



ADVERTISED PLAN

Ref: PPA-1929

[REDACTED]
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UPco
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MELBOURNE VIC 3004
Via email: [REDACTED]

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Dear [REDACTED]

DEVELOPMENT FACILITATION PROGRAM PPA-1929 846, 848, 850, & 852-858 GLENFERRIE ROAD, HAWTHORN

Thank you for your pre-application submission to the Development Facilitation Program (DFP) within the Department of Transport and Planning (DTP) on 09/02/2026, as well as the additional materials provided up to 05/03/2026, regarding the proposed use and development of the land at the above address for a 16-storey mixed use building containing 78 dwellings and ground floor retail space.

The following comments are made on the basis of the Revision 1 architectural plans prepared by Wardle, dated 25/02/2026.

Project eligibility

Under delegation of the Minister for Planning, I am writing to advise that a planning permit application for the proposal can be made under Category 1 Clause 53.23 of the Boroondara Planning Scheme on the basis that:

- The proposed land use is accommodation;
- The proposed estimated cost of development cost (\$72 million) is at least \$50 million; and
- Information demonstrating the likely feasibility of the proposal has been provided to the satisfaction of the Minister for Planning, including written advice from the Chief Executive Officer (or delegate) of Invest Victoria.

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More information on how to submit a planning permit application is available at planning.vic.gov.au.

Preliminary comments

A preliminary assessment of the proposal has been undertaken and the following matters require further consideration or resolution as part of a formal application:

- The maximum building height variation sought under the BFO3 remains a concern, noting the adverse shadowing and visual bulk impacts. A maximum height consistent with the BFO3 is encouraged. In order to remain eligible for DFP, the proposal must meet the \$50 million development cost threshold and provide the minimum affordable housing contribution for DFP eligibility. Any amended proposal must be accompanied by an amended QS report and affordable housing report (as applicable).
- Should any signage be proposed as part of this proposal, this must be confirmed with a detailed response to the application requirements at Clause 52.05-6.
- A standing wind comfort criterion should be achieved for Test Location 5 and all outdoor terraces to enhance on-site amenity and allow for a comfortable footpath condition for any outdoor seating associated with existing and proposed retail premises.

Further information

In addition to the matters above, I advise the following information is required to be submitted with a planning permit application:

- a. Certificates of title, including any encumbrances, covenants, and agreements (within three months).
- b. A Metropolitan Planning Levy Certificate.
- c. 3D digital model in accordance with DTP's submission guide.
- d. Affordable housing amended to refer to the affordable housing contribution as a 5.25% cash contribution, as opposed to an 'affordable housing contribution of 17.5%'.
- e. Draft watermark removed from all lodgement material.
- f. A response to the Council's ESD comments (attached). DTP encourage the project team to enhance the proposed ESD outcome
- g. The Town Planning Report amended to:
 - i. Confirm the affordable housing contribution as a 5.25% cash contribution, as opposed to an 'affordable housing contribution of 17.5%'.
 - ii. Update the response to Standard D27 of Clause 58.07-2 (Room depth objective), noting that there are apartment types which do not comply. The

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project team is encouraged to achieve compliance with this requirement for all apartments.

h. Architectural plans amended to:

- i. Provide additional overlooking diagrams to demonstrate the minimisation of overlooking to the following:
 1. The habitable room windows at 862 Glenferrie Rd from proposed north facing habitable room windows and terraces.
 2. The private open space of dwellings at 16, 18, 20, 22, and 26 Sercombe Gr from the proposed west facing terraces and habitable room windows;
 3. The third floor habitable room windows and ground floor SPOS at 1/1A, 2/1A, and 3/1A Churchill Gr from the proposed south facing terraces and habitable room windows; and
 4. Impacts from the communal hallways to the interfacing bedroom windows.
- ii. Provide annotations in accordance with the recommendations contained within the Acoustic Report prepared by Enfield (27 February 2026).
- iii. Clearly nominate any wind amelioration devices as recommended in the Environmental Wind Conditions Study prepared by Mel Consultants (4 March 2026).
- iv. Provide a minimum 3.6m x 3.6m living area space within all dwellings on the detailed apartment plans in accordance with Standard D26 of Clause 58.07-1 (Functional layout objective).
- v. Provide all minimum bedroom dimensions on the detailed apartment plans in accordance with Standard D26 of Clause 58.07-1 (Functional layout objective).
- vi. Demonstrate minimum 2.7m ceiling heights for all apartments seeking a 9m or greater room depth on section diagrams.
- vii. Nominate which apartments are provided with external storage within the basement.
- i. A Preliminary Site Investigation (PSI) or Preliminary Risk Screen Assessment (PRSA) to identify any remediation and/or environmental audit related conditions required (as applicable) for the proposed use and works to proceed is recommended. The neighbouring properties at 844 and 842 Glenferrie Rd have recorded history for land uses that indicate potential soil contamination.
- j. Written consent from the Head, Transport for Victoria is required under Clause 36.04-3 for the construction of the canopy over the Glenferrie Road footpath (TRZ2). The proponent is encouraged to obtain this formal consent prior to lodgement of a formal permit application.

All planning permit application materials must be formally submitted for assessment through the [planning permit application portal](#). Documents submitted during the pre-application process will not automatically be included in the

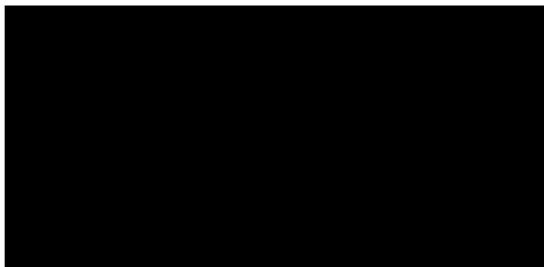
application. Please ensure that all documents required for lodgement are updated (as necessary) and reuploaded with formal lodgement.

To reduce the likelihood of receiving a request for further information, I encourage the project team to ensure that detailed design matters (such as building height and setbacks, finished floor levels, car parking and aisle widths, etc.) are accurately depicted in the application documents.

Please note that a comprehensive assessment against the requirements of the Boroondara Planning Scheme and the *Planning and Environment Act 1987* has not yet been undertaken. All commentary is based on preliminary review, provided on a without prejudice basis and may be subject to change once full information is provided and assessed in detail.

Should you have any further queries in relation to this matter please contact [REDACTED], Acting Manager on [REDACTED] or [REDACTED]

Yours sincerely



Acting Director, Planning Facilitation

Date: 30/04/2026

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