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# 183 Prospect Hill Road, Canterbury

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*Planning Permit Application*

February 2026

Prepared for: Strathcona Girls Grammar

# Acknowledgment of Country

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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



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Report Number RP.01-RevB

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## Submission documents:

This report is to be read in conjunction with:

- Architectural Plan Set, dated 29 January 2026 and prepared by *Draper Noxon Architecture*;
- Arboricultural Impact Assessment prepared by *Arbor Survey*, dated 10 December 2025;
- Certificate of Title;
- Heritage Memorandum prepared by *Urbis* dated 29 January 2026; and
- Transport Memo prepared by *Urbis*, dated 3 February 2026.

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# Contents

<b>Contents</b>	<b>4</b>	4.2 Changes to Heritage Fabric	22
<b>Executive Summary</b>	<b>5</b>	4.3 Vegetation Removal	24
<b>1 Site Context</b>	<b>6</b>	4.4 Signage	26
1.1 Subject Site	6	<b>5 Conclusion</b>	<b>27</b>
1.2 Immediate Surrounds	7	<b>Disclaimer</b>	<b>28</b>
1.3 Surrounding Context	8		
1.4 Restrictions on Title	8	<b>Figures</b>	
<b>2 Proposal</b>	<b>9</b>	Figure 1 North – Figure Number > Early Learning .....7	
2.1 Use	9	Figure 2 East – Figure Number > Main Campus.....7	
2.2 Buildings and Works	9	Figure 3 South – Figure Number > Update Field.....7	
2.3 Signage	10	Figure 4 West – Figure Number > Update Field .....7	
2.4 Vegetation Removal	10	Figure 5 - Proposed demolition..... 9	
2.5 Planning Permit Triggers	11	Figure 6 - Proposed additions (limited to northern elevation only) .....10	
<b>3 Boroondara Planning Scheme</b>	<b>12</b>	<b>Tables</b>	
3.1 Zone	12	Table 2 – Site Details..... 6	
3.2 Overlays	14	Table 3 – Planning Permit Triggers..... 11	
3.3 General and Particular Provisions	15		
3.4 Municipal Planning Strategy (MPS)	17		
3.5 Planning Policy Framework (PPF)	17		
<b>4 Assessment</b>	<b>19</b>		
4.1 Educational Use in the Neighbourhood Residential Zone	20		

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# Executive Summary

Stathcona Girls Grammar School is an all-girls independent school that has educated girls (and kindergarten age boys) from the eastern suburbs and surrounds for over 100 years.

This planning permit application is made via the Non-Government Schools pathway (Clause 53.17) and seeks to expand Strathcona Girls Grammar School's operations to include the property at 183 Prospect Hill Road, Canterbury - contiguous land adjoining the campus.

Following the removal of a Restrictive Covenant from the property in 2025, the proposal involves utilising the existing heritage dwelling as an Education Centre for administrative and visitor reception purposes, with no increase in student or staff numbers. Partial demolition is planned, limited to non-contributory elements including the rear laundry, shed and carport. Minor "make good" additions to the rear of the dwelling, such as new windows and a door, will be designed to match the existing Edwardian character. Nineteen trees are proposed for removal, with only 3 trees triggering removal under the newly implemented Clause 52.37.

The educational use is low-impact, contiguous with the existing campus and maintains the residential presenting streetscape, both along Scott Street and Prospect Hill Road, also creating a logical link from the Main Campus (to the east), to the Early Years Centre (to the immediate north) and Junior Campus (to the immediate west). No additional traffic, parking demand or noise is expected as a result of the proposal. Heritage considerations are sufficiently addressed by retaining the primary dwelling form and key architectural features, with demolition confined to secondary elements of limited heritage value. Tree removal complies with relevant planning controls, and none of the trees are of identified heritage or environmental significance.

The proposal is consistent with the objectives of the Neighbourhood Residential Zone, relevant Planning Policy Framework clauses and heritage policy. It represents a sensitive adaptation of an existing dwelling for school use, balancing operational needs with neighbourhood character and heritage conservation.

A preliminary discussion has been held with Council (not a formal pre-application) to discuss the project. Council have been aware of the school's intentions following the discharge of the Restrictive Covenant removal, given this future use was indicated for discussion purposes through the previous application. Council recommended lodging a Local Law Application, simultaneous to the Planning permit application, which has been undertaken.

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## 1 Site Context

### 1.1 Subject Site

The subject site is generally referred to as 183 Prospect Hill Road, Canterbury and formally described as Lot 1 on Title Plan 443173.

Strathcona Girls Grammar School has been present on Scott Street since 1924, and comprises the Senior School (34 Scott Street), Junior School (173-181 Prospect Hill Road) and the Early Learning Centre (ELC) directly north of the subject site.

Key details of the site are as follows.

Table 1 - Site Details

Category	Description
<b>Existing Conditions</b>	Existing single storey dwelling comprised predominantly of brick. Dwelling is located along the western boundary, with a weatherboard garden shed to the direct north and an open-sided carport on the eastern boundary.
<b>Location</b>	The site is located within the existing Strathcona Girls Grammar site, surrounded on all bounds by educational infrastructure.
<b>Area</b>	1,040.46 square metres.
<b>Frontages</b>	Prospect Hill Road is the site's primary frontage of 22.85 metres. Scott Street is the site's secondary frontage of 45.53 metres.
<b>Vehicle Access</b>	Existing crossover on Scott Street only.



**Vegetation** Number of large, mature trees particularly near to property boundaries. Remainder of the site contains formal landscaping and lawns.

**Restrictions** No existing covenants or easements impact the site.

## 1.2 Immediate Surrounds

### North

**To the north** lies 35 Scott Street, which houses the School's existing Early Years Centre within repurposed dwellings. The centre is supported by surrounding landscaping and play spaces.

### East

**To the east**, beyond the Scott Street road reserve is the School's main campus, with the Mellor House administrative building, other learning buildings and Featherstone Hall directly interfacing with the site.

### South

**To the south**, beyond the Prospect Hill Road reserve, is general residential development characterised by single storey dwellings. The dwellings at 156 and 158 Prospect Hill Road directly interface with the site, and contain existing dwellings with larger (~8m) front setbacks from the road.

### West

**To the west** is the School's primary (Junior) campus, accommodating Years 2 through 6. The campus is comprised of both heritage dwelling fabric and more recent additions, supported by access from both frontages and internal car parking / play spaces.

The site is generally surrounded by School infrastructure, with Prospect Hill Road providing a buffer between School bounds and adjoining residential areas.



Figure 1 North – Figure Number > Early Learning

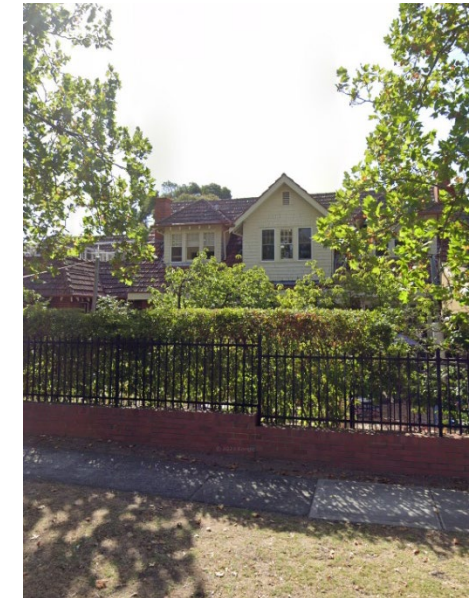


Figure 2 East – Figure Number > Main Campus



Figure 3 South – Figure Number > Update Field

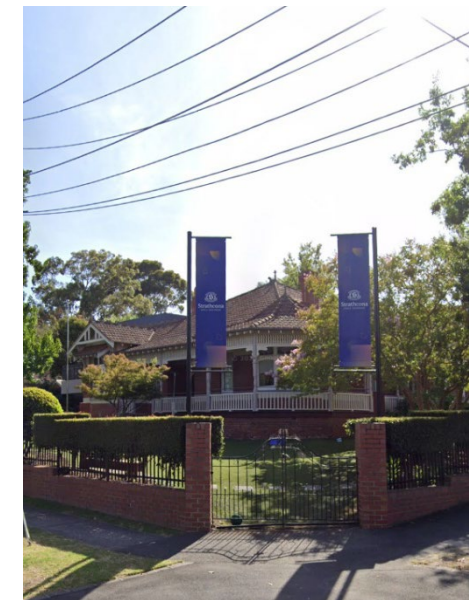


Figure 4 West – Figure Number > Update Field

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## 1.3 Surrounding Context

The site, and accompanying campus is situated approximately 10 kilometres east of the CBD. Canterbury is predominantly residential, comprised of both heritage and contemporary housing.

The campus is within walking distance (500m) of Canterbury Railway Station, providing direct access to the broader metropolitan rail network.

Local bus routes and arterial roads, including Canterbury Road, offer additional connectivity and access to retail and commercial services in the broader locality, including along Maling Road. This location provides strong transport links and access to local amenities that support the school's operation.

Education is a common use within the broader locality, particularly along Prospect Hill Road and toward the Camberwell activity centre. This includes:

1. Canterbury Primary School (315m east);
2. Siena College (340m south-east); and
3. Camberwell High School (480m west).

Other key locational attributes of the site are as follows:

1. Riversdale Railway Station (780m west);
2. Canterbury Railway Station, commercial and retail precinct (560m north); and
3. Camberwell Activity Centre (broader west).

The inset location plan shows similar surrounding uses, and the site's proximity to community services.

## 1.4 Restrictions on Title

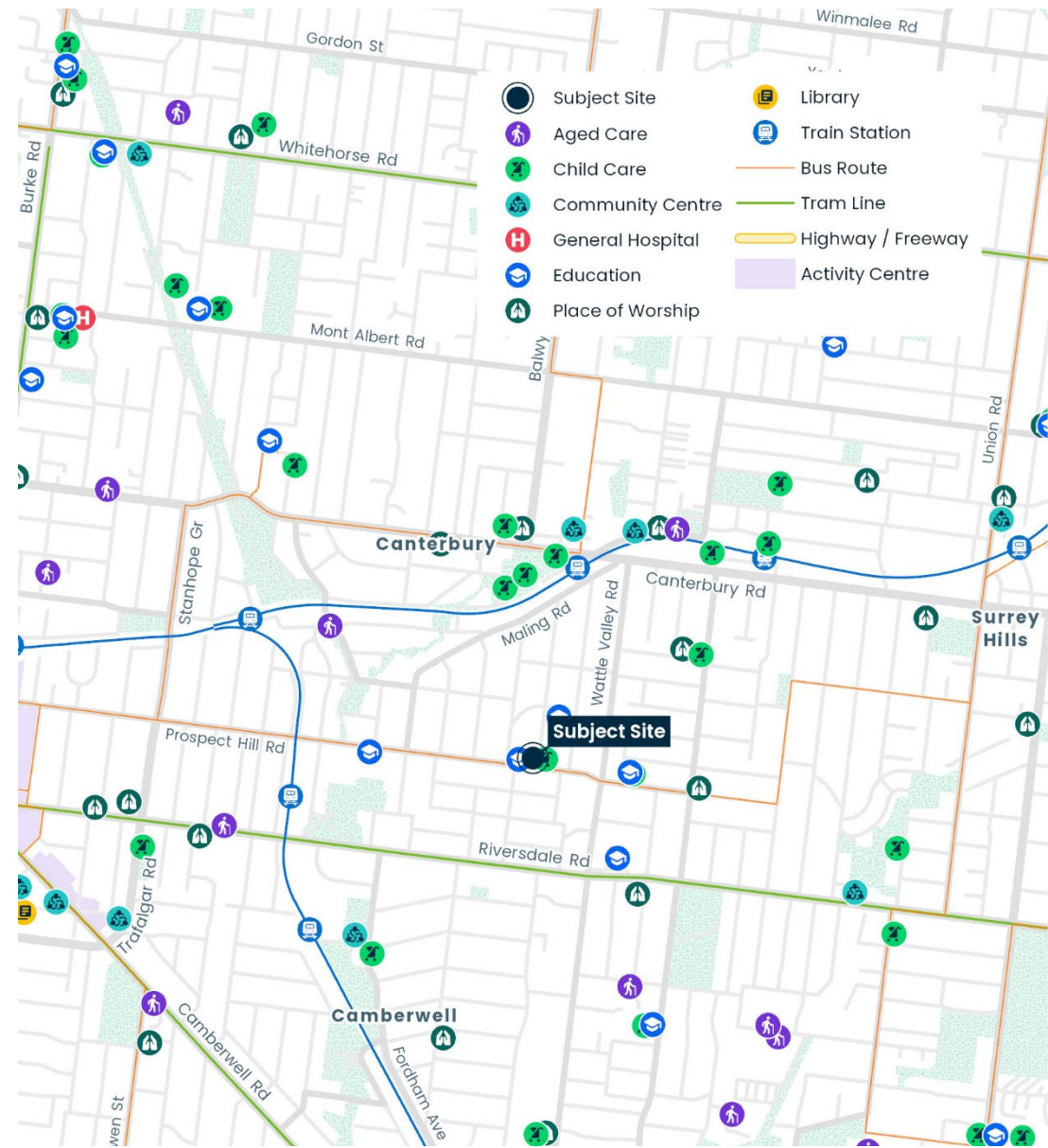
183 Prospect Hill Road was previously impacted by Covenant W884794C, administered by Instrument W884794C, previously dated 28 June 2000.

The covenant restricted use of the land for any school, pre-school, kindergarten or educational purpose, as well as aged accommodation, religious, medical or surgical purposes and sporting activities.

The restriction was successfully removed in 2025, following Strathcona's original removal request which commenced in May of 2023.

The new Certificate of Title reflects removal of the restriction (Activity Number AZ662131B) as registered on 6 October 2025.

No restrictions pertain to the site otherwise.



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## 2 Proposal

The proposal seeks to expand the existing Education Centre use associated with the broader Strathcona Girls Grammar School campus to the land at 183 Prospect Hill Road ('the site').

This proposal incorporates a number of elements, including:

- ✓ Use of the land as Education Centre;
- ✓ Demolition and minor works additions to the existing Edwardian dwelling on site;
- ✓ Designation of signage zones;
- ✓ Replacement of fencing; and
- ✓ Removal of 19 trees from the site.

### 2.1 Use

The proposal constitutes use of the land as an Education Centre, providing ancillary administrative services to the broader Strathcona Girls Grammar School Campus.

The existing dwelling will provide a formal entry point, including waiting and meeting areas to visitors of the school, along with overflow administrative office spaces to current staff.

The proposal does not seek to increase either student or staff numbers, with the site use and works to facilitate improved facilities and service offering for the school community.

### 2.2 Buildings and Works

Buildings and works are included as part of the proposal.

This includes minor demolition and additions to the existing dwelling, and the installation of a new fence, including the following:

#### Demolition

The following elements are to be demolished to facilitate use of the site for educational purposes:

- Demolition of the existing rear laundry;
- Demolition of an existing garden shed; and
- Demolition of the carport situated on the site's eastern frontage.

Non-original boundary fencing along both road frontages is also to be removed, including the internal portion.

Figure 5 depicts the extent of demolition proposed within the site.

Figure 5 - Proposed demolition.



#### Additions

The following elements are to be constructed on the site:

- 3 new windows to the rear (where the laundry has been removed); and
- New single width external door, to match that existing.

All elements to be constructed are to the rear of the dwelling, and coincide with areas previously hidden by the laundry structure.

The style and type of windows and doors to be installed as part of works will closely resemble that which is existing throughout the remainder of the dwelling, retaining its appearance as an Edwardian style build.

Figure 6 provides an excerpt of the dwelling's Northern Elevation, which is the only aspect to receive additions.

Figure 6 - Proposed additions (limited to northern elevation only).



A number of internal rearrangements will occur throughout the development. It should be noted for clarity that internal controls are not imposed on the site, and in line with Clause 72.02-2 of the planning scheme, internal rearrangement of the dwelling is exempt from a planning permit. Internal demolition and additions have been provided for contextual purposes only.

### Fencing

New fencing is proposed for installation along the Prospect Hill Road and Scott Street frontages. This will be comprised of a 0.6 metre high brick fence, with 1.2 metres of metal pickets set atop. Fencing toward the corner entrance will be split between the low-level brick wall and a section of fencing exclusively comprised of pickets, to allow for easy gate installation.

## 2.3 Signage

Two signs are proposed for installation, with an area of 2.34 square metres each (2.6m in height, 0.9 metres in width). Both signs will be installed behind the 0.6m high brick fence proposed at the site's corner. Consequentially, only 2 metres of each sign will be visible above the brick, and will be comprised of dark blue metal cladding, with Strathcona Girls Grammar's signature emblem and lettering. The signs are not illuminated.

## 2.4 Vegetation Removal

A total of 19 trees are proposed for removal from the subject site.

Of this, **a total of 3 trees trigger a permit for removal** under the scheme (Trees 1, 17 and 18), with 16 of these trees triggering removal under Boroondara's Tree Removal Local Law (made under separate cover).

The trees to be removed are delineated in red within Figure 5. This generally encompasses all trees on the western abuttal, and four trees within the northern end of the allotment, surrounding the existing outbuildings marked for removal.

None of the trees marked for removal contain significance, as evidenced throughout the body of this report.

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## 2.5 Planning Permit Triggers

The proposal triggers a permit under the following clauses of the Boroondara Planning Scheme.

Table 2 – Planning Permit Triggers

Controls/Provisions	Permissions
<b>Clause 32.09-2</b> <b>General Residential Zone</b>	<ul style="list-style-type: none"><li>For use of the land as an Education Centre (Section 2 use).</li></ul>
<b>Clause 32.09-10</b> <b>General Residential Zone</b>	<ul style="list-style-type: none"><li>To construct a building or construct or carry out works for a use in Section 2.</li></ul>
<b>Clause 43.01-1</b> <b>Heritage Overlay</b>	<ul style="list-style-type: none"><li>To demolish or remove a building and construct a building or construct or carry out works (including a fence).</li></ul>
<b>Clause 52.05</b> <b>Signs</b>	<ul style="list-style-type: none"><li>For the installation of business identification signage.</li></ul>
<b>Clause 52.37</b> <b>Canopy Trees</b>	<ul style="list-style-type: none"><li>To remove a canopy tree.</li></ul>

An assessment of the proposal against the relevant portions of the Boroondara Planning Scheme is provided throughout the body of this report, notably within Sections 3 and 4.

This planning permit application is to be read in conjunction with the supporting documentation listed under cover of this report.

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# 3 Boroondara Planning Scheme

## 3.1 Zone

The subject site is included within the Neighbourhood Residential Zone (Schedule 3) ('**NRZ3**') as prescribed by the Boroondara Planning Scheme. The purpose of the NRZ3 is:

- 'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- 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.'*

Under the Neighbourhood Residential Zone, use of the land as a 'Primary and Secondary school' is a Section 2 (permit required) use. Similarly, a permit is required to construct a building or construct or carry out works for a Section 2 use of the land.

Schedule 3 to the zone outlines a number of Neighbourhood character objectives that should be observed by any use or development of the land. This includes:

- '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.'*

Operationally, the zone also specifies application requirements. This includes:

- *A written assessment against the Boroondara Neighbourhood Character Precinct Statements 2013 (or as amended and adopted by Council from time to time) that demonstrates:*
  - *How the development responds to the preferred character statement in the relevant precinct statement.*
  - *How the development responds to the design guidelines contained in the relevant precinct statement.*
  - *How the development positively contributes to achieving the preferred character statement for the relevant precinct.*
- *A landscape plan which:*
  - *Responds to the landscape characteristics of the relevant precinct.*
  - *Identifies, retains and protects significant vegetation that contributes to the character of the precinct.*
  - *Proposes new canopy trees and other vegetation that will enhance the prevailing landscape characteristic of the precinct.*

The abovementioned *Boroondara Neighbourhood Character Precinct Statements 2013* forms the singular Decision guidelines specified by the Schedule, and must be considered alongside those outlined within the head provision.

The proposal's adherence to the requirements and expectations of the Neighbourhood Residential Zone have been outlined within Section 4 of this report.

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## 3.2 Overlays

### 3.2.1 Heritage Overlay

The subject site is included in the Heritage Overlay (Schedule 145) (**HO145**) as prescribed by the Boroondara Planning Scheme. The purpose of the Heritage Overlay is:

*'To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To conserve and enhance heritage places of natural or cultural significance.*

*To conserve and enhance those elements which contribute to the significance of heritage places.*

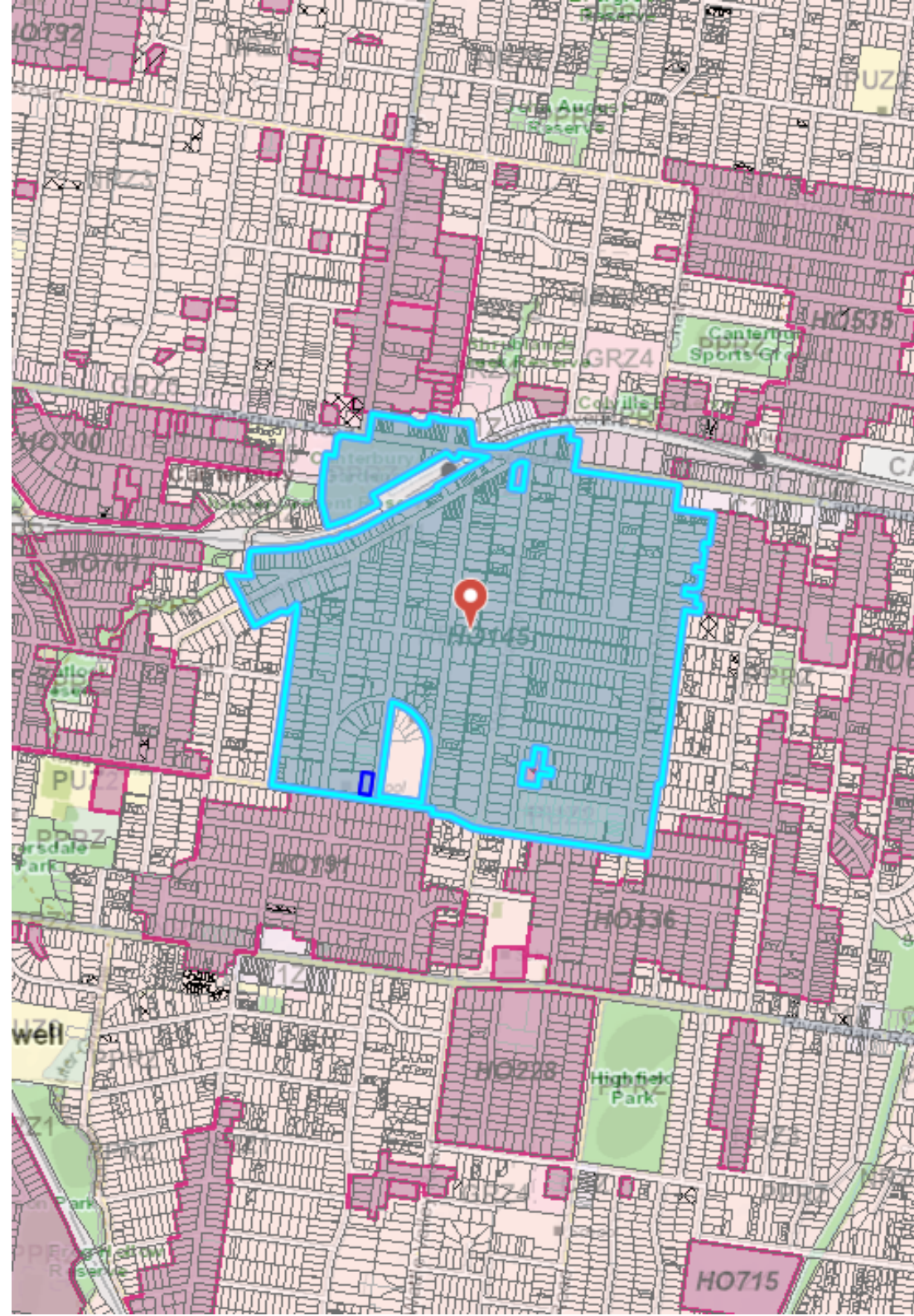
*To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.'*

The Schedule, HO145 nominates the heritage place as the 'Maling Road Shopping Centre and Residential Environs, Canterbury'. This is not an individual listing and applies to much of the land to the north and east of the site. The inset image (right) depicts the site (**dark blue**) and the extent of HO145 (hatched in **light blue**).

Under the Heritage Overlay, a permit is required to carry out demolition works, and to construct a building or construct or carry out works. A number of application requirements are set out by the planning scheme for applications that involve demolition and additions to heritage places, including:

- An application for new buildings or works to accompany a demolition or subdivision application;
- Evidence of original details and finishes when they are proposed to be reinstated; and
- Streetscape elevations for new buildings and works.

The site's adherence to the requirements of the overlay are explored at Section 4.



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## 3.3 General and Particular Provisions

The following general and particular provisions are related to the proposal:

- Clause 52.05 (Signs);
- Clause 52.06 (Car parking);
- Clause 52.17 (Native Vegetation);
- Clause 52.37 (Canopy Trees); and
- Clause 53.19 (Non-Government Schools).

Each of these provisions has been laid out below.

### 3.3.1 Clause 52.05 (Signs)

Clause 52.05 of the Planning Scheme speaks to the installation of signage, and regulation of such. The purpose of Clause 52.05 is:

*To regulate the development of land for signs and associated structures.*

*To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*

*To ensure signs do not contribute to excessive visual clutter or visual disorder.*

*To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.'*

The Neighbourhood Residential Zone allocates signage within the site as 'Category 3'.

Within this category, Business Identification signage (as the proposed signage is defined) requires a planning permit.

An assessment of the proposed signage against Clause 52.05 and relevant portions of the planning scheme is provided at Section 4 of this report.

### 3.3.2 Clause 52.06 (Car parking)

Clause 52.06 of the Planning Scheme speaks to the provision of car parking on site.

Clause 52.06-5 states that:

*'The minimum and maximum car parking requirements that apply to a use are specified in the table based on the land category identified in the Car Parking Requirement Maps.'*

The proposal constitutes use of the land as an Education Centre.

The land falls within Category 3 of the car parking maps, and is therefore subject to the following minimum and maximum car parking rates (which are specific to the defined use of the land):

- **Minimum** – 0 car parking spaces; and
- **Maximum** – 0.1 car parking spaces.

No car parking spaces are proposed as part of the enclosed planning permit application.

As such, the proposal is in line with the statutory requirements of Clause 52.06-5 under the Boroondara Planning Scheme. Given the proposal does not seek to reduce the number of parking spaces required, the application does not trigger a permit under Clause 52.06.

A Traffic Impact Memo has been prepared by *Urbis* and accompanies this correspondence, confirming the above.

### 3.3.3 Clause 52.17 (Native Vegetation)

Clause 52.17 of the Boroondara Planning Scheme speaks to the removal of native vegetation (including dead native vegetation) from a site. Under Clause 52.17, a permit is required *'to remove, destroy or lop native vegetation, including dead native vegetation'*.

The Schedule to Clause 52.17 does not apply any variation to the head provision, with the standard permit exemptions (i.e. fire protection, conservation works etc.) still applying.

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The proposal does not trigger a permit under Clause 52.17 as the site is less than 4,000 square metres in size. Moreover, none of the trees proposed for removal are indigenous species to the local area, as evidenced further in this report.

### 3.3.4 Clause 52.37 (Canopy Trees)

Clause 52.37 of the Planning Scheme speaks to the removal of canopy trees within a site. The purpose of Clause 52.37 is (as relevant):

*To protect and enhance canopy tree cover to support greener and cooler residential areas.*

*To maximise the retention of existing canopy tree cover where no development is proposed.*

*To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*

*To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

In accordance with Clause 52.37, a canopy tree is defined as:

A tree that has:

- A height of more than 5 metres above ground level; and
- A trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and a canopy diameter of at least 4 metres.

This is not to be confused with a ‘boundary canopy tree’, which is a canopy tree located within 6 metres of the narrowest street frontage, or 4.5 metres from a rear lot boundary.

Under Clause 52.37, a planning permit is required to ‘remove, destroy or lop a canopy tree in the Neighbourhood Residential Zone’.

A number of exemptions are noted by the Clause, however none of which apply to the subject site or proposal at hand.

The following ‘Canopy tree requirement’ is stipulated at Clause 52.37-3 (noting the site contains an area of 1040 square metres, and yields an existing canopy coverage of 44%):

*If the site has an area of more than 1000 square metres and the existing total canopy cover within the site is more than 20 per cent of the site area, the canopy trees on the site should achieve a total canopy cover within the site that is equal to at least 20 per cent of the site area plus 50 per cent of the area of existing canopy cover that exceeds 20 per cent.*

The site’s existing canopy coverage, proposed removal and compliance with the requirements of Clause 52.37 are explored at Section 4 of this report.

### 3.3.4.1 Clause 52.34 Bicycle Facilities

Clause 52.34 of the Planning Scheme speaks to the provision of bicycle parking on site.

Table 1 to Clause 52.34-5 of the Planning Scheme sets out the rate in which bicycle parking must be provided to an Education centre use, which is:

- 1 to each 20 employees; and
- 1 to each 20 full-time students.

Consistent with that for car parking, while the land is proposed for use as an Education centre, the operation will not trigger an increase in student or staff numbers. As such, Clause 52.34 of the Planning Scheme does not apply to this application.

### 3.3.5 Clause 53.19 (Non-Government Schools)

This planning permit application is made under Clause 53.19 (Non-Government Schools). The purpose of Clause 53.19 is:

*To facilitate new non-government schools.*

*To facilitate upgrades and extensions to existing non-government schools.*

The clause applies to:

- New non-government primary or secondary schools.

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- Construction of buildings and works at existing non-government schools with an estimated cost of development of \$3 million or more.
- Ancillary education centre uses, such as a childcare centre or kindergarten, undertaken in conjunction with a non-government primary or secondary school on the same land, or contiguous land in the same ownership.

As this proposal seeks to extend the education centre land use to a contiguous parcel in the same ownership, the proposal is eligible for consideration by the Minister for Planning.

### 3.3.6 Clause 72.01 – Responsible Authority for this Planning Scheme

The Minister for Planning is the responsible authority for secondary school applications if the estimated cost of development is \$3m or greater, or for use of any new land adjoining a school.

## 3.4 Municipal Planning Strategy (MPS)

The Municipal Planning Strategy sets the long-term vision and priorities for how land is used and developed in a municipality. It guides planning decisions so they align with local needs, community aspirations and state policy.

The following Clauses of the MPS are considered applicable to this application:

- **Clause 02.03 Strategic Directions**
  - Clause 02.03-1 (Settlement)
  - Clause 02.03-2 (Environmental and landscape values)
  - Clause 02.03-4 (Built environment and heritage)
  - Clause 02.03-7 (Infrastructure)

Outside of this, the site is assigned the following relevant designations within the Strategic Framework Plans provided at Clause 02.04 of the Scheme:

- **Clause 02.04-1 Strategic framework plan**
  - Residential – Neighbourhood Residential Zone
- **Clause 02.04-2 Activity centres network framework plan**
  - North-east of the Middle Camberwell Neighbourhood Centre
- **Clause 02.04-3 Housing framework plan**
  - Traditional suburban precincts

A summary of relevant Municipal Planning Strategy clauses and the proposal's alignment with them is provided within Appendix A.

## 3.5 Planning Policy Framework (PPF)

The purpose of the Planning Policy Framework is to set out the statewide and regional policies that guide land use and development, ensuring planning decisions are consistent, transparent, and aligned with broader objectives. It integrates state, regional, and local policies into a single framework so councils and decision-makers can balance environmental, social, and economic considerations.

The following Clauses of the PPF are considered applicable to this application:

- **Clause 11.01 Victoria**
  - Clause 11.01-1S Settlement
  - Clause 11.01-1R Settlement – Metropolitan Melbourne
- **Clause 13.07 Amenity, Human Health and Safety**
  - Clause 13.07-1S Land use compatibility
  - Clause 13.07-1L Discretionary uses and development in residential areas
- **Clause 15.01 Built Environment**
  - Clause 15.01-1L-03 Signs
  - Clause 15.01-5S Neighbourhood character
  - Clause 15.01-5L Neighbourhood character – Boroondara

- **Clause 15.03 Heritage**
  - Clause 15.03-1S Heritage conservation
  - Clause 15.03-1L Heritage in Boroondara
- **Clause 19.02 Community Infrastructure**
  - Clause 19.02-2S Education facilities
  - Clause 19.02-2L Education facilities – Boroondara

A summary of the relevant Planning Policy Framework clauses and the proposal's alignment with them is provided at Appendix A.

Broadly speaking, these Clauses aim to allow education facilities within residential areas and provide for the different functional and built form needs of such facilities.

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## 4 Assessment

The following sections of this report provide an assessment of the proposal against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Educational Use in the Neighbourhood Residential Zone
2. Changes to Heritage Fabric
3. Vegetation Removal
4. Signage

Each of these matters is dealt with in turn below.

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## 4.1 Educational Use in the Neighbourhood Residential Zone

The Neighbourhood Residential Zone is primarily intended to maintain the residential character of the area in which it applies, however seeks to allow for certain community-focused uses where they are low impact and serve local needs. The zone's intent is further supported by two Planning Policy Framework clauses of note – Clause 13.07-1S (Discretionary uses and development in residential areas) and Clause 19.02-2L (Education facilities – Boroondara), in which the proposal aligns.

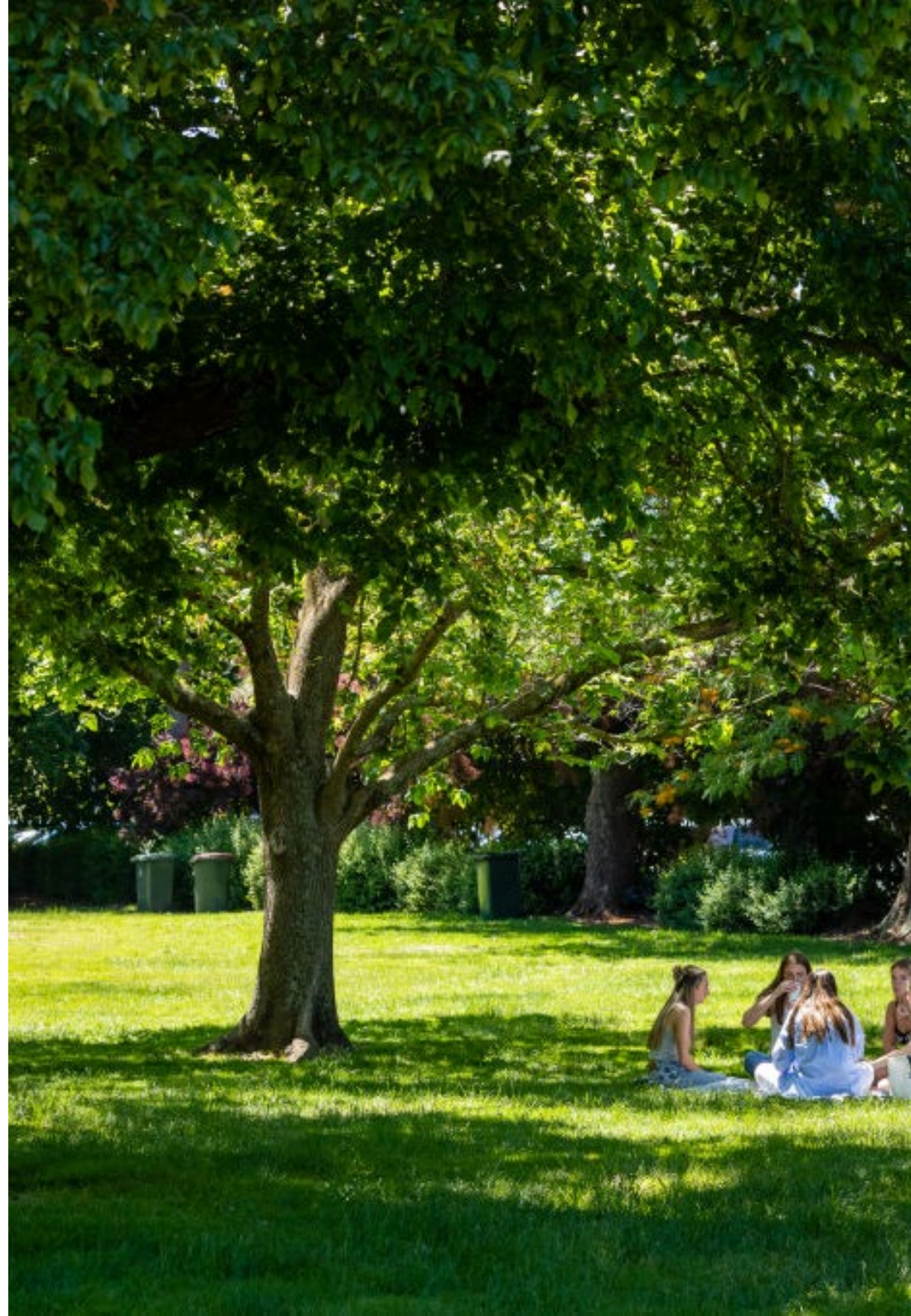
Strathcona Girls Grammar School is a long-established educational facility within not only Canterbury, but the broader eastern suburban catchment. The site's established role as an education facility, and the low impact nature of works intended for operation largely underpin the proposal's merit.

The expansion of the educational use to the site at 183 Prospect Hill Road will be facilitated by the retention of existing dwelling form, ultimately avoiding any risk of 'overdevelopment' and therefore retaining the character of the broader residential area. Notably, no increase in student or staff numbers is proposed, and the site will function as an overflow administrative or entry building, meaning there will be no additional traffic, parking demand or noise beyond current levels. The residential streetscape itself will remain largely unchanged.

Clause 13.07-1S of the Planning Policy Framework reinforces the zone's objectives, seeking to '*minimise adverse amenity impacts from non-residential uses on surrounding residential properties*' and '*ensure that development associated with discretionary uses respects the established neighbourhood character and contributes to the area's preferred character*'.

This expectation speaks closely to that of Clause 19.02-2L, which seeks to '*accommodate the future development needs of education facilities, while limiting detrimental impacts on the neighbourhood character and amenity of surrounding residential areas*'.

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This emphasis on accommodating future education facility needs while limiting detrimental impacts on neighbourhood character and amenity are appropriately considered by the proposal, adapting a dwelling for administrative use, rather than undertaking demolition and redevelopment which would disrupt the existing streetscape. While Clause 19.02-2L does encourage education facility locations in activity centres, we flag that the majority of primary and secondary schools are within residential neighbourhoods, and the immediate adjacency to the existing campus makes this a logical and efficient extension that supports operational needs without undermining the surrounding residential development.

Aside from this, the expansion is contiguous with the main school site, avoiding encroachment into unrelated residential areas or the isolation / fragmentation of neighbouring properties. The site is already bound on three sides by the school's senior and junior campuses.

By integrating the adjoining dwelling into the school's operations in a sensitive and efficient manner, the proposal will achieve a balance between operational benefit and character protection, delivering a compatible outcome for both the school and broader residential community.

***Holistically, the proposal maintains a low impact, strategically sound outcome that respects the intent of the Neighbourhood Residential Zone and most relevant portions of the Planning Policy Framework.***

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## 4.2 Changes to Heritage Fabric

The site is located within the Heritage Overlay as prescribed by the Boroondara Planning Scheme. Specifically, the site is included in the *Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct (HO145)*.

A Heritage Memorandum has been prepared by *Urbis* and accompanies this planning permit application.

The Heritage Overlay principally seeks to *'conserve and enhance those elements which contribute to the significance of heritage places'* and *'ensure that development does not adversely affect the significance of heritage places'*. It is proposed to undertake only partial demolition of the existing dwelling, which is described as an Edwardian style dwelling and is of contributory status.

It should be noted that while a permit is triggered for buildings and works under the Heritage Overlay, all internal works are exempt from consideration.

Specifically, it is proposed to remove only the dwelling's rear laundry wing, detached shed and carport located on the site's eastern boundary. As confirmed by the Heritage Memo prepared by *Urbis*, these elements are secondary in nature and do not contribute to the architectural quality of the building, or its heritage significance on a whole. On this, the overarching volume of the dwelling will remain, including:

- ✓ External brick walls;
- ✓ Original openings (windows and doors),
- ✓ Pitched roof form;
- ✓ Chimneys; and
- ✓ Joinery / cladding.

No demolition or external changes are proposed to the main part or presentation of the dwelling. Aside from the above, non-contributory fencing is proposed for removal along both road frontages.



Clause 15.03-1L of the Planning Scheme applies to land affected by the Heritage Overlay, and, as relevant, seeks to *'retain and conserve contributory place and fabric in the Heritage Overlay which are visible from the primary street frontage.'*

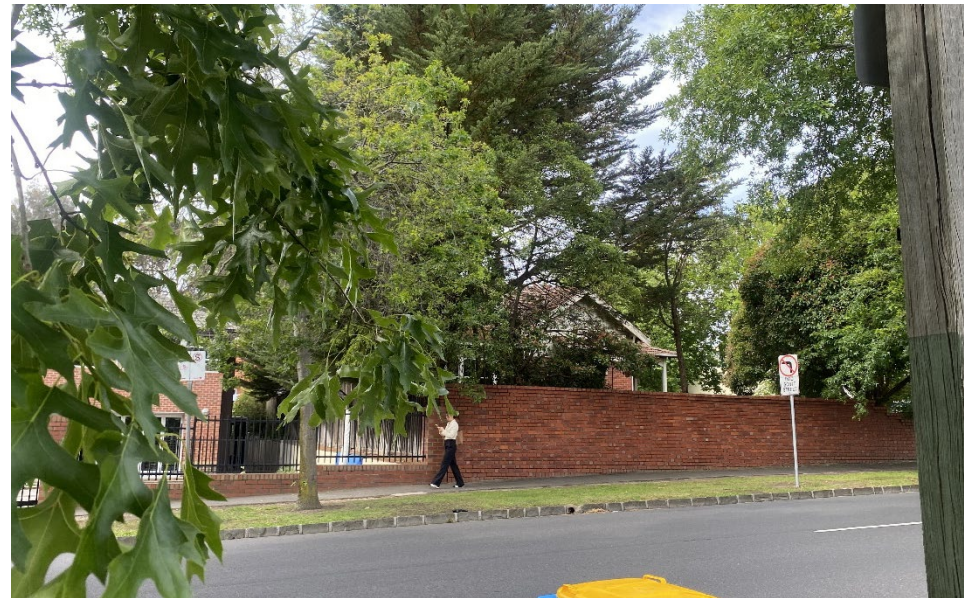
The proposed extent of demolition is consistent with Council's heritage policy, which allows partial demolition of contributory places for alterations where the primary building fabric is retained. The Memo prepared by *Urbis* concludes that the laundry, rear weatherboard shed, car port and fencing are of limited heritage value. In particular:

- **The laundry**, while an original element, is a practical element of limited architectural quality and not generally visible to public view.
- **The rear weatherboard shed** is a typical outbuilding with no identified heritage value and is also visually concealed from public view.
- **The carport** is a non-contributory, modern addition and its removal is directly supported under applicable heritage policy.
- **The fencing** is a non-original element and therefore non-contributory.

Following demolition, the remainder of the building will maintain its presentation to the public realm as an Edwardian dwelling, with no perceptible change. Any new elements such as the rear opening, doors and windows will be unidentifiable from the public realm and will largely match the existing design of the building to retain consistency with the existing contributory fabric.

By retaining the primary volume and key architectural features of the dwelling, and limiting demolition to secondary, non-contributory elements, the proposal aligns with Council's heritage policy and will have no adverse effect on the understanding or significance of the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay Precinct.

***The works represent a sensitive and low-impact approach to utilising the property for ancillary educational purposes.***



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## 4.3 Vegetation Removal

An Arboricultural Assessment prepared by Arbor Survey accompanies this application. The proposal involves the removal of 19 trees from the site, located predominantly along the western boundary adjacent to the dwelling and in the northern portion of the site where demolition works will occur. This includes trees numbered 1 through 19.

The image inset to the right provides the location of these trees.

Principally, the report identifies that all trees proposed for removal (whether triggering a permit or not) have **no protection value under AS4970**. These trees are either:

- ✓ In poor health;
- ✓ Have poor structural integrity;
- ✓ Are weed species; or
- ✓ Are located in positions unsuitable for long-term growth.

Clause 52.37 of the Planning Scheme seeks to protect and enhance canopy tree cover to support greener and cooler residential areas, support the long-term health of existing and new canopy trees, and encourage canopy tree cover that is site responsive.

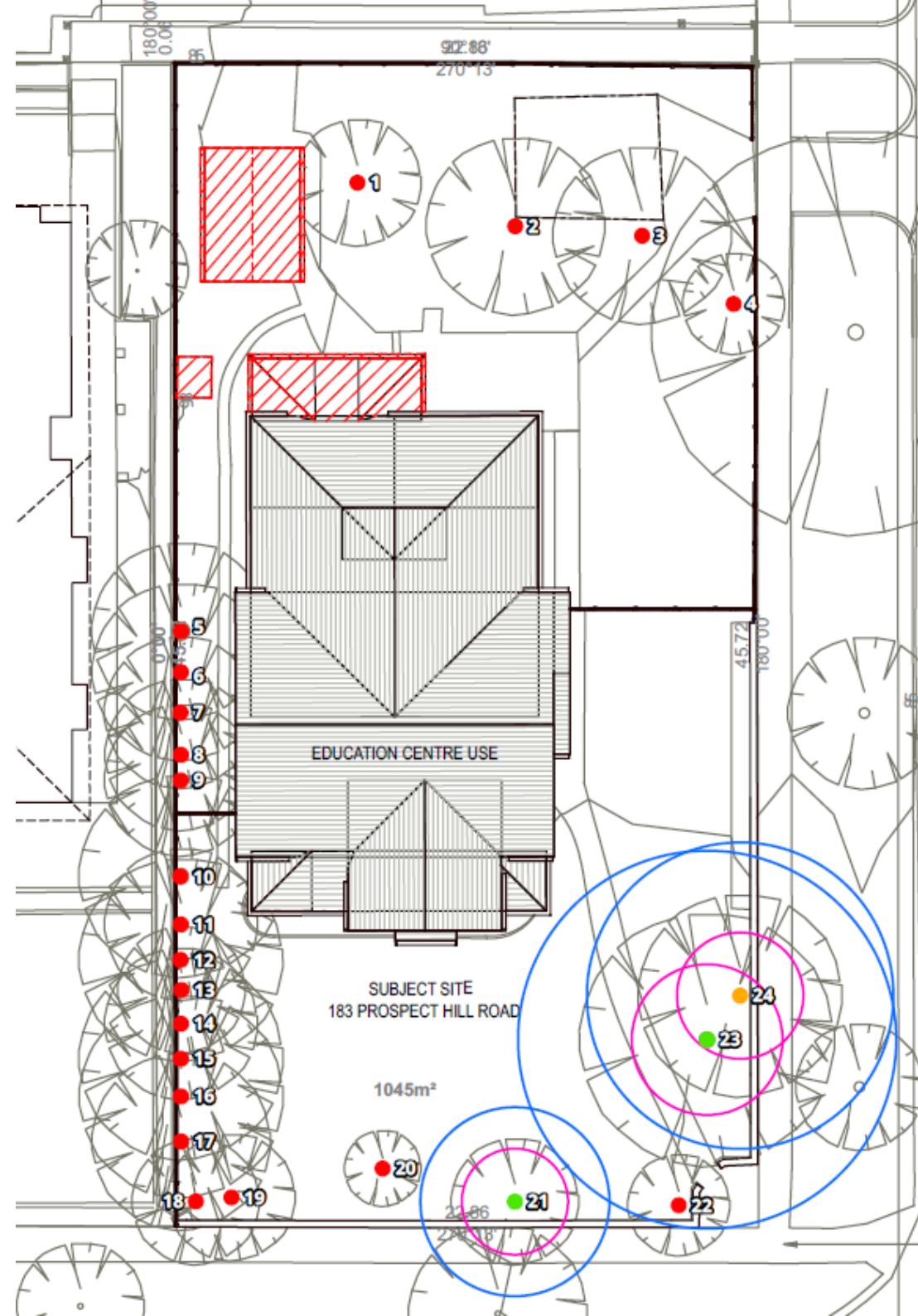
A canopy tree is defined as:

- A tree with a height greater than 5 metres;
- A trunk circumference greater than 0.5 metres at 1.4 metres above ground level, and
- A canopy diameter of at least 4 metres.

A boundary canopy tree is a canopy tree located within 6 metres of the narrowest street frontage or 4.5 metres of the rear boundary.

The arborist's data confirms that the site contains 20 trees meeting the definition of a canopy tree. Of these, 16 are proposed for removal.

**Clause 52.37-2 provides an exemption for the removal of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing**



**dwelling. As the land contains an existing dwelling, only the boundary canopy trees contained on the site trigger a permit.**

Three trees meet this definition and require a permit for removal:

- Tree 1 (*Pittosporum undulatum* – Sweet Pittosporum),
- Tree 17 (*Hesperocyparis macrocarpa* – Monterey Cypress), and
- Tree 18 (*Pittosporum undulatum* – Sweet Pittosporum).

All three are assessed as not worthy of retention due to poor structure, weed status, or limited long-term viability.

The site area is 1,040m<sup>2</sup>. Relying upon the arborist's canopy spread data, the existing canopy cover is estimated at approximately 460m<sup>2</sup>, equating to 44% of the site area.

Of this, the 19 trees proposed for removal contribute around 320m<sup>2</sup> of canopy cover, with the three permit-triggering trees contributing approximately 110m<sup>2</sup> combined.

Following removal, the retained trees (Trees 21, 23, and 24) will provide about 140m<sup>2</sup> of canopy cover, equating to 13% of the site area.

For sites over 1,001m<sup>2</sup>, Clause 52.37 requires a total canopy cover equal to at least 20% of the site area, which in this case is 208m<sup>2</sup>. Essentially, there will be a shortfall of approximately 68m<sup>2</sup> after removal.

***This shortfall will be addressed through new canopy tree planting as part of any future landscape plan, ensuring compliance with Clause 52.37.***

New trees will be selected to achieve the required canopy cover at maturity, in deep soil areas consistent with the clause's specifications.

The removal of the three permit-triggering trees is justified. Tree 1, although in good health, is a self-sown **weed species** with fair structure and moderate significance, located within the rear boundary setback in a position that conflicts with proposed demolition and redevelopment works.

Tree 17 is a mature Monterey Cypress with **poor structure, evidence of past failures, and decay in the stem**, presenting ongoing maintenance and safety concerns.

Tree 18 is another Sweet Pittosporum weed species with **poor structure and low arboricultural value**, also located within the rear boundary setback and in conflict with proposed works.

***In all cases, retention would not contribute meaningfully to long-term canopy cover objectives, and removal is consistent with the purpose of Clause 52.37, as the trees do not provide sustainable, high-quality canopy cover.***

It is noted for clarity, that 16 of the trees proposed for removal trigger a permit under the applicable Tree Local Law. This application has been made under separate cover and is not a planning consideration.



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## 4.4 Signage

The proposal includes two business identification signs to identify the education centre use associated with Strathcona Girls Grammar School. A planning permit is required for the signage under Clause 52.05 of the Boroondara Planning Scheme, with the assessment also informed by Clause 15.01-1L-03 (see *Appendix A*).

The signage has been deliberately designed to be modest and restrained, reflecting the low-intensity, administrative nature of the use and the site's residential and heritage context. Only two signs are proposed, each with an area of 2.34 square metres and a slender vertical proportion that avoids visual bulk. Both signs are located behind the proposed 0.6-metre-high brick fence at the site corner, with only the upper portion visible from the public realm. This siting allows the signage to clearly mark the site entry while remaining visually recessive within the streetscape.

The signs will be constructed from dark blue metal cladding and will display the school's emblem and lettering only. No promotional messaging is proposed, and the signs will be non-illuminated. This approach ensures an orderly and uncluttered presentation and avoids any potential for light spill or glare that could affect nearby residential properties or public open space.

The proposed signage will not obscure views to ground-level windows, cover architectural detailing, or dominate the contributory Edwardian dwelling. Instead, it remains clearly subordinate to the building and surrounding landscape, consistent with the established character of Prospect Hill Road and Scott Street.

***The signage is sensitively integrated into the site, proportionate to the use and context, and achieves a low-impact outcome that aligns with the objectives and strategies of Clause 15.01-1L-03 and Clause 52.05 of the Planning Scheme.***

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## 5 Conclusion

The enclosed proposal to incorporate 183 Prospect Hill Road into Strathcona Girls Grammar School's operations represents a logical and measured extension of an established educational campus. By adapting an existing dwelling for administrative and reception purposes, the school can meet operational needs without increasing student or staff numbers, avoiding additional traffic, parking demand or amenity impacts. The works are minor, retaining the building's primary form and heritage character, with demolition limited to non-contributory elements and additions designed to be visually consistent with the original fabric.

From a planning perspective, the proposal aligns with the objectives of the Neighbourhood Residential Zone by maintaining the area's residential character while accommodating a use in an appropriate location. It notably meets the intent of the Heritage Overlay by conserving contributory elements and ensuring changes do not diminish the precinct's significance. The proposed removal of trees is managed within the framework of relevant controls, with no loss of vegetation of identified heritage or environmental value.

*Holistically, the proposal delivers a low-impact, contextually sensitive outcome that supports the long-term operation of the school, respects neighbourhood character, and upholds heritage values, providing a balanced benefit to both the institution and the community.*

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# *Appendix*

## *A*

Planning Policy  
Assessment

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## A.1 Planning Policy Assessment

### 1. Municipal Planning Strategy

The following Clauses of the MPS are identified as relevant within Section 3.4 of the accompanying report. The proposal's adherence to their intent and objectives is provided below.

#### ▪ **Clause 02.03 Strategic Directions**

- Clause 02.03-1 (Settlement)

*Clause 02.03-1 seeks to maintain and strengthen the network of activity centres, neighbourhood centres, local centres and commercial corridors so they remain vibrant, accessible and commercially focused. It supports the Plan Melbourne 2017–2050 vision of 20-minute neighbourhoods, ensuring these centres provide a wide range of goods, services, jobs, education and social opportunities close to where people live. It also seeks to integrate residential development in a way that complements commercial uses while protecting nearby residential areas from impacts such as visual bulk, noise, traffic and access issues.*

#### **Response**

By adapting an existing dwelling for administrative and reception purposes, the project supports the operational needs of a major local education provider without undermining the commercial focus or function of nearby activity centres. Its low-impact nature, with no increase in student or staff numbers, ensures there are no adverse effects on surrounding residential amenity in terms of traffic, noise or visual bulk. The proposal strengthens the role of the broader precinct as a well connected, mixed-use area that integrates education with the surrounding community in a way that is consistent with strategic planning objectives.

- Clause 02.03-2 (Environmental and landscape values)

*Clause 02.03-2 seeks to protect and enhance the municipality's biodiversity corridors, significant landscapes and mature vegetation, recognising their environmental, visual and community value. It aims to minimise the impacts of land use and development on ecosystems, habitat continuity*

*and landscape character, particularly in sensitive areas such as the Yarra River Corridor. Overall, it is about safeguarding and improving natural assets so they remain resilient and ecologically healthy in the face of climate change, urban development and other environmental pressures.*

#### **Response**

The proposal retains all existing vegetation of value and ensures tree removal is limited to those without identified environmental or heritage significance. The works are low-impact and confined to an already developed site, avoiding disruption to biodiversity corridors or significant landscapes.

- Clause 02.03-4 (Built environment and heritage)

*Clause 02.03-4 seeks to protect and enhance Boroondara's distinctive neighbourhood character and extensive heritage assets, ensuring new development is of high design quality, sensitive to local context and respectful of cultural, historical and landscape significance. It also aims to manage visual impacts such as signage, and promote environmentally sustainable development practices so the built environment contributes positively to both community amenity and the natural environment.*

#### **Response**

The proposal retains the primary form and key architectural features of the contributory heritage dwelling, ensuring changes are sympathetic to the heritage context and continue to maintain the established streetscape character. Works are modest in scale, avoid adverse visual or amenity impacts, and appropriately incorporate design choices that respect the local context while limiting unnecessary demolition. By adapting an existing building rather than undertaking large-scale redevelopment, the proposal supports sustainable development principles through reuse of existing fabric.

- Clause 02.03-7 (Infrastructure)

*Clause 02.03-7 seeks to ensure that education facilities are well-integrated with their surrounding neighbourhoods, planned in a coordinated way, and expanded in a manner that minimises adverse impacts on amenity, traffic,*

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*access and neighbourhood character. It emphasises the importance of managing growth sensitively, particularly where space for expansion is limited, so that schools continue to meet community needs without creating negative effects for nearby residents or the local environment.*

## **Response**

The proposal integrates the new administrative use within an existing dwelling directly adjoining the current school campus, avoiding the need for large-scale expansion or new building footprints. By retaining the building's form, limiting works to minor alterations and not increasing student or staff numbers, it minimises impacts on traffic, access, noise and neighbourhood character while supporting the school's operational needs in a coordinated and low-impact manner.

## **2. Planning Policy Framework**

The following Clauses of the PPF are considered applicable to this application. The proposal's adherence to their intent and objectives is provided below.

### • **Clause 11.01 Victoria**

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Metropolitan Melbourne

*Clause 11.01-1S aims to direct Victoria's growth into well-planned, sustainable settlements with good access to jobs, services and transport, while limiting urban sprawl. It focuses development within defined boundaries and promotes renewal, resilience and liveability. Clause 11.01-1R builds upon this, seeking to keep Melbourne's growth within a permanent urban boundary, focusing development in key centres and precincts to create a more compact, sustainable city. It promotes mixed-use, higher-density neighbourhoods near jobs, services and transport, while protecting non-urban land.*

## **Response**

The proposal aligns with the relevant settlement objectives by consolidating educational use within an established urban area, avoiding sprawl and making efficient use of existing infrastructure and transport links. It supports the Metropolitan Melbourne strategies by integrating low-impact

development within a defined urban boundary, adjacent to the school's main campus, and in close proximity to public transport and activity centres. By adapting an existing dwelling for administrative purposes, the project delivers operational benefits while maintaining neighbourhood character and contributing to a sustainable, well-serviced urban environment.

### • **Clause 13.07 Amenity, Human Health and Safety**

- Clause 13.07-1S Land use compatibility

*Clause 13.07-1S seeks to prevent land use conflicts by protecting community amenity, health and safety, while ensuring commercial, industrial and other employment uses can operate effectively without adverse off-site impacts.*

## **Response**

The proposal aligns with the intent of Clause 13.07-1S as it adapts an existing dwelling for ancillary administrative use within an established school campus, avoiding any new activities that could generate adverse off-site impacts. It does not introduce incompatible uses, increase traffic or noise, and is surrounded by other school facilities, meaning it operates harmoniously with adjoining land while maintaining the amenity and safety of nearby residential areas.

- Clause 13.07-1L Discretionary uses and development in residential areas

*Clause 13.07-1S aims to ensure that discretionary education facilities in residential zones operate in a way that protects neighbourhood amenity and character, by limiting expansion to adjoining land, encouraging the reuse of existing dwellings, and managing design, traffic, noise and other impacts so they integrate sensitively with surrounding homes.*

## **Response**

The proposal is considered in alignment with the objective of Clause 13.07. While it involves the school expanding onto contiguous land, it does not introduce new teaching spaces or increase staff or student numbers. Instead, it reuses an existing dwelling for ancillary administrative purposes, which is a low-impact use that maintains neighbourhood character, avoids

additional traffic or noise, and integrates with the surrounding residential area. This approach respects the clause's aim of protecting amenity by ensuring the contiguous land is used in a way that supports school operations without intensifying educational activity or creating the impacts typically associated with facility expansion.

- **Clause 15.01 Built Environment**

- Clause 15.05-1L-03 Signs

*Clause 15.01-1L-03 seeks to ensure signage is carefully designed and located so it integrates sensitively with buildings and streetscapes, without causing unreasonable impacts on neighbourhood character or amenity. It seeks to limit visual clutter, ensure signage is proportionate to the use and context, and avoid adverse effects such as dominance, excessive illumination or impacts on nearby residential areas and public spaces.*

**Response**

The proposed signage is consistent with Clause 15.01-1L-03 as it is limited in number, modest in scale and directly related to identifying the education centre use. Only two business identification signs are proposed, reflecting the low-intensity, administrative function of the site and avoiding visual clutter. The signs are positioned behind the low brick fence at the site corner, ensuring they do not dominate the streetscape, obscure architectural features of the contributory dwelling or adversely affect residential amenity. They are non-illuminated, simply designed and orderly in presentation, thereby avoiding light spill, glare or unreasonable character impacts. Overall, the signage is sensitively integrated into the site and streetscape and responds appropriately to its residential and heritage context.

- Clause 15.01-5S Neighbourhood character
- Clause 15.01-5L Neighbourhood character – Boroondara

*Clause 15.01-5S aims to ensure development respects and enhances the existing or preferred neighbourhood character, cultural identity, and sense of place by responding to local context, built form, and valued environmental features. Clause 15.01-5L builds upon this at a local level, seeking to ensure that new development in Boroondara's residential zones*

*retains and enhances the key character attributes of each precinct, such as landscaped settings, mature trees, and a sense of spaciousness. It aims to guide siting, setbacks, and built form so that development responds positively to the preferred neighbourhood character while protecting the city's valued visual amenity. In the Neighbourhood Residential Zone Schedule 3, development must maintain the spacious character with consistent backyards and low site coverage, provide adequate open space for canopy trees, and ensure upper storeys are recessive to minimise visual bulk.*

**Response**

The proposal aligns with the state and local level provisions of Clause 15.01 by retaining the existing Edwardian dwelling, limiting demolition to non-contributory elements, and ensuring new works match the established architectural style. It meets the Neighbourhood Residential Zone Schedule 3 requirements by maintaining setbacks, the existing low site coverage, and open rear yard space capable of supporting canopy trees, while entirely avoiding any increase in building bulk. This is achieved through the retention of the dwelling's form and streetscape character, the low-impact ancillary administrative use with no increase in traffic or noise, and the preservation of open space consistent with NRZ3 objectives.

- **Clause 15.03 Heritage**

- Clause 15.03-1S Heritage conservation

*Clause 15.03-1S aims to protect and enhance places of heritage significance by retaining and conserving the elements that contribute to their value, ensuring any development respects their character, and supporting adaptive reuse where appropriate.*

**Response**

The proposal aligns with Clause 15.03-1S by retaining the primary form and contributory elements of the Edwardian dwelling, limiting demolition to non-significant structures (such as the non-original fencing), and ensuring new works respect its heritage character.

- Clause 15.03-1L Heritage in Boroondara

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*Clause 15.03-1L seeks to protect and conserve both 'significant' and 'contributory' heritage places (as the site is designated) in Boroondara by retaining original fabric, removing non-contributory elements, and ensuring any alterations, additions or new buildings are sympathetically designed, located, and detailed so they preserve the heritage character and integrity of the place and its precinct.*

### **Response**

The proposal aligns with the purpose of Clause 15.03-1L by retaining the primary form, roof structure, chimneys, and original brick walls of the contributory Edwardian dwelling. Demolition is limited to the rear laundry wing, weatherboard shed, fencing and modern carport, all of which are non-original or non-contributory elements with no heritage value. New works, including three rear windows and a single external door, are located at the northern elevation and designed to closely match the existing materials, proportions, and detailing. By confining changes to secondary areas and ensuring the main façade and visible heritage fabric remain intact, the proposal preserves the building's contributory status and its role in the heritage precinct.

### ▪ **Clause 19.02 Community Infrastructure**

- Clause 19.02-2S Education facilities

*Clause 19.02-2S aims to ensure education and early childhood facilities are well-integrated into their communities, located for safe and convenient access, and designed to meet current and future demand. It also seeks to facilitate the establishment and expansion of such facilities in appropriate, accessible locations while recognising their distinct purpose, function, and built form compared to residential uses.*

### **Response**

The proposal aligns with Clause 19.02-2S by expanding Strathcona Girls Grammar School's operations onto contiguous land for an ancillary administrative use, supporting the school's ability to meet ongoing operational needs without increasing student numbers. Its location within the existing campus, close to public transport and safe walking routes,

ensures continued integration with the local community and accessibility for staff and visitors.

- Clause 19.02-2L Education facilities – Boroondara

*Clause 19.02-2L aims to support the future growth of education facilities in Boroondara while ensuring that any expansion minimises impacts on neighbourhood character, residential amenity, and local traffic. It seeks to guide the location, design, and access arrangements of such facilities so they integrate sensitively with surrounding areas and avoid encroachment into residential zones.*

### **Response**

The proposal aligns with Clause 19.02-2L by reusing an existing dwelling on contiguous land for ancillary administrative purposes, avoiding demolition of the main building and preventing any increase in student or teacher numbers that could impact traffic, noise, or parking. Its location within the existing campus footprint ensures no encroachment across roads into unrelated residential areas and maintains the established neighbourhood character.

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Shaping cities  
and communities  
for a better future.

9 February 2026

Will Loton  
Senior Planner - Development Assessment  
Department of Transport and Planning  
1 Spring Street, Melbourne 3000  
[will.loton@transport.vic.gov.au](mailto:will.loton@transport.vic.gov.au)

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Dear Will,

### Request for Further Information Response 183 Prospect Hill, Canterbury

## 1 Introduction

Urbis continues to act on behalf of the permit applicant, Strathcona Baptist Girls Grammar School Ltd in relation to planning permit application PA2504145 at 183 Prospect Hill Road, Canterbury VIC 3126.

We write in response to Council's Request for Further Information (RFI) dated 6 January 2026 and the preliminary comments received.

In support of this submission, please find enclosed:

- Architectural Plan Set, dated 29 January 2026 and prepared by *Draper Noxon Architecture*;
- Amended Planning Report, dated 9 February 2026 and prepared by *Urbis*;
- Amended Heritage Memorandum prepared by *Urbis* dated 29 January 2026; and
- Transport Memo prepared by *Urbis*, dated 3 February 2026.

## 2 RFI Response

The table below provides a response to each of Council's RFI items.

Table 1 - RFI Response

RFI ITEM	Response and Document Reference
1. Section 3.3.3.1 of the Planning Permit Application Report indicates that a reduction of the car parking requirement is not required as Clause 52.06 does not apply. While there is no increase in employees associated with the existing use on existing land, this	Clause 52.06 (Carparking) underwent reform in December of 2025, prior to the lodgement of PA2504145.  Car parking now addressed at Section 3.3.2 of the Amended Planning Report prepared by <i>Urbis</i> .

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application proposes a new use on the subject site. Therefore, it is considered that Clause 52.06-2 is applicable.

DTP request further justification as to why Clause 52.06 does not apply or that sufficient parking is provided/proposed. Alternatively, the application can be amended to apply for a reduction of the car parking requirement for the number of employees proposed to occupy the subject site.

For an Education Centre use on land within Category 3 of the Car Parking Requirement Maps, the minimum car parking requirement is 0 spaces.

The proposal includes 0 car parking spaces and therefore fully satisfies the statutory requirement. As no reduction below the minimum is sought, a car parking waiver under Clause 52.06-2 is not required. A Transport Impact Memo prepared by Urbis accompanies the amended report and confirms that the proposal will not generate any additional parking demand.

## 3 Preliminary Assessment

### RFI ITEM

### Response

1.

It is noted that no allocation has been made for signage or internal connection from the subject site to the broader campus. While not required to progress the application, if proposed, this can be included to avoid future amendments.

The proposal has been amended to include business identification signage and replacement fencing to clearly define the site entry and improve integration with the broader campus.

Two non-illuminated signs are proposed, each measuring approximately 2.6 metres in height and 0.9 metres in width (2.34m<sup>2</sup>), positioned behind a new 0.6-metre-high brick fence at the site corner. As a result, only the upper portion of each sign (approximately 2 metres) is visible above the brickwork, ensuring the signage remains visually recessive.

The fence incorporates metal pickets above the brick base, with the signage positioned to sit partially behind the brickwork so it provides clear identification without creating visual dominance in the streetscape.

Signage and fencing are addressed throughout the Amended Planning Report prepared by *Urbis*.

We note for context that the rear fence is subject to a Permit Condition and endorsed plans pursuant Permit PP02/00939 (the Junior School's permit), regarding height and acoustic materials, and as such is not proposed to be altered under this permit

application. This would need to be first amended under the original permit, which the school intends to undertake as a subsequent matter.

## 4 Conclusion

We trust this information is sufficient to assist you with your continued assessment of this application.

Should any of the requested information not be satisfied or remain outstanding, we respectfully request a one (1) month extension on behalf of the permit applicant to provide the requested information under Section 54A of the *Planning and Environment Act 1987*.

If you have any questions or require any additional information, please do not hesitate to contact me on the below details.

Kind regards,

A handwritten signature in black ink, appearing to read "Clare Warren". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clare Warren  
Associate Director  
+61 3 8663 4992  
cwarren@urbis.com.au

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