

## PLANNING PERMIT

<b>Permit No.:</b>	PA2604254
<b>Planning scheme:</b>	Boroondara Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	12 Sackville Street, Kew (Lot 1 LP56178, Volume 08376, Folio 880)

### THE PERMIT ALLOWS:

<b>Planning scheme clause</b>	<b>Matter for which the permit has been granted</b>
32.09-10	Construct a building or construct or carry out works associated with a primary school and secondary school (Section 2 land use).
43.01-1	Demolish or remove a building.
43.01-1	Construct a building or construct or carry out works, including a fence.
43.01-1	Construct and display a sign.
52.05	Construct or display a sign.
52.37	Remove, destroy or lop a tree.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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#### Compliance with documents approved under this permit

2. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Commencement

3. This permit will operate from the issued date of this permit.

#### Approved and endorsed plans – changes required

Date of issue: 18 June 2026

Signature for the responsible authority:



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4. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the plans titled Carey Baptist Grammar School, prepared by Williams Ross, and dated 12 May 2026, but amended to show the following details:

a) Any changes required by the Tree Protection Management Plan.

**Layout not altered**

5. The development as shown on the endorsed plans must not be altered (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

**Landscape Plan**

6. Concurrent with the endorsement of plans, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, and be generally in accordance with the Landscape Plans, prepared by CJ Arms, dated 11 February 2026.

**Completion of landscaping**

7. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the Boroondara City Council.

**Landscaping maintenance**

8. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Boroondara City Council.

**Tree Protection Management Plan**

9. Before the development starts, a Tree Protection Management Plan (TPMP) must be approved and endorsed by the responsible authority. The TPMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Arborist Report and Tree Protection Plan, Version 2, prepared by Treeologic, and dated 5 February 2026, and must include the following:

- a) measures that must be incorporated into the design and construction of the development to ensure the protection of any tree identified for retention, determined in accordance with *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*
- b) the location of tree protection zones (TPZ) and tree protection fencing for trees identified for retention on a plan that is drawn to scale with dimensions

The responsible authority may consent in writing to vary these requirements.

**Tree protection during construction**

10. Before development starts (including demolition), a tree protection fence must be placed around the trees nominated in the tree protection management plan at a radius designated in the tree management plan from the base of the trunk(s) to define the 'Notional Root Zone'.

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11. The tree protection fencing and Notional Root Zone must be established and maintained in accordance with the following requirements to the satisfaction of Boroondara City Council:
- the tree protection fence must be constructed of star pickets and chain mesh or similar
  - the tree protection fence must remain in place until the development is completed
  - the Notional Root Zone must be covered by a 100 mm deep layer of mulch and watered regularly.

Boroondara City Council may consent in writing to vary any of these requirements.

#### **Regulation of activities in the Notional Root Zone**

12. During the course of construction, the Notional Root Zone must not be used for:

- vehicular or pedestrian access
- trenching or soil excavation
- storage or dumping of materials, tools, equipment or waste

Boroondara City Council may consent in writing to vary any of these requirements.

#### **Pruning of trees to be retained**

13. Any pruning that is required to be done to the canopy of remaining trees must be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007, to the satisfaction of Boroondara City Council.
14. Any pruning of the root system of any tree to be retained must be done by hand by a qualified arborist, to the satisfaction of Boroondara City Council.

#### **Signs not to be altered**

15. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

#### **No moving or flashing light**

16. The signs must not be animated or contain any flashing or intermittent light.

#### **Light emissions**

17. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.

#### **Environmentally Sustainable Design**

18. Concurrent to the endorsement of plans, a sustainability management plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Sustainability Management Plan, prepared by LCI Consultants, Rev C and dated 20 February 2026.

#### **Implementation of ESD Statement Initiatives**

19. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development



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achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

**Run off control**

20. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into (specify authority) drains or watercourses.

**Signs not to be altered**

21. The location and details of the signs, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

**Expiry – Development**

22. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

- a) The development is not started within 3 years of the issued date of this permit.
- b) The development is not completed within 6 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

**Expiry – Signs**

23. This permit as it relates to signs will expire 15 years from the issued date of this permit.

On expiry of the permit, the sign and structures built specifically to support and illuminate it must be removed.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the period referred to in this condition.

**USEFUL INFORMATION:**

- The permitted use or development may need to comply with, or obtain the following further approvals:
  - The recommendations of a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006*.
  - A building permit under the *Building Act 1993*.

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**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

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The responsible authority has issued a permit

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**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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**WHEN DOES A PERMIT BEGIN?**

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A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - ii. the date on which it was issued, in any other case.

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**WHEN DOES A PERMIT EXPIRE?**

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1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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**WHAT ABOUT REVIEWS?**

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- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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Signature for the responsible authority:

