

ADVERTISED PLAN

Hon. Sonya Kilkeny MLC

c/- [REDACTED]

Development Approvals | Department of Transport and Planning

Submitted via online portal

5 May 2026

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

**Re: Application for Planning Permit
Significant Residential Development with Affordable Housing
846-858 Glenferrie Road - Hawthorn**

Dear Minister

We act on behalf of OP Glenferrie Pty Ltd, the owner and prospective developer of the land at 846-858 Glenferrie Road, Hawthorn (**subject site**)

In accordance with the requirements of Section 47 of the *Planning and Environment Act 1987 (the Act)* and pursuant to Clause 53.23 of the Boroondara Planning Scheme (**the Scheme**), our client seeks a planning permit for the development of a significant new residential development with affordable housing, ground level retail and basement car parking.

The proposal complies with the requirements of Clause 53.23 of the Scheme, as follows:

- The estimated cost of the development approximately \$65 million is greater than \$50 million.
- At least 10% of the total number of dwellings in the development (or equivalent) is affordable housing (at least 17.5% (or 5.25% cash contribution equivalent) is proposed).
- Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning and written advice from the Chief Executive Officer or delegate Invest Victoria has been provided.

A planning permit sought pursuant to:

- Clause 34.01-1 for the use of the land for the purposes of accommodation given the dwelling lobby frontage along Glenferrie Road exceeds 2 metres in width.
- Clause 34.01-4 to construct a building and construct or carry out works.
- Clause 36.04-2 for the construction of the weather canopy which is proposed to overhang Glenferrie Road.
- Clause 43.06-6 to construct a building or construct or carry out works.
- Clause 52.06-3, to reduce the number of car parking spaces required.

ADVERTISED PLAN

The proposal aligns directly with Victoria's Housing Statement's call for immediate action to address the current housing supply crisis in Victoria. It will deliver a range of broad reaching benefits to the present and future Victorian community in the form of:

- a critical contribution to **improving the supply, accessibility, diversity and affordability of well-designed dwellings**, in a location where more housing is already sought by the community and the State government has revised the planning framework with the express purpose of encouraging more housing
- **design excellence** - site and context specific architectural and environmental design excellence by an award-winning architect - WARDLE
- **significant public benefit** - 17.5% affordable housing contribution (or 5.25% cash contribution equivalent) - 75% more affordable housing than Clause 53.23 requirements and 175% above the Built Form Overlay's requirements for a 12-storey deemed to comply building
- **a good neighbour** - greater setbacks from rear interface with existing residential neighbourhood than required by the BFO - reduces overshadowing, improves scale transition and increases prospects of housing change on land in the HCTZ, with widening and activation of the rear public laneway
- **design-led, not density-led** - additional building height reallocates floor space from increased lower levels setbacks and rescued streetwall height – not additional floor space over and above BFO
- **significant new employment opportunities** in construction, and ongoing within the retail uses.

These benefits are all delivered without any unacceptable planning outcomes or consequences.

We are pleased to enclose the following material, which satisfies the application requirements of the Scheme:

- Metropolitan Planning Levy (MPL) Certificate.
- Certificate of Titles.
- Quantity Surveyor Report prepared by Draw Down.
- Planning Submission prepared by UPco.
- Urban Context and Design Report prepared by Wardle Architects.
- Architectural Drawings prepared by Wardle Architects.
- 3D model prepared by Wardle Architects.
- Landscape Plans prepared by Ben Scott Garden Design.
- Acoustic Report prepared by Enfield Acoustics Pty Ltd.
- Wind Impact Assessment prepared by MEL Consultants.
- Affordable Housing Report prepared by Urban Xchange.
- Traffic Impact Assessment prepared by Traffix Group.
- Sustainability Management Plan prepared by GIW Environmental Solution.
- Waste Management Plan prepared by Traffix Group.
- Servicing and Infrastructure Report prepared by Ascot Consulting Engineers.
- Economic Report prepared by Deep End Services.

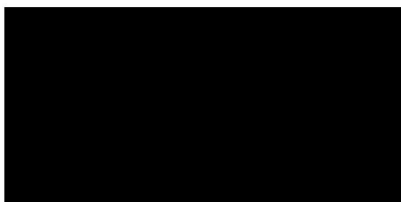
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

We trust the enclosed material satisfies the requirements of the Scheme and sets out an appropriate basis to grant a planning permit.

We welcome the opportunity to further discuss the proposal for the subject site. We look forward to working with officers of the Department of Transport and Planning through the application process as efficiently as possible to ensure that this high quality, desperately needed housing can be delivered to the Victorian community.

Should you have any questions regarding the proposal, please do not hesitate to contact me or [REDACTED]
on [REDACTED]

Yours sincerely



**ADVERTISED
PLAN**

Associate



encl

UPco acknowledges the Traditional Owners of Country throughout Australia and acknowledges their continuing connection to land, waters and community. We pay our respects to the people, the cultures and the Elders past and present.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

