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06 February 2026

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**ADVERTISED
PLAN**

To Will,

Request for Further Information Response

183 Prospect Hill, Canterbury

1 Introduction

It is understood that Urbis' Planning team has submitted an application for a planning permit (PA2504145) on behalf of Strathcona Girls' Grammar (the client), seeking to expand the school's operations to include the property at 183 Prospect Hill Road, Canterbury (the site). The Department of Transport and Planning (DTP) undertook a preliminary assessment of this application, revealing that further information is required to justify why Clause 52.06 of the Boroondara Planning Scheme does not apply, or that sufficient parking is provided/proposed.

Strathcona Girls' Grammar School has engaged Urbis' Transport Advisory to prepare relevant documentation in response to a Request for Further Information (RFI) pursuant to Section 54 of the Planning and Environment Act 1987.

2 Background

Strathcona Girls' Grammar is an all-girls independent school located at 34 Scott Street, Canterbury. The planning application was made via the Non-Government Schools Pathway (Clause 53.19 of the Boroondara Planning Scheme) and seeks to expand the school's operations to include the property at 183 Prospect Hill Road, of which is contiguous land adjoining the campus.

The site currently features an existing single-storey dwelling comprised predominantly of brick. The dwelling is located along the western boundary, with an open-sided carport on the eastern boundary. This dwelling is currently leased by the school for residential use and does not form part of the school's operations. The proposal seeks to expand the existing Education Centre use associated with the broader Strathcona Girls' Grammar campus to the land at 183 Prospect Hill Road.

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This proposal includes the following three elements:

- Use of the land as an Education Centre,
- Demolition and minor works additions to the existing dwelling on the site,
- Removal of 19 trees from the site.

As part of this proposal, building and works, minor demolition and additions to the existing dwelling are to include:

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

Further details of the proposal are provided in the Urbis planning permit application report (December 2026) and the subsequent planning permit (PA2504145).

Figure 1 shows details of the proposed demolition works at the site.

Figure 1 Proposed demolition works at the site



Source: Draper Noxon (10/12/25)

The application for planning permit PA2504145 CRM:0027442 was acknowledged by the Department of Transport and Planning (DTP) on 22 December 2025 and was assigned to an assessment officer.

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On 6 January 2026, correspondence was received from DTP, detailing that a preliminary assessment of the application revealed that further information (RFI) is required in order to properly consider the application.

3 RFI Item

The following section outlines the Request for Further Information (RFI) dated 6 January 2026, comments relating to traffic and transport. Careful consideration has been given to this with the following responses provided in **Section 4** below.

As highlighted in the RFI, the further information required is:

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

DTP requests 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

4 RFI Response

The proposal seeks demolition and minor additions to the site to modify and repurpose the dwelling for Education Use. The intention is for the dwelling to be used for administrative and staffing purposes and is considered ancillary to the Education Use at the school.

As a new use is proposed at the site, Clause 52.06-2 of the Boroondara Planning Scheme is applicable. Clause 52.06-2 states that:

“Before:

- *A new use commences,*

The minimum number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for a use must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- *On the land; or*
- *In accordance with a permit issued under Clause 52.06-3; or*
- *In accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.”*

4.1 Proposal

As highlighted in **Section 2** the proposal seeks to extend the operation of the existing Education Centre associated with the broader Strathcona Girls’ Grammar campus to the land at 183 Prospect Hill. The site will

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operate as an integrated part of the established school campus and will not change the overall scale or intensity of school operations.

The land will be used for ancillary administrative and support functions, including a formal entry point with waiting and meeting areas for visitors and overflow administrative office space for existing staff.

The proposal does not seek to increase the number of students or staff. No car parking is proposed on the site, with staff continuing to access existing staff parking provided within the main school campus. School parents and visitors will continue to rely on the existing available parking.

4.2 Parking Considerations

The site currently operates as a dwelling independent of the school. Accordingly, the existing carport serves only the occupants of the dwelling and does not form part of the parking supply used by school staff.

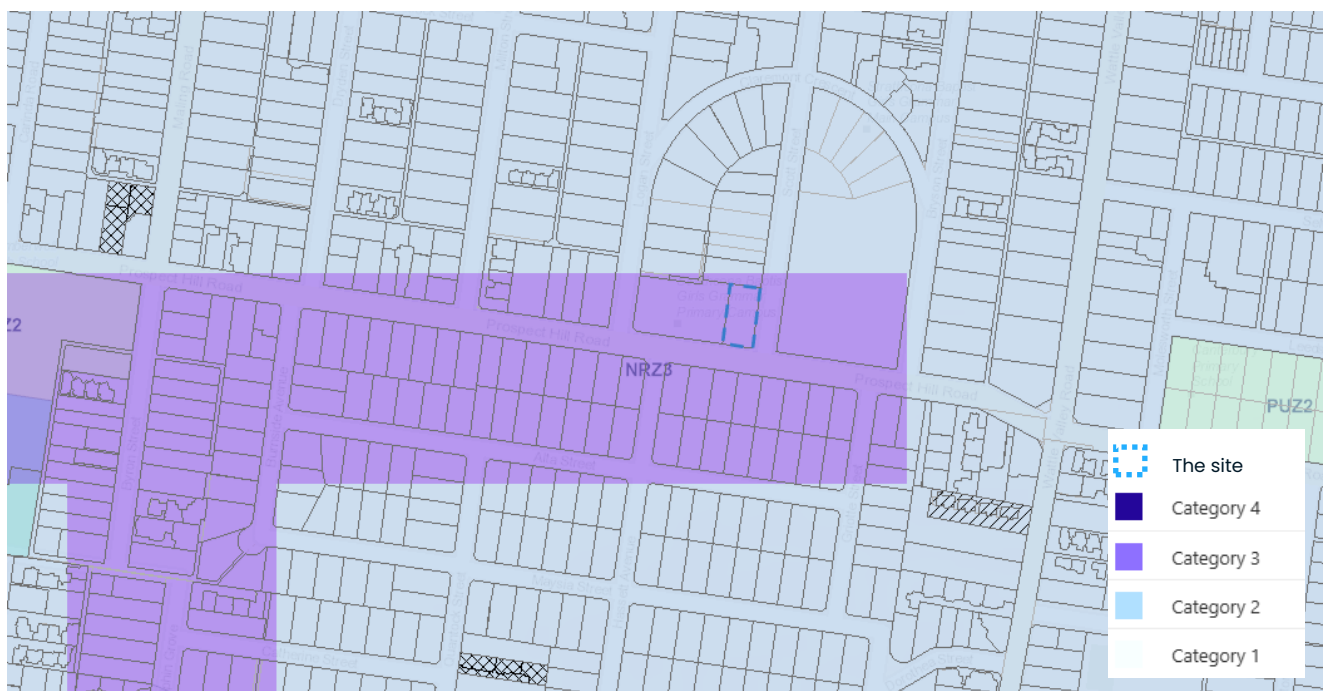
The car parking requirements for the proposed development are outlined under Clause 52.06 of the Boroondara Planning Scheme.

Clause 52.06-5 states that:

“The minimum and maximum car parking requirements that apply to a use specified in the table based on the land category identified in the Car Parking Requirement Maps (DTP, 2025) (CPR maps).”

As shown in **Figure 2** the site falls within land Category 3 and is therefore subject to minimum and maximum car parking requirements.

Figure 2 The site with respect to the Car Parking Requirement (CPR) mapping



Source: Vicplan (December 2025) (modified by Urbis)

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The car parking requirements for Education Centre use are specified in Table 1 of Clause 52.06-5 of the Boroondara planning scheme. **Table 1** below provides an assessment of the relevant car parking requirements for the site, relating to land Category 3.

Table 1 Car parking requirements – Clause 52.06-5, Boroondara Planning Scheme

Land Use	Measure	Category 3	Parking Requirement
Education Centre	To each student	0 – minimum 0.1 – maximum	0 spaces

Based on this, the proposal has a statutory requirement to provide a minimum of zero car parking spaces.

There is no parking proposed on the subject land, and accordingly, parking is provided in accordance with the requirements of Clause 52.06-5 of the Boroondara Planning Scheme.

The proposal will not increase student or staff numbers and will operate in an ancillary capacity to the broader Strathcona Girls' Grammar campus, with no change to the existing parking supply. As a result, the development is not expected to generate any additional traffic on the surrounding road network.

Accordingly, a minimum parking rate of zero spaces is appropriate for the proposed development.

5 Conclusion

Having undertaken a review of the RFI provided by DTP (dated 6 January 2026) and in relation to Item 1, a detailed traffic engineering assessment has concluded that:

- The proposed development seeks use of the land as an Education Centre.
- The site currently operates independently from the school as a dwelling. The existing carport is used solely by the dwelling occupants and does not form part of the school's staff parking supply.
- As a new use is commencing on the land, the site has a statutory car parking requirement to supply 0 car parking spaces under land Category 3 relating to Clause 52.06-5 of the Boroondara Planning Scheme.
- Notwithstanding this, the proposal will not increase staff or student numbers, and there will be no change to the existing parking supply across the Strathcona Girls' Grammar School campus. As such, there will be no material change to traffic conditions in the area.

Kind regards,

A handwritten signature in black ink, appearing to read "kharker".

Katie Harker (RPEV, NER)
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