expansion of existing facilities to contiguous land ○ Drop off and pick up areas provided on site.
Clause	Built Environment and Heritage
15	Urban design and built form outcomes aims to achieve high quality urban design and built form outcomes which enhance streetscapes, maintain amenity and cater to a diversity of user needs.
15.01-1L-01	
15.01-5L	Neighbourhood character Boroondara’ seeks to support and protect existing neighbourhood character.
15.02-1L	Energy and resource efficiency Boroondara’ seeks to promote building design that promotes passive solar, green roofs, recycled building materials, heat reflective surfaces, tree canopy expansion and maintenance and supporting developments that are walkable and close to public transport.
15.03-1L	Heritage in Boroondara seeks to preserve and protect heritage places. There are three different heritage gradings:



significant, contributory and non-contributory. A significant heritage grading refers to places that are individually important. They also contribute to the heritage significance of their precinct. Alterations to these buildings are unlikely to be supported unless preserving original architecture.

Clause 19	Infrastructure
19.02-2S	Education Facilities seek to assist with the integration of education and early childhood facilities with local and regional communities.
19.02-2R	Education precincts Metropolitan Melbourne' aims to ensure education precincts are well serviced by community services

16. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

Neighbourhood Residential Zone – Schedule 3 (Clause 32.09)

17. A planning permit is required to construct a building or construct or carry out works in accordance with **Clause 32.09-10**. The purpose of the **Neighbourhood Residential Zone – Schedule 3** is:

- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.'*

18. In addition to the overarching purpose of the NRZ, Schedule 3 includes the following neighbourhood character objectives:

- *To maintain the detached, one to two storey scale and spacious, suburban character of the area.*
- *To protect and enhance the area's 'leafy' feel and the garden setting of dwellings.*
- *To maintain the fine grain rhythm of streetscapes and to enhance the landscape character of the area.*

19. The following sections include a discussion of how the proposal responds to these requirements.

Heritage Overlay Schedule HO162 (Clause 43.01)

20. In accordance with **Clause 43.01-1 of the Heritage Overlay** a planning permit is required to:

- demolish or remove a building
- construct a building or construct or carry out works, including a front fence
- construct or display a sign.

21. Heritage Overlay Schedule 162 relates specifically to “Sackville Street Precinct, Kew” and includes addresses 1185 to 1189 (odd) Burke Road, 6 to 14 (even) Grange Road (excluding 12 Grange Road); and 16 Rowland Street, Sackville Street (part), Wrixon Street (part).

22. Under HO162, the subject site contains a building graded as a significant heritage building.



Heritage Overlay 162 map (source: page 10 of Heritage Impact Statement)

Development Plan Overlay Schedule 2 DPO2 (Clause 43.04)

23. The site is affected by Development Plan Overlay, Schedule 4 (DPO2) pursuant to Clause 43.04. Schedule 2 refers to Institutional Uses.
24. Under the provisions of the DPO, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Development Plan has been prepared to the satisfaction of the responsible authority. The 'Preshil – the Margret Lyttle Memorial School Blackhall/Kalimna Senior School, 12-26 Sackville Street, Kew, Master Plan, April 2006' is applicable to the subject site and has been endorsed in accordance with DPO2.
25. The proposal is generally in accordance with the Development Plan, as outlined further in this report. Therefore, the existing Development Plan does not need to be amended.
26. Importantly, as a development plan has been prepared to the satisfaction of the RA, this application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

27. Pursuant to Clause 52.05 (Signs) a planning permit is required to construct and display the proposed signs. The subject site is located in the NRZ which indicates the area is in a Category 3 for signs.
28. Clause 52.06 (Car Parking) sets out the requirements of car parking. There are no proposed changes to the staff or student number, and the overall car parking provided on site is increased. Therefore, there is no planning permit required under Clause 52.06-3.
29. Pursuant to Clause 52.37 (Canopy Trees) a planning permit is required to remove, destroy or lop a canopy tree in the Neighbourhood Residential Zone. Five trees trigger planning approval under the clause. Trees: 251, 253, 278, 284 and 285.

General Requirements and Performance Standards

30. Clause 53.18 Stormwater Management in Urban Development applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater. The applicant has submitted a Stormwater Management Plan Memo was prepared by CJArm to support the application. As detailed in this memo an Environmental Management Plan (EMP) will be required by a planning permit condition.
31. Clause 53.19 Non-Government Schools applies to this application to facilitate the development of an existing non-government school.



Referrals

32. The application was not referred to any referral authorities as per the Boroondara Planning Scheme.

Notice

33. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions: *Clause 43.04-3 (Development Plan Overlay)*:

If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

34. The 'Preshil – the Margret Lyttle Memorial School Blackhall/Kalimna Senior School, 12-26 Sackville Street, Kew, Master Plan, April 2006' is applicable to the subject site and has been endorsed in accordance with DPO2. The proposal is inline with the approved Development Plan and therefore notice was not given for this application.



Planning Policies

35. The application seeks to deliver up-to-date and purpose-built spaces in response to evolving educational needs which will improve the capacity of the school to cater to the local community and contribute to providing high quality public and private community facilities (Clauses 15.01-1L-01, 15.01-5L, 19.02-2S and 19.02-2R).
36. The proposal partially redevelops the existing school which has existing use rights. The proposal does not seek to alter the land use, including the number of staff and students, and the proposal maintains land use compatibility with the surrounding area (Clause 13.07-1L). The buildings and works associated with this discretionary use respect the established neighbourhood character and maintain the area's preferred character, as sought by Clause 13.07-1L.
37. The development inserts a new, taller built form at 10 metres tall which responds to the rhythm and character of the existing school. The brick and metal materials, double height windows and screen detailing provide a simple, contemporary response to the school setting and the wider area with a high standard of urban design (Clauses 15, 15.01-2S and 15.01-5L).
38. The siting of development with generous setbacks from neighbouring properties is respectful of surroundings and mitigates potential off-site amenity impacts in accordance with Clause 13.07-1L. The siting and setbacks of the new building will ensure a respectful addition to the heritage precinct which minimises impacts on views to existing heritage buildings in the area (Clause 15.03-1L). The proposed extension has sought to respond to the existing heritage building (Kalimna) and will not visually dominate the significant building in line with Clause 15.03-1L.
39. The removal of nine trees (five requiring a planning permit) is limited to trees in the rear setback and is acceptable given the majority of trees in this location will be retained and the vegetated streetscape character will be maintained which responds to the objective at Clause 15.01-1S. The trees proposed for removal are nominated for removal in the approved Development Plan. Furthermore, the proposal incorporates landscaping opportunities that allow for native planting that will be responsive to the landscape character of the surrounding school campus and broader area.
40. The proposed signage is compatible with the amenity and visual appearance of the area, seeking to provide for a sympathetic response with consideration to the nearby buildings and heritage character and broader school and residential setting (Clause 15 and Clause 52.05).
41. The proposal is generally in accordance with the approved Development Plan for the school site 'Preshil – the Margret Lyttle Memorial School Blackhall/Kalimna Senior School, 12-26 Sackville Street, Kew, Master Plan, April 2006'. This plan is a guiding document for how development will occur on the site.
42. Overall, it is considered that the proposed development is consistent with the relevant policy of the Boroondara Planning Scheme.

Buildings and Works in Neighbourhood Residential Zone

43. The proposal is appropriate having regard to the non-residential use and development decision guidelines of the Neighbourhood Residential Zone as follows:
 - The development will improve the existing facilities and overall operation of the established non-residential use of the land (secondary school). Such upgrades will enable the school to continue to serve local community needs.
 - The proposed height and scale of the development is appropriate for its location on the site and to the neighbourhood context. While the NRZ seeks to have buildings below 9m, the proposed building located to the rear of the site, behind the heritage building, allows for some flexibility in height. The total height of 10.5m is appropriate in this context, which is deep within the school campus.
 - The location of the extension deep within the school grounds and behind the existing heritage building mean there are no direct residential abutments and sufficient setbacks to property boundaries are proposed to further minimise off-site amenity impacts.

- The site can comfortably accommodate the building extension, particularly given the new building will replace existing buildings to be demolished and still provide setbacks for landscaping and vegetation retention.
- The proposed extension, by way of its heights, setbacks, and general appearance, has been designed with regard to the character of the buildings on the subject site which are compatible with its education centre use.
- The proposed landscaping is commensurate with the extent of works proposed and will result in an improved outcome compared with existing conditions. Planning permit conditions are included to ensure TPZ protection of the trees to be retained on site.

Compliance with the approved Development Plan

44. The 'Preshil – the Margret Lyttle Memorial School Blackhall/Kalimna Senior School, 12-26 Sackville Street, Kew, Master Plan, April 2006' provides for the future growth of the school. The plan's vision includes:

- *To create an educational facility which allow for future growth that responds to the existing heritage building and landscape on the site.*
- *To create a master plan that encourages the growth of the school in kind with the school's ethos, vision and standard of progressive school*
- *To create a Master Plan with a respectful interface with the surrounding area.*
- *To minimise off site impact of the increase in students and staff with new set down and pick up areas and increased onsite parking.*
- *To provide a safe and protective environment for the students to enjoy outdoor activities.*
- *To provide a clear urban design approach for future building to follow.*
- *To outline the building envelope of the proposed buildings.*
- *To create a Master Plan that is mindful of the existing heritage Buildings and history of the site*

45. The proposal addresses the approved development plan's vision in the following manner:

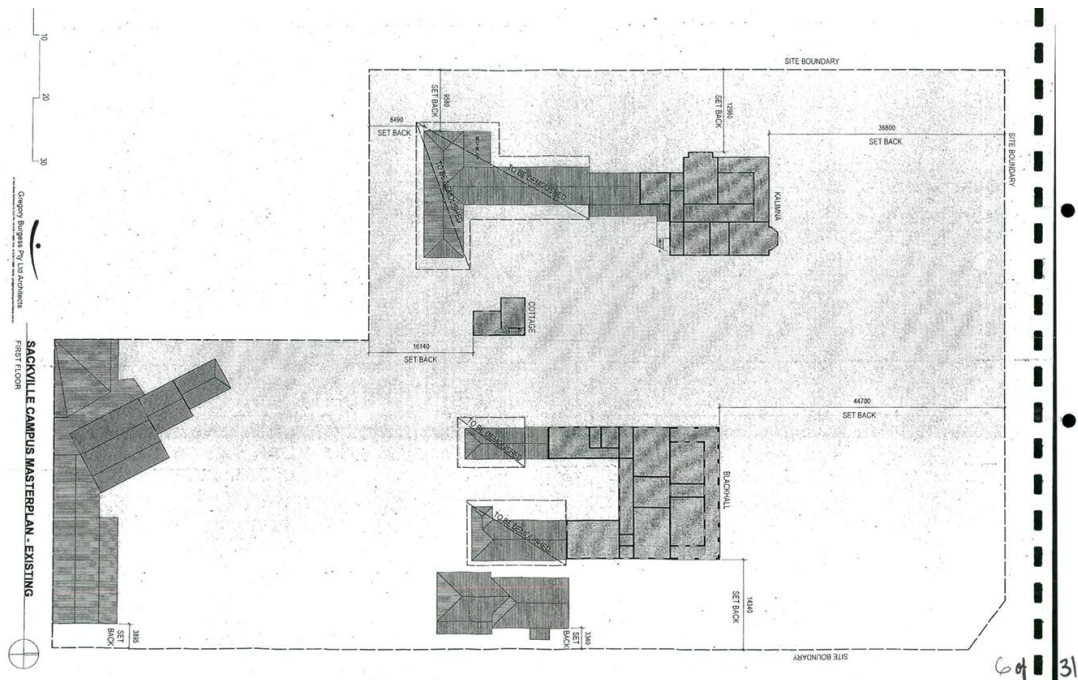
- The proposal facilitates the ongoing expansion of the school in a manner that is responsive to the existing Kalimna heritage building and its landscape setting. New built form is located to the rear of the site and maintains the primacy of the heritage structure, ensuring future growth occurs in a sensitive and considered manner.
- The development supports the continued evolution of the school by delivering contemporary educational facilities that align with its progressive ethos and long-term vision. The proposed built form and landscaping outcomes reflect a high-quality educational environment consistent with the school's standards.
- The siting of the building, substantial setbacks, and centralised location within the site ensure a respectful interface with surrounding properties. The scale and form are appropriately managed to minimise visual and amenity impacts.
- The proposal is supported by existing campus infrastructure and does not result in unreasonable off-site impacts. The broader campus arrangement, including established pick-up and drop-off areas and on-site management measures, continues to appropriately accommodate staff and student movements.
- The design incorporates enhanced landscaping and open space areas, contributing to a safe and functional environment for students. The inclusion of additional canopy tree planting improves shade and amenity, supporting outdoor activity.
- The proposal is consistent with the urban design framework established by the Development Plan, reinforcing a built form outcome that is orderly, cohesive, and respectful of the site's context.
- The scale, siting and height of the proposed extension are generally consistent with the building envelope envisaged by the Development Plan, with any variations appropriately justified and resulting in acceptable planning outcomes.

- The proposal demonstrates a high level of regard for the heritage significance of the site. The retention of the Kalimna building as the dominant visual element, combined with the recessive siting and comparable height of the extension, ensures the historical values of the site are conserved and complemented.

46. Overall, the proposal is considered to achieve the key objectives and visions of the Development Plan and represents an appropriate and well-resolved outcome for the site.

Demolition

47. The Development Plan specifically outlines the Kalimna Building's addition to the south will be demolished, the extent of demolition illustrated below:



Page 6 of the Development Plan outlining demolition of the rear extension of the Kalimna Building



The image above clearly illustrates the area south of Kalimna to be demolished prior to the commencement of stage 4. The more recent addition to the Kalimna building to be demolished is clearly identified with the different brickwork, finished floor level and different roofing material. The original 1890's elements of the Kalimna Mansion of poly chromatic brick work and slate roof will be retained in their entirety. The connection between the new and old will be made through a sympathetic bridging element made up of lightweight materials like steel or glass. Further Heritage consultation will be sought during the design and development of these stages.

Page 7 of the Development Plan outlining demolition of the rear extension of the Kalimna Building

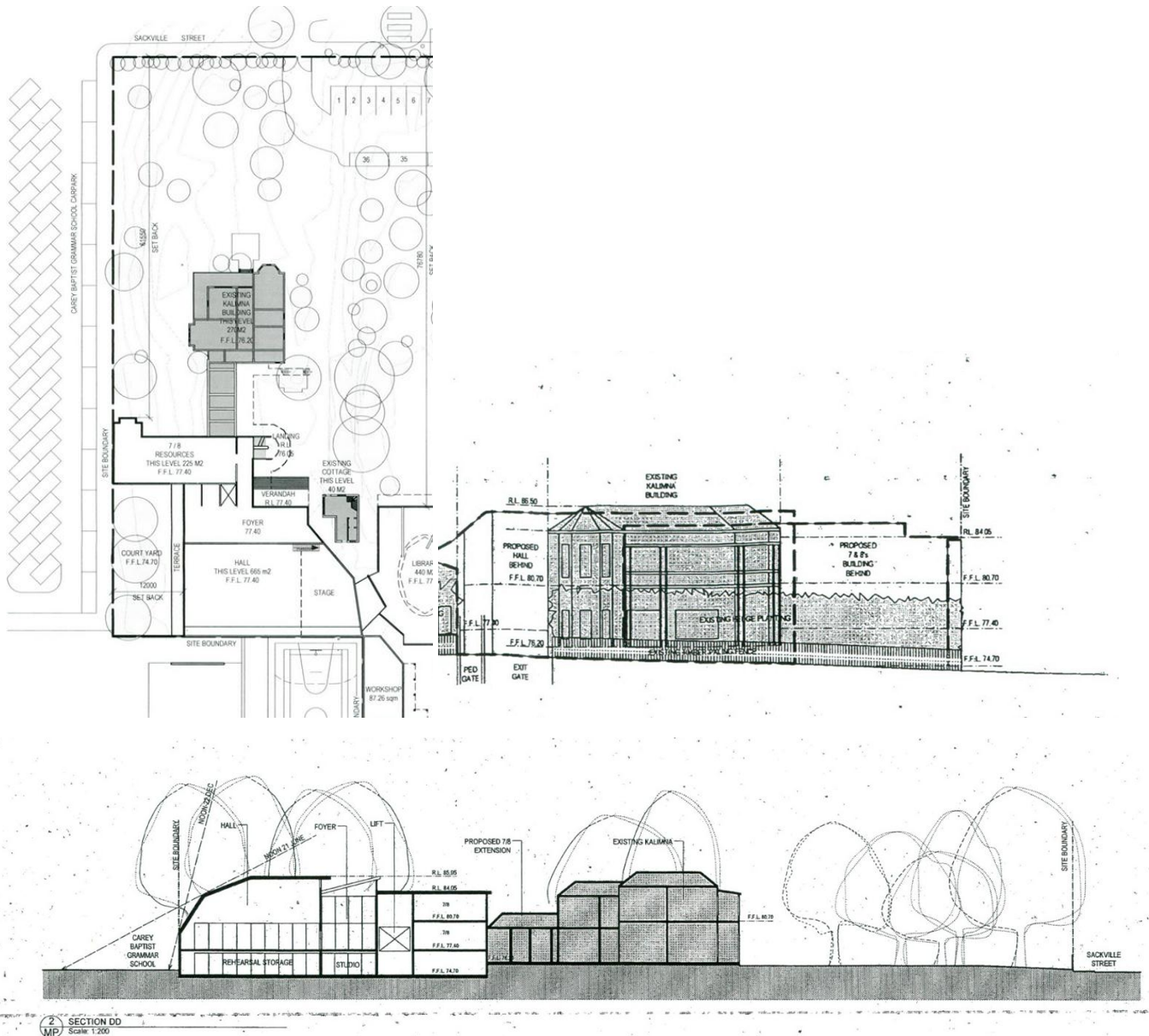
48. It is proposed to demolish the rear portion of the building, which is broadly consistent with the extent of demolition approved under the Development Plan. This demolition is necessary to facilitate the proposed built form outcome, of a two-storey extension to the rear of the Kalimna building and is considered to align with the overall vision and intent for the site.

49. The demolition items occurring to the heritage building are discussed in the heritage section further in the report.

Built form

50. The Development Plan also identifies that “Preshil continues with this already established design criteria with the development of the proposed Master Plan” including the existing Kalimna building. More specifically to the subject Kalimna building, the vision for the 7/8’s Resource Building is:

‘The 7/8’s Resource Building is a three storey building that has been carefully designed to be lower than the existing Kalimna building. The proposed building is set some 60 metres back from the Sackville Street boundary and is built up to the boundary of the Car Park for Carey Baptist Grammar School. The original 1890’s Kalimna Building is to be retained in its entirety; care will be taken as to how the proposed building connects with the Heritage Building. Further heritage advice will be sought at the time of sketch design as to how the buildings will relate to each other.’



Page 17, 18 and 19 of the Development Plan outlining anticipated built form to the rear of Kalimna Building



51. Below is a table outlining the proposed built form against the approved Development Plan:

	Development Plan	Proposal
Setback	North: 61.55m West: 0 – 9.58m South: 8.49m	North: 67.82m West: 0 – 5.42m South: 0m
Demolition	Southern portion of the Kalimna building	Southern portion of the Kalimna building
Location of the extension	To the rear of the Kalimna building	To the rear of the Kalimna building
Maximum height	3 storeys	2 storeys

52. The building extension is in a position consistent with the approved Development Plan, and the building setback to Sackville Street remains substantial. Accordingly, the siting of the proposal is generally in accordance with the Development Plan.

53. While the southern and western setbacks vary from those shown in the approved Development Plan, these interfaces are internal to Carey’s Kew Campus and not adjoining residential dwellings and are therefore considered acceptable in this school campus context.

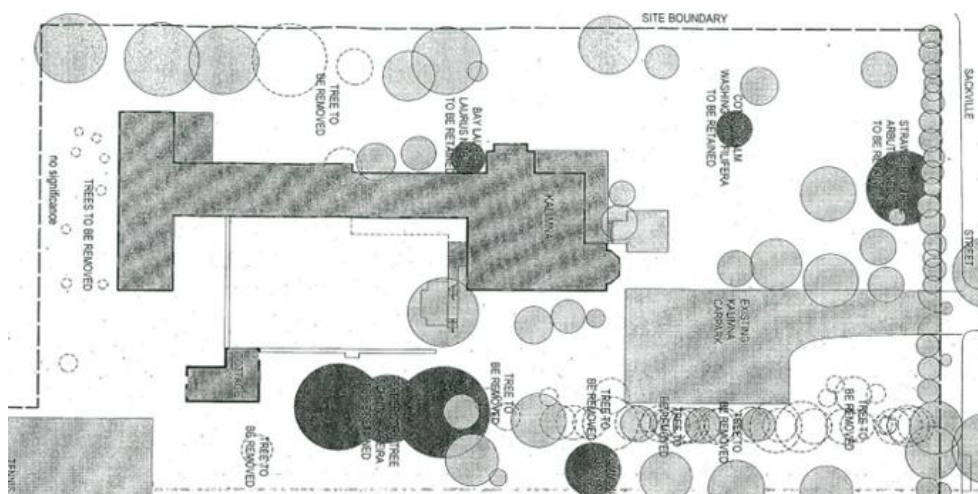
54. The proposed development is a two-storey building and the Development Plan allows for a 3 storey building in this location. As demonstrated in the architectural plans, the overall height of the two-storey form is broadly comparable to a contemplated three storey building due to revised floor-to-ceiling heights. Given the overall building height remains generally consistent, and noting the building is centrally located on the site with no sensitive interfaces, the height and scale are considered appropriate. The building height of 10.5m at two storeys is supported.

55. The Kalimna building will continue to present as the primary focal point to the street frontage, with new development located to the rear of the site in accordance with the Development Plan. Furthermore, the proposed height of the extension is consistent with the scale of the front portion of Kalimna, ensuring that the heritage building remains the dominant visual element.

56. Accordingly, the proposed built form is generally consistent with the Development Plan and represents an acceptable planning outcome.

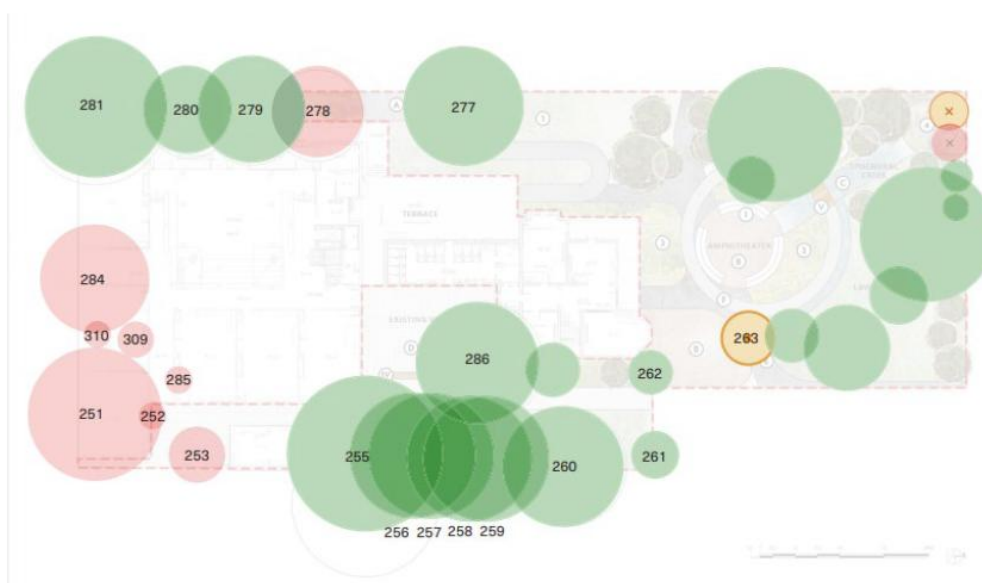
Vegetation and landscaping

57. The Development Plan identifies a total of 42 trees to be removed within proximity to the Kalimna Building. The Plan also identifies the requirements for significant trees on the site to be retained. The Development Plan nominates the area in front of the Kalimna building to be a grassed area and that this area will retain the significant established trees and maintain the existing character of the campus buildings and surroundings.



Page 12 of the Development Plan outlining trees to be removed around the Kalimna Building

58. A total of nine trees are proposed to be removed to facilitate the development. All trees for removal are nominated in the Development Plan for removal. Only five of these trees proposed to be removed require planning approval under Clause 52.37 (Trees 251, 253, 278, 284 and 285). The tree removal proposed is significantly less than the 42 allowed for under the Development Plan. The resultant landscaping is aligned with the intent of the Development Plan and further contributes to the landscaping opportunities on campus.
59. While the proposal involves the removal of some trees, efforts have been made to retain vegetation where practicable and offset losses through the planting of 15 new canopy trees. The landscaping strategy incorporates Indigenous canopy species and strategically positions new plantings to enhance shading and overall site amenity. Appropriately a planning permit condition will require a Tree Management Plan to protect the retained trees during construction.



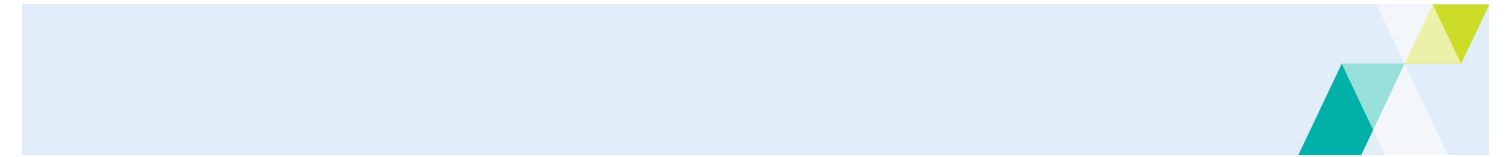
Trees for removal nominated in red

Design Detail

60. The proposed architectural response is contemporary and has been designed with fitting regard to the operational needs of the school use, including the need to provide external shading, privacy, ESD initiatives and importantly, longevity in the buildings structure and materiality.
61. The materials proposed for the buildings are modern and are appropriate when considering the established secondary school use of the land and the character of buildings which exist on the land. Moreover, the proposed materials, finishes and design details of the addition are visually interesting and will not have a negative impact on the immediate character of the area, particularly when the building is viewed in conjunction with existing and proposed landscaping.
62. The building aligns with the general objectives of the Boroondara preferred neighbourhood character and urban design objectives within the planning scheme for educational facilities.

Heritage

63. The subject site is affected by the Heritage Overlay 162 (HO162), which applies to the Sackville Street Precinct, Kew. The subject site has a heritage grading of 'significant', meaning that is recognised as being individually important, as well as contributing to the heritage significance of the Sackville Street Precinct.

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64. The Schedule to the Heritage Overlay confirms that there are no external paint controls and no tree controls for this overlay. Outbuildings or fences are not exempt under Clause 43.01-4. As such the alterations, demolition or replacement of fences or the stables building are subject to the ordinance of the Heritage Overlay.

Demolition

65. The application was supported by a Heritage Impact Assessment, prepared by Conservation Studio, dated 8 May 2026. The statement describes the buildings on site as follows:

The subject site, located at 12 Sackville Street, Kew comprising a large two-storey Victoriana Italianate villa with former stables and single storey rear additions that appear to date from the 1990s. The house is situated centrally to the block with generous setbacks for Sackville Street.

The two-storey late Victorian residence, constructed of polychromatic brick over a basalt superstructure with a polygonal bay window extending from the front. The house is a fine example of a late nineteenth century Italianate Villa of grand proportions and retains many fine details including a collection of late Victorian / Edwardian styled stain glass windows within the front door, fan and side lights and stairwell.

66. In regard to demolition, the latter addition and timber staircase to the rear of the villa constructed in the 1990s development of the site by Preshil will be demolished. The Heritage Impact Assessment has confirmed that removal will have no impact on heritage significance as neither of these items contribute to the place's heritage significance. This is consistent with the significant heritage places strategy that supports the demolition of non-original and non-contributory additions.

Extension

67. The construction of a new two-storey addition to the rear of the site has been carefully designed to maintain the heritage significance of the primary building on the site. The new addition will be linked to the existing heritage building via a covered walkway on the first floor. The walkway will connect into the heritage building through an existing window that will be enlarged to create a new doorway. The Heritage Impact Assessment details that:

The new addition is set back behind the villa and neither obscures the building nor overshadows it in height. The width of the addition extends either side of the villa, creating a modern backdrop to the heritage fabric and resulting in a moderate visual impact. This impact is mitigated to some degree through the use of contrasting materials and form, creating a clear delineation between the modern utilitarian building and the ornate heritage fabric. The heritage building remains the central focus of the site, accentuated by the juxtaposition of the modern building behind. This contrast reinforces the separation of the two buildings as separate functional spaces working together.

Further, the new addition is sympathetic to the heritage fabric of the place by using a walkway to link the two buildings. This allows physical separation of the two structures and minimises impact on significant fabric. Clever use of a rear window ensures the integrity of the main, street facing, façade of the villa remains intact. The linking walkway also ensures DDA compliant access to the first floor of the heritage building so that a lift does not need to be installed within the heritage villa, or an additional lift well added to the exterior of the villa. Ongoing and continued use of the place is essential to its long-term conservation and DDA compliant access is an operational requirement.

68. It is agreed that the extension to the building is appropriately located to the rear of the heritage building and the use of a walkway to connect the old building with the new extension is sympathetic and separates the old from the new. The extension will not dominate the heritage building and the proposed materials will complement the heritage nature of the site.

Alterations and additions

69. Alterations to the existing building are also proposed. The Heritage Impact Assessment details:

Works to the stables/cottage building comprise the removal or replacement of non-original elements and introduction of a new door and step ramp to the south elevation of the building for universal access, as well as



general maintenance such as replacement of gutters and downpipes, painting and replacement of non-original doors and windows to the ground floor.

Modifications to the former kitchen wing of the villa for provision of new toilet facilities will require the creation of two new door openings and the infill of two existing door openings. An existing door and window will be enlarged to create the new openings located on either side of the building. Openings to be infilled will be infilled with brick to match existing. No windows are proposed to be placed within the openings as this area of the building will be used for toilets where privacy is required. While these modifications require removal of significant fabric, and infilling of former openings, the modifications are minor in nature and facilitate the ongoing use of the place. The modification will also not be visible from the public realm, meaning that they will have no visual impact on the wider heritage precinct.

Modifications to the first floor balcony of the villa include the introduction of a new 1100mm high balustrade and alterations to the existing window/door on the western façade. The existing decorative heritage balustrade is 800mm in height and has previously been modified through the addition of a metal handrail to increase this height to 900mm. However, this height no longer meets current standards for fall protection or crowd loading. As such, it is proposed to install a secondary balustrade behind the heritage balustrade to meet current standards and enable use of this area by staff and students. The proposed balustrade would be a modern, palisade design, painted a red colour to match the existing brickwork behind to be visually recessive and ensure the cream painted decorative heritage balustrade remains clearly visible and the focal point of the balcony. To create appropriate access to the balcony, the existing double opening window/door on the western elevation will need to be replaced and its sill lowered. It is proposed to cut the bluestone sill to match the existing opening width and remove it to create level access to the balcony area. A new arched door, matching in appearance to the surrounding windows and door below on the ground floor will be placed within the taller opening. While the works require removal of a small amount of significant, the works are discrete and will not impact the visual presentation of the building within the streetscape of the precinct. The contrasting colour of the new balustrade will not detract from the existing decorative balustrade and the new door will only be identifiable as altered upon closer inspection. As such, the minor and discrete nature of the balcony works result in a negligible impact on the precinct.

70. It is agreed that the modifications to the heritage building are necessary to ensure DDA compliance and facilitate ongoing use of the historic building. The changes proposed ensure the longevity of the heritage building into the future for the students of Carey Grammar.

Front Fence

71. The proposed works involve the removal and reconstruction of the front fence and gates, to replicate the original detailing, including timber pickets, timber gates with curved entry brackets, and posts with cast iron caps. The new gates will incorporate automation, including intercom and access control systems.
72. The replacement of the existing fence with a replica of the original is considered to have a negligible impact on the heritage significance of the site, as the current fence is not original and has lost key detailing specific to the property. Reconstructing the fence to reflect the original design, including the distinctive curved entry brackets, will result in a more period-appropriate and authentic outcome, thereby reinforcing the heritage character of the site and its contribution to the wider precinct.

Landscaping

73. The proposed landscaping will have a minor physical and visual impact on the heritage significance of the property and the wider precinct. A total of nine trees, ranging in age from young to mature, will be removed. These trees are all located at the rear of the property and do not contribute to heritage significance or associated landscape views. As such, removal of these trees will have no impact on heritage significance. The Heritage Impact Assessment details:

Proposed landscaping to the front of the property along Sackville Street references the original driveway and takes on a formal design to attune with the historical character of the property. The design uses various hard and soft landscaping elements including low seating, native grasses and flowers, paving, lawn and garden beds to create a



functional and visually appealing student space that nestles itself within the existing mature trees. While the new landscaping will be visible from Sackville Street, its low height and formal design respect the heritage significance of the place and will not impact views to or from the heritage building.

74. The proposed landscaping works are consistent with the landscape setting strategies of the Heritage Overlay as they will not detract from the heritage place and respects the existing landscape and heritage setting of both the property and wider precinct.
75. The Heritage Impact Assessment details the following in relation to the National Root Zone of some trees:

Works will impact the Notional Root Zone (NRZ) of several trees, including the Irish Strawberry (No.286) and Peppercorns (No.255-260) identified in 2006 to contribute to the heritage significance of the place:

- Peppercorns No.256 & 257 – new paving will encroach 16% and 14% of NRZ where currently asphalt pavement exists at a lower level with covered walkway and verandah above.*
- Peppercorn No.258 - new paving at existing grade where currently asphalt exists*
- Peppercorn No.260 – new paving surface applied to existing paving surface.*
- Irish Strawberry No.286 – works to encroach 53% of NRZ. The tree is currently growing in a raised garden bed, which will be removed and mounded to retain with new plantings. Approximately 1/3 of the western canopy to be pruned to construct a new elevated and covered walkway.*

The Arboricultural Assessment has determined that these minor encroachments will have no discernible impact on the peppercorns, and that the Irish Strawberry will likely be able to tolerate the required pruning as root disturbance can be avoided through careful removal of surrounding raised garden bed and mounding soils to create new garden bed. Irish Strawberry trees generally tolerate pruning well and this tree is already producing some suckering regrowth, indicating careful pruning will not result in detrimental impacts on the tree.

76. Accordingly, a planning permit condition will be included to require a Tree Management Plan to form part of the permit to ensure the trees are protected during construction phase.

Signs

77. In relation to signage, the addition of a single non-illuminated Carey Grammar School pillar sign to match existing signage on the adjacent school grounds will have a negligible impact on cultural heritage significance. The sign will not obscure views of the heritage place or distort the existing streetscape. The sign is discrete through its placement on the fenceline, minimal in its appearance and consistent with existing signage associated with the school along Sackville Street.

Heritage summary

78. While the development will result in a moderate visual impact, this is appropriately mitigated through the siting, form and materiality of the addition, which ensures the heritage villa remains the focal point of both the site and the wider streetscape. The retention of key streetscape elements, including the picket fence and mature garden setting, further assists in minimising visual impacts within the surrounding heritage precinct.
79. Overall, it is considered that the proposed works are consistent with the relevant policies and objectives of the Boroondara Planning Scheme and will not adversely affect the heritage significance of HO162 – Sackville Street Precinct. Accordingly, the proposal represents an acceptable outcome and is supported.

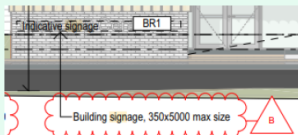
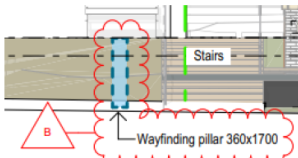
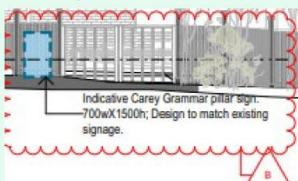
Amenity

80. The proposed buildings and works are to be located within an area of the subject site which is separated from nearby residential dwellings. Due to the degree of separation provided by Sackville Street and the location of the extension behind the existing building, it is considered the proposal will not cause unreasonable amenity impacts to nearby residential dwellings, by way of overshadowing or overlooking. Shadow diagrams submitted demonstrate shadows will be confined to fall wholly within the school site.

81. The proposed landscaping and retention of the trees within the front setback will assist in filtering views of school buildings from the street, thus limiting potential for visual bulk impacts.
82. This application does not seek to intensify the existing established school use of the site in terms of staff or student numbers. Therefore, it is considered noise related impacts will not be adversely increased by the proposal.
83. The proposal is considered to be acceptable in off-site amenity impact terms and is responsive to the amenity related decision guidelines of the NRZ of the Boroondara Planning Scheme.

Signs

84. The application seeks approval to display three business identification signs on the land in the following manner:

No.	Sign	Signage Type	Dimensions
1	Building Signage (West elevation) 	Identification Signage	0.35m (width) x 5m (length)
2	Wayfinding pole sign 	Wayfinding pole signage	0.36m (width) x 1.7m (height)
3	Fence sign 	Business identification signage	0.7m (width) x 1.5m (height)

Proposed signage

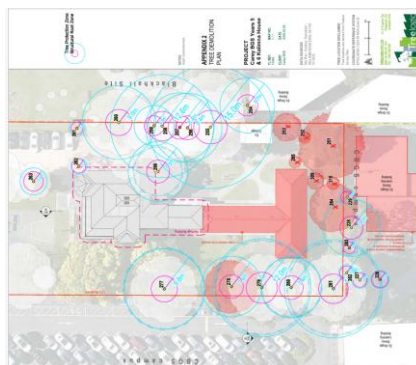
85. The only publicly visible sign is the fence signage location along the Sackville Street frontage. This signage confined to the main entry gate and is intended to support legibility and wayfinding throughout the campus, including identification of the new facility.
86. The impact of the two other proposed signage is considered very minimal, as these two signs are limited to the new built form, and not located on the heritage building. Given this location, the signage will be visible only from internally within the school campus and will not be visible from the public realm. On this basis, a details assessment against the decision guidelines at Clause 52.05 is not deemed necessary, however the following assessment is provided.
 - The sign locations are well separated from on-site heritage buildings and do not impact heritage significance.
 - The proposed signage will not be illuminated and, given the scale of the new built form, will not result in visual clutter.
 - The design and siting of the signage do not impede views to existing signage, impact the skyline, or obstruct driver or cyclist sightlines. The signage will not dazzle or distract due to its design or colouring.
 - The signs are sensitively located, with appropriate setbacks from sensitive interfaces and, where relevant, replacing existing signage. Their placement avoids any impact on significant or valued views, with no obstruction of vistas from the public realm.
 - The signage will have negligible external amenity impacts.
 - The scale and design of the signage are proportionate to the development and responsive to the host site and built form. Signage is generally located at ground level, does not project above existing buildings, and no signage is proposed on the heritage-listed Kalimna building.

Clause 52.37 Canopy Trees

87. The proposal seeks to remove nine trees on the land. Five trees (251, 253, 278, 284 and 285) meet the size requirements for classification as a canopy tree under Clause 52.37 (Canopy Trees) and trigger the requirement for a planning permit. All five trees are either within the proposed building footprint, or significantly encroached upon by the development. The submitted landscape plan incorporates planting of 15 new canopy trees and the retention of 22 canopy trees, equating to a total of 37 canopy trees across the school site.
88. An assessment of the proposed removal and subsequent tree canopy provision requirement against the decision guidelines of Clause 52.37 is provided in the Table below.
89. The proposed canopy tree coverage equates to 35.2% of the development area, compliant with the minimum canopy coverage requirement set out at Clause 52.37-3.

Clause 52.37-7 Decision guidelines	Assessment
General decision guidelines	
<i>The purpose of the clause 52.37.</i>	<p>The removal of the five trees (Trees 251, 253, 278, 284 and 285) combined with the proposed planting of 22 new canopy trees and resulting landscaping is considered generally consistent with the purpose of the provision. While the application seeks to remove nine trees across the site, all trees identified to be removed are of low or moderate arboricultural value. Only five trees meet the specifications of a canopy tree and provision substantial canopy area.</p> <p>The development allows for the retention of some existing trees, which are to be protected through a tree protection plan required by permit conditions. A landscape concept plan has also been provided which provides planting of 22 canopy trees within building setbacks, all native or indigenous species. This planting is anticipated to provide improved climate responsiveness and increased coverage in the long term compared with the existing trees which are largely exotic species.</p>
<i>The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.</i>	<p>The proposal seeks to remove five canopy trees within the site and plant an additional 22 canopy trees. The proposal has taken into consideration the local environment and has sought to make a conscious response to reduce urban heat through planting</p>
<i>The existing, proposed or likely future development of the site and adjacent land.</i>	<p>The proposed removal of five existing canopy trees and their replacement with new canopy trees is consistent with the immediate development of the subject site, as their removal facilitates the construction of the extension to the school building.</p> <p>The replacement planting will maintain the established landscape character, support ongoing amenity and ensure that tree cover is sustained in line with future development patterns.</p>

The species, type and growth characteristics of existing and new canopy trees.





The trees to be removed are:

- Native – trees 251 and 278 (Spotted gums both in fair health) is native,
- Exotic - trees 253 (Locust), 284 (Olive) and 285 (Locust).

The proposed replacement canopy tree planting are all native or indigenous species.

The submitted tree impact assessment details the two native trees proposed for removal are in fair health and structure. These two trees are located where the new building is proposed and will be significantly impacted by the proposal. On this basis, the viability of the tree low regarding of proposed or future development.



Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.

There is no pedestrian, vehicle access, powerlines or building foundations which are impacted by the existing or proposed trees.

Any physical constraints, such as topography, soil and drainage conditions which may prevent the planting or growth of the required number of trees.

There are no physical constraints which would impact the planting of new trees as proposed. The new canopy trees will be planted directly into the ground which facilitates natural deep soil planting.

The impact of existing or new canopy trees on solar access to windows on the site and any existing solar energy system.

The proposed trees planting along the boundaries and in the front setback are comparable to existing conditions and are not anticipated to adversely impact the solar access to windows and energy systems on adjoining.

If the site is in a designated bushfire prone area as determined under section 192A of the Building Act 1993, the need to create a defendable space to reduce the risk of bushfire to life and property.

N/A – the land is not located within a designated bushfire prone area.

Removal of canopy trees

The health and stability of the canopy tree proposed to be removed.

The application is accompanied by an Arboricultural Report which confirms all five canopy trees proposed to be removed are in fair or poor condition. Their location will inhibit the proposed development of the site.

Whether the canopy tree is causing, or

As above, the arborist report provided identifies the structure of the tree is fair or poor.



<i>at risk of causing, damage to an existing building, works or infrastructure.</i>	There is a risk of damage to existing buildings, or the proposed development were the tree to be retained and later fall.
<i>The number, size and location of the canopy trees to be retained on the site.</i>	The arborist assessment identifies 22 canopy trees across the site which will be retained. A condition on permit recommends the preparation of a tree management plan, to include measures to ensure the protection of these trees.
<i>If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.</i>	A re-design of the development to accommodate retention is not feasible or considered appropriate given the extent of structural concerns.
<i>The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.</i>	The cumulative impact of the reducing canopy trees is considered acceptable, and the proposed landscaping plan seek to plant 22 new trees, which would all be classified as canopy trees once mature. The replacement trees are also native and indigenous evergreen species which are anticipated to provide improved cooling and biodiversity values.
<u>New canopy trees</u>	
<i>The suitability of the proposed deep soil areas or planter soil volume or depth. A deep soil area may be shared with other canopy trees and other vegetation where it does not affect the viability of the canopy tree growth.</i>	As above, there are no physical constraints which would impact the planting of new trees as proposed. The new canopy trees will be planted directly into the ground which facilitates natural deep soil planting with at least 12 sqm with a minimum dimension of 2.5m for each of the proposed new canopy areas suitable to ensure the viability of the proposed canopy tree growth.
<i>Whether the species of the canopy tree is suited to the soil conditions of the site.</i>	The tree planting species have been selected by the proponent landscape architect and are deemed suitable in the site context.
<i>Whether landscaping or design measures are required to provide structural protection of buildings.</i>	N/A – there are no structural protections proposed.

Landscaping

90. The development will create new opportunities for meaningful landscaping which is supported. Landscaping is proposed to the building forecourt and the east and west interfaces in accordance with the landscape plan. The landscape plan provides sufficient opportunities for landscaping in this location and context of an education facility. It is considered the proposal will make a positive contribution to the landscaped character of the local area and is responsive to the landscaping and vegetation retention decision guidelines specified under the NRZ1 and the Boroondara Planning Scheme.

Sustainability

Environmentally Sustainable Design (ESD)

91. The applicant has been submitted with a Sustainability Management Plan, prepared by LCI Consultants, Rev C and dated 20 February 2026. The proposal achieves a BESS score of 76%. The proposal incorporates the following initiatives:

- A 15kL rainwater tank on the roof of the new building and the existing roof and hardstand areas surrounding the building are to be drained into a network of inground pipes which are connected to an OSD tank and ultimately to the Council stormwater connection.
- Ground level landscaping has also allowed for a legal point of discharge via the OSD tank.



- Mechanical systems for the new Years 5/6 Building are a fully electric, high-efficiency HVAC solution.
- A rooftop solar photovoltaic (PV) system is proposed for the building, designed to generate a minimum of 66 MWh of electricity per annum.
- External shading (overhangs/eaves) is provided to north-, east- and west-facing windows where appropriate to improve indoor comfort and reduce summer cooling demand.

92. Given the above, the proposal provides for an excellent response with consideration to environmentally sustainable development principles.

Recommendation



93. The proposal is generally consistent with the relevant planning policies of the Boroondara Planning Scheme, specifically the approved Development Plan for the school and will contribute to the provision and improvement of existing education facilities within the Kew area.
94. It is recommended that Planning Permit No. PA2604254 for the development at 20 Wrixon Street Kew VIC 3101 be issued subject to conditions.
95. It is recommended that the applicant and the council be notified of the above in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.



Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

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