

Wardle

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846-858 Glenferrie Road

Town Planning Design Report

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We acknowledge the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Custodians of the land on which 846-858 Glenferrie Road stands.

We pay our respects to their Elders past, present and emerging.

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Core Team
Experience

Consultant Team:

Developer

Outline Projects

Architecture and Interiors

Wardle

Planning Consultant

Urban Planning

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Landscape Architect

Ben Scott Garden Design

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This report is to be read in conjunction with accompanying
documentation, including:

- *Architectural Drawings*
- *Planning Report*
- *Landscape Planning Report and Drawings*
- *Sustainable Management Plan*
- *Services and Civil Authority Infrastructure Report*
- *Waste Management Plan*
- *Traffic Report*

02

Brief
Summary

A positive precedent of change in activity centres, delivering the following public benefits

Design excellence

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Site and context specific architectural and environmental design excellence by an award-winning architect - WARDLE.

Significant public benefit

17.5% affordable housing contribution - 75% more than Clause 53.23 criteria and 175% above the BFO’s requirements for a 12-storey deemed to comply building. (Refer to the Summary Comparison in the next page)

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.

Widening and activating the rear public laneway to the benefit of the public.

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.

A project the State government can stand firmly behind as an exemplar of the housing change sought in Melbourne’s activity centres.

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Brief
Development Summary

- Architecture
- 2700mm ceiling heights minimum to living areas and bedrooms.
 - No gas. Entirely electric building.
 - Generous, usable balconies / terraces.
- Retail
- Commercial tenancies to Ground floor. Cold Shell fit out.

Car Parking provisions
Residential 159 Car parks
Retail 5 Car parks
Total 164

Key Development metrics
Site Area: 1,626sqm

Apartments
Total: 78
31 x 2Bd
47 x 3Bd

Retail
Retail units: 2 no
Total Retail NLA: 712m2

Bikes
residents:78
Visitors:21
Total: 99

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Development
Site Area: 1,625sqm



Apartments
Total: 78



Retail
Retail Units: 2
Total NLA: 712 sqm



Parking
Cars: 164
Bikes: 99

Summary Comparison

		Boroondara Permit	BFO Compliant	DFP Application
Apartments		41	66	78
Cars		94	135	164
Construction Cost (Residential)		\$34,679,000	\$52,730,000	\$62,318,700
Floor Area Ratio			8.51	9.04 (6.23% increase)
Public Benefit				
Affordable Housing Contribution	Homes (17.5%)	0	0 (Decision Guideline Only)	13
	Cash Contribution (5.25%)	\$0	\$0 (Decision Guideline Only)	\$3,271,731.75
Amenity Impacts			Shadow impacts to East	Reduced shadow impacts to East
Housing Impacts			Less housing	More housing
Desing Benefits			No requirement for design excellence	Design excellence
Quality of Housing			No requirement for high quality building	High quality architecture

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Site & Context

Context Locality

Location

The site is located in the suburb of Hawthorn, Victoria (3122), approximately 6 kilometres east of the Melbourne CBD, within the jurisdiction of the City of Boroondara.

The site benefits from excellent public transport connectivity. It is directly serviced by Tram Route 16 along Glenferrie Road, with a tram stop located immediately adjacent to the site. Glenferrie Railway Station, serviced by the Alamein, Belgrave and Lilydale lines, is approximately a 2–3 minute walk away, providing direct access to the Melbourne CBD and surrounding suburbs.

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Legend

Tram Route 75

Tram Stop



Site

846-858 Glenferrie Road, Hawthorn
Site Area 1,625 sqm
Site Dimensions 42.6 x 37.8m approx.

The site is generally square in form and benefits from northern, western and eastern orientations, allowing strong solar access and avoiding a solely south-facing frontage.

Located just off Glenferrie Road, the site sits within an active mixed-use precinct characterised by fine-grain shopfronts and strong street activation. It is also accessed via a bluestone laneway to the east, consistent with the established urban grain of the area.

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Site

Levels

The site currently comprises a vacant parcel and three two-storey shopfront buildings. The land falls gradually across the site by approximately 1.67 metres from the north-east to the south-west, with an approximate 1 metre fall along the Glenferrie Road frontage.

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Site
Neighbouring Context

The site is bounded to the north by a seven-storey apartment building, constructed close to the shared boundary with a narrow separation. To the east are fine-grain residential terraces, while to the south the context comprises a mix of residential and commercial lots ranging from one to three storeys. Opposite the site on Glenferrie Road are predominantly two-storey commercial buildings



A. View from Glenferrie Road



Site and Context

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Site
Urban Character

Glenferrie Road is defined by its traditional main street character, with continuous two-storey shopfronts, narrow tenancies and articulated façades that reflect its late 19th and early 20th century origins. The street retains a strong heritage presence, reinforced by the surrounding network of Victorian and Edwardian terrace housing within close proximity to the site, contributing to a cohesive and well-established urban identity.



1- 686 Glenferrie Road



2- 712 Glenferrie Road



3- 779 Glenferrie Road



4- 821 Glenferrie Road



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Context Appreciation

Current Planning Controls

Summary

'To protect and enhance the identity and character of the area.'

'To respect the character and amenity of adjacent residential areas.'

DD015 | Boorondara Planning Scheme

Planning Zones

Commercial 1 Zone (C1Z)

Schedule to the Commercial 1 Zone (C1Z)

Planning Overlays BFO

Non-Heritage Main Street Core (Planning Intent)

Forms the primary activity spine with a strong urban presence, defined by active ground-level frontages and a consistent streetscape character. The typology supports commercial uses at ground level, prioritising a pedestrian-focused environment, with upper levels set back to maintain a human-scale, open and sunny streetscape.

Built Form & Height (BF02, BF05, BF06)

The maximum building height is 40m, with a street wall height of up to 21m or a 1:1 ratio of the road width, whichever is lesser. Built form above the street wall is required to be set back a minimum of 5m and should avoid overly tiered outcomes, promoting a clear and controlled massing approach. Side and rear setbacks are 4.5m up to 21m, 6m between 21m and 40m, and 9m above 40m.

Overshadowing (Clause 6.2-2)

No additional overshadowing is permitted to opposite footpaths on key pedestrian streets, measured 5m from the property boundary between 10am and 2pm on 22 September. For other streets, overshadowing must remain within the theoretical shadow cast by the maximum building envelope.

Building Layout (BF07)

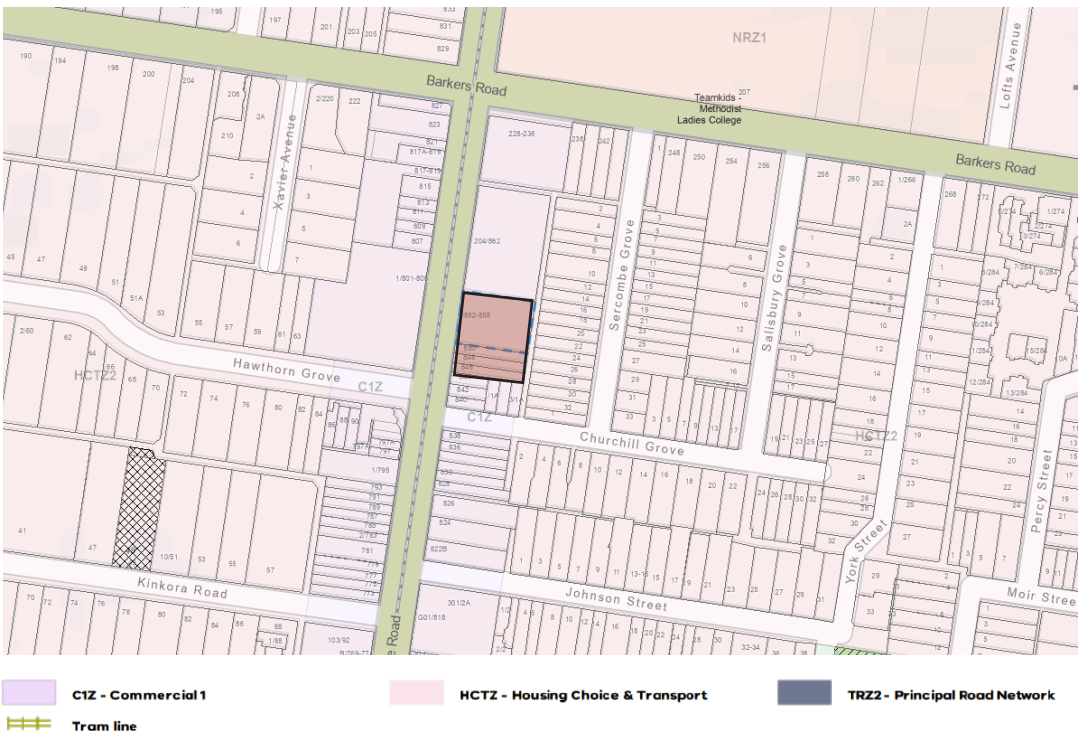
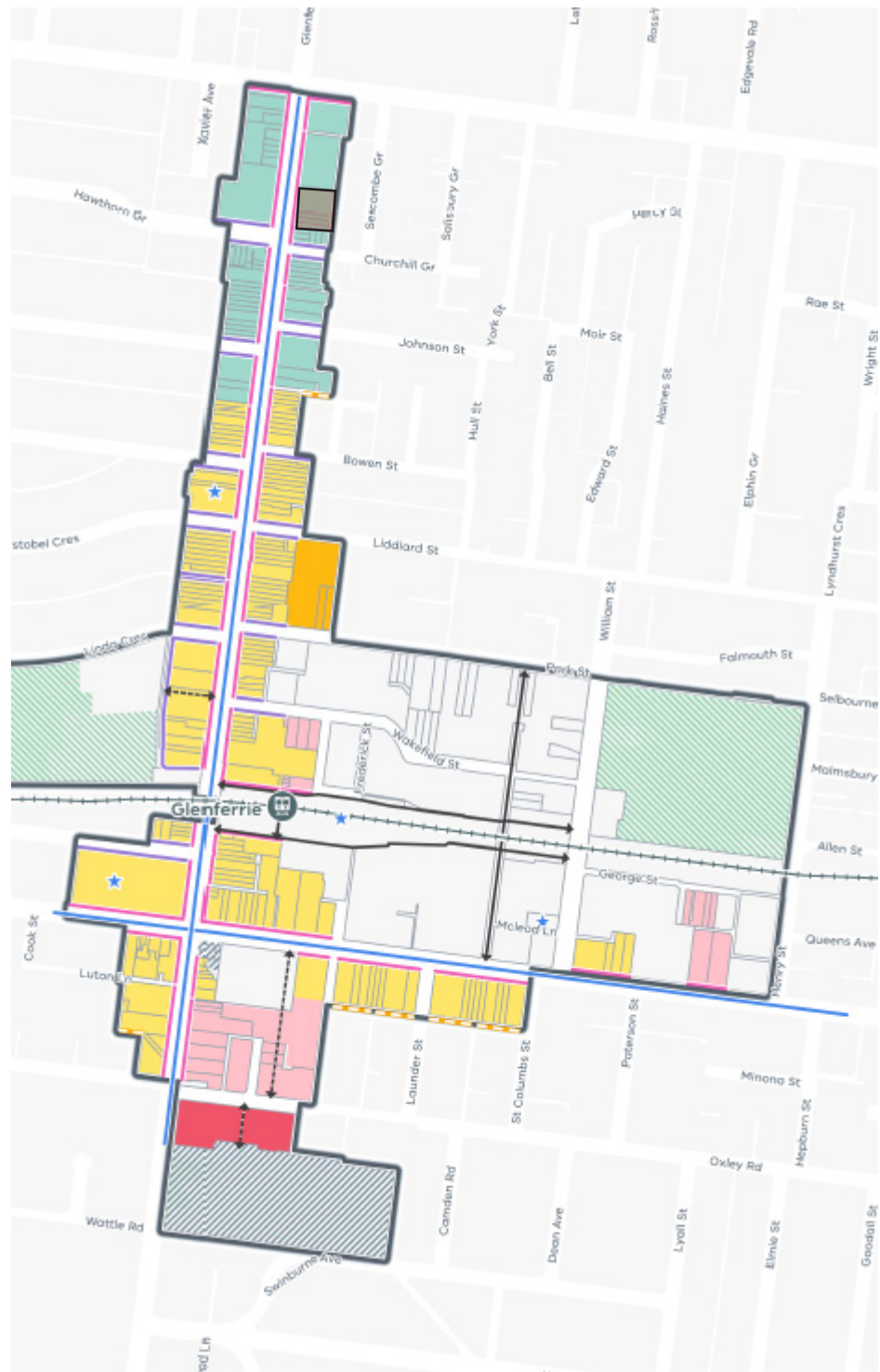
Development should maintain a maximum floor plate of 900sqm above the street wall. Floor-to-floor heights are 4.5m for commercial uses and 3.2m for residential levels.

Activation & Amenity (BF09, BF11)

Active frontages must achieve a minimum of 80% entry or glazing at ground level to a height of 2.5m. Continuous weather protection is required along primary and secondary frontages to support pedestrian comfort.

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Existing Permit

The existing permit establishes a 7-storey building envelope, incorporating a rooftop community garden at Level 7. The built form steps down to 3–5 storeys along Glenferrie Road, responding sensitively to the prevailing streetscape character and integrating upper-level setbacks to reduce perceived scale. The eastern and southern interfaces are similarly recessed to protect neighbouring amenity, in accordance with DDO requirements.

The façade adopts a refined architectural expression, with a strong emphasis on materiality and detailing to ensure a high-quality, durable outcome along the primary street frontages. The articulation responds to the street character and negotiates the level changes as the site falls along the hill.

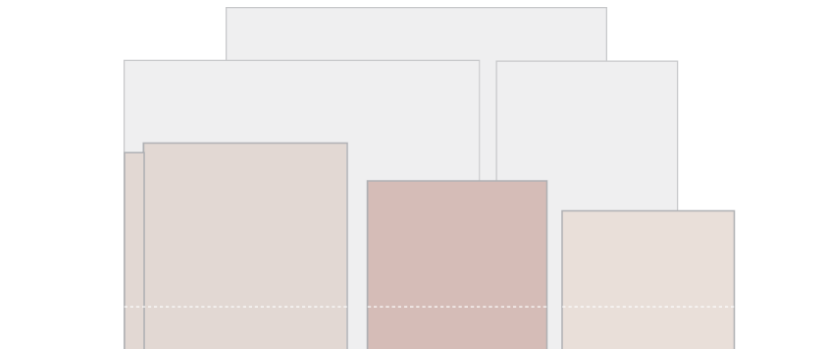
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“A housing product of this quality and a development of such high standards would not only increase the marketability of these dwellings but also set the bar too high for any future development in the area—a win-win situation for all.”

Sylvia Georges. Urban Designer. City of Boroondara



View from Glenferrie Road



Existing Permit
7 storeys

New Planning Control

Site Location within Activity Centre

The planning controls affecting the site, including the Built Form Overlay (BFO), are currently under review as part of broader strategic planning changes responding to housing growth requirements. The site is located within the affected area, and the proposed updates seek to introduce revised height and built form parameters. These changes will inform future development outcomes and may modify the existing height and envelope controls applicable to the site.

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- TRAIN LINE
- Tram and Train Zone Boundary Core (Activity Centre) REF 4.1.7
- TRAIN STOPS
- N.



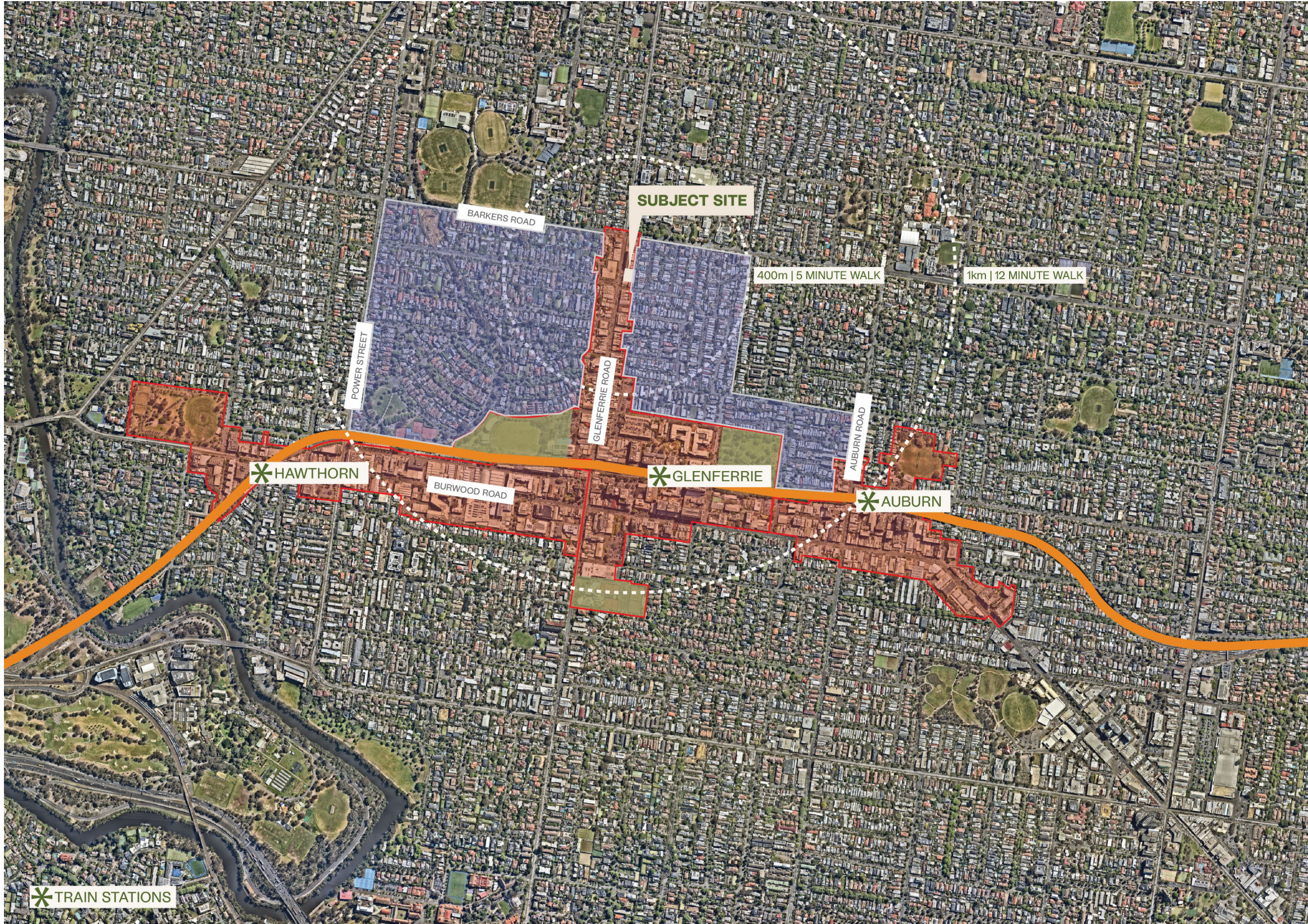
New Planning Control
Development Zone

The site is located within the non-heritage Main Street Core precinct and is identified within the Activity Centre Housing Growth Area with a Housing Growth Index of 3.

This designation supports increased development intensity and permits greater building heights, subject to appropriate urban design testing

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- Legend
- Train & Tram Zone Core Boundary
 - Activity Centre Residential Catchment



New Planning Control
Non-heritage main street core:

The site is located within this zone and therefore presents a strong opportunity to deliver an active, commercial street edge with consistent and engaging ground-level frontages. Taller built form can be set back behind a defined street wall to maintain a human-scale, open and sunny streetscape. This approach also allows for careful calibration of setbacks to protect the amenity of immediate neighbours while reinforcing a cohesive main street character.

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- Legend
- Heritage Main Street Core
 - Non-heritage Main Street Core
 - Primary Active Frontage
 - Subject Site
 - Glenferrie Station
 - Activity Centre



New Planning Control
Future Opportunity Site

The newly introduced planning controls facilitate increased building heights within the precinct, creating the potential for taller development on neighbouring sites. Several of these adjoining properties, due to their larger landholdings and consolidated ownership, have a strong likelihood of redevelopment under the updated controls.

For example, 228 Barkers Road is currently understood to be under feasibility review, reflecting the broader development momentum anticipated within the area

- Legend
- Potential Future Development Site - Large BFO Zone
 - Potential Future Development Site - Small
 - HCTZ Zone
 - C1Z Zone



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New Planning Control
Planning Overlay of Surrounding Context

There are varied heritage overlay gradings surrounding the site, with the immediate eastern properties identified as contributory, and no significant overlays directly adjacent to the development site.

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- Legend
- Heritage Overlay - Significant
 - Heritage Overlay - Contributory
 - HCTZ Zone
 - C1Z Zone



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Architectural Vision

Concept Articulated Massing & Topographic Integration

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The existing permit establishes a stepped built form along Glenferrie Road, responding to the site's fall from north to south. The massing is composed of eroded volumes that step with the ground plane, breaking down the street wall and reflecting the fine-grain character of the precinct.

The new proposal builds on this approach. The established street scale is maintained, with additional height introduced through recessed upper levels. The added mass is carefully modulated through setbacks, robust materials and articulated shadow lines. A considered material transition from darker masonry at the lower levels to lighter masonry above reduces the perceived scale of the upper form and reinforces a lighter visual expression. Upper volumes step down with the slope of Glenferrie Road, strengthening the rhythm and undulation of the streetscape.

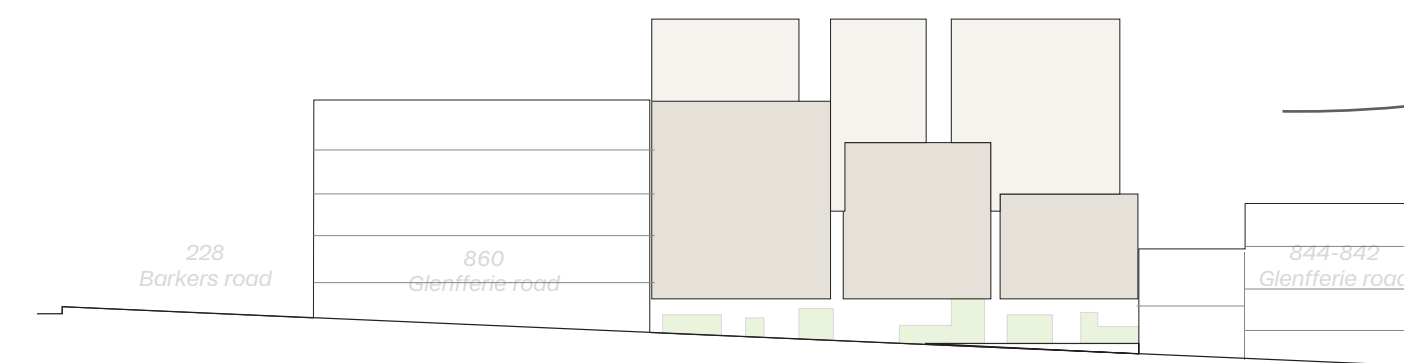
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Masonry Blocks

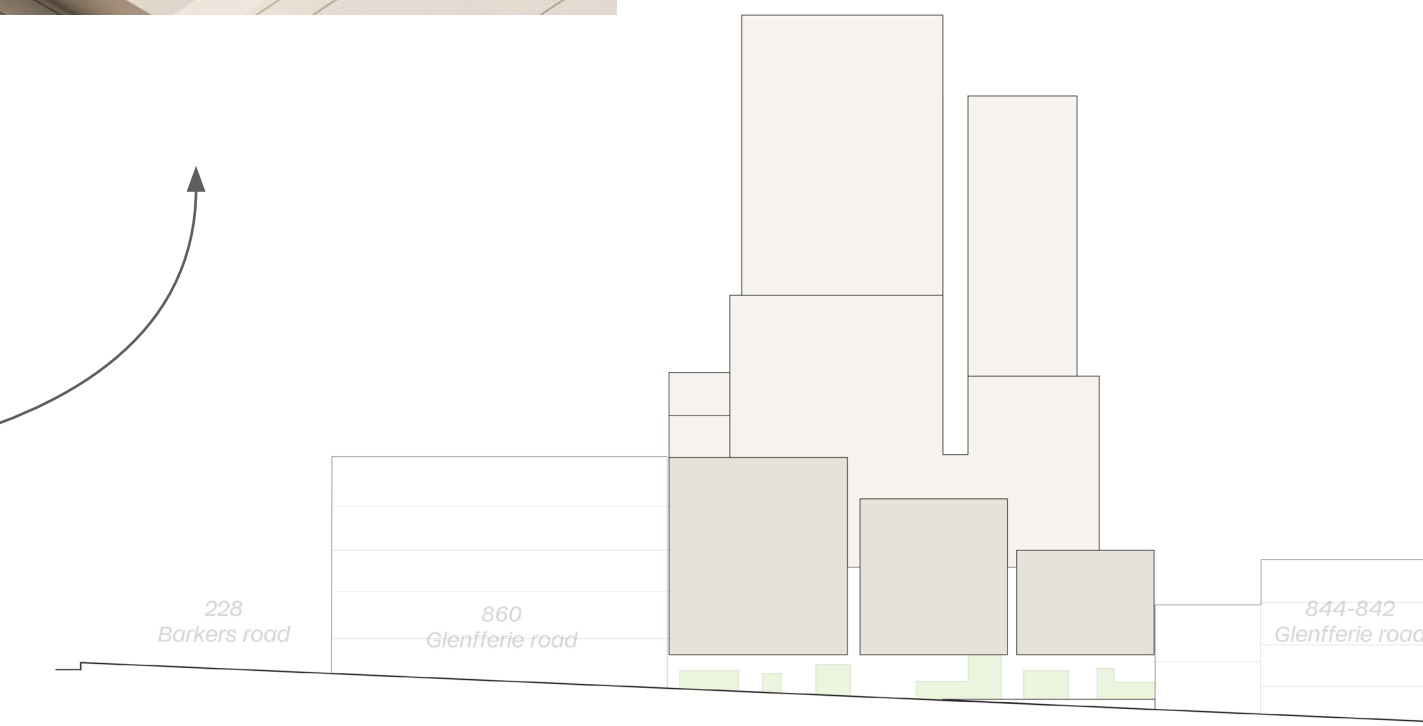


Sample study



Existing Permit
Wardle

Glenferrie Road



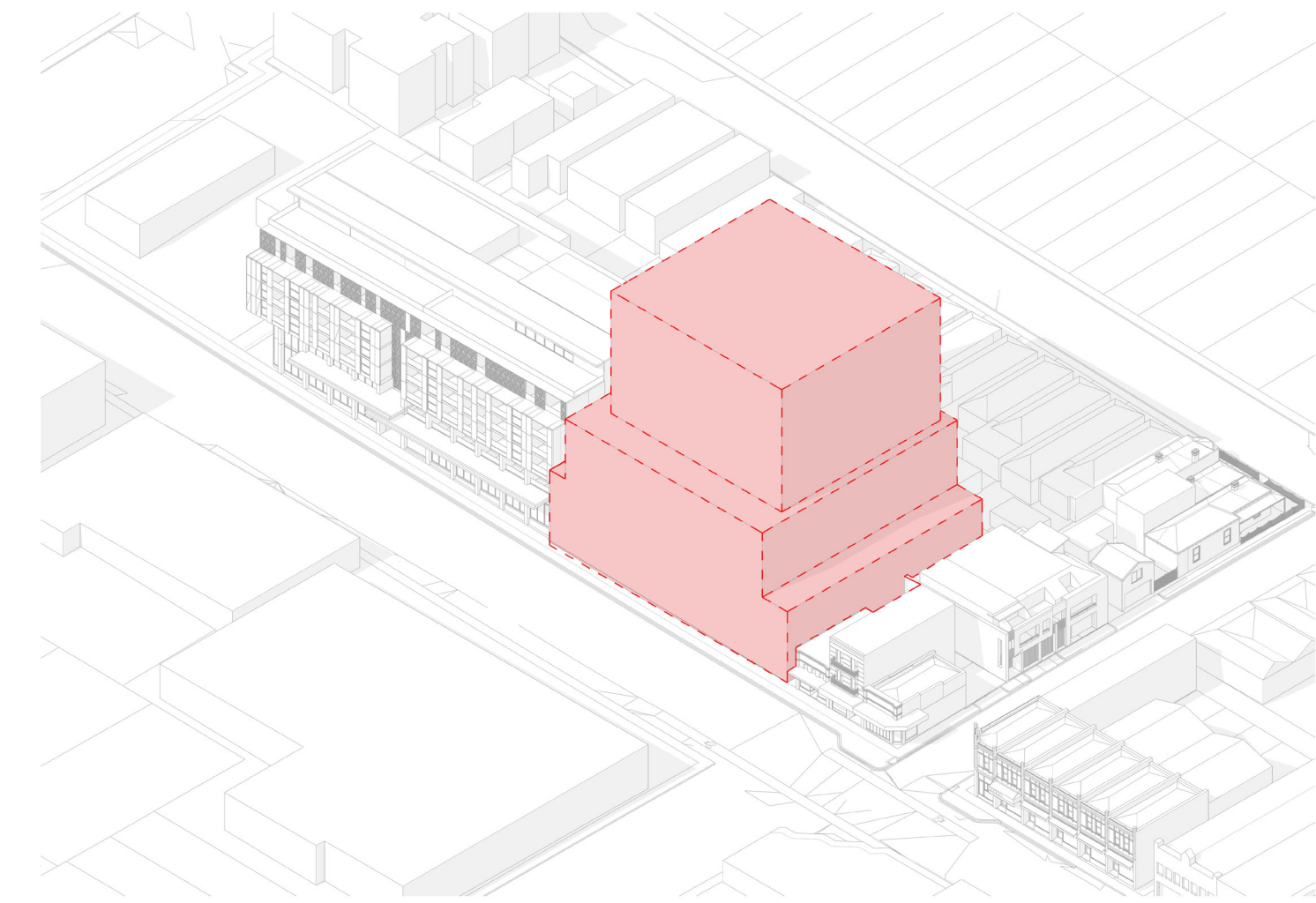
New Proposal

Glenferrie Road

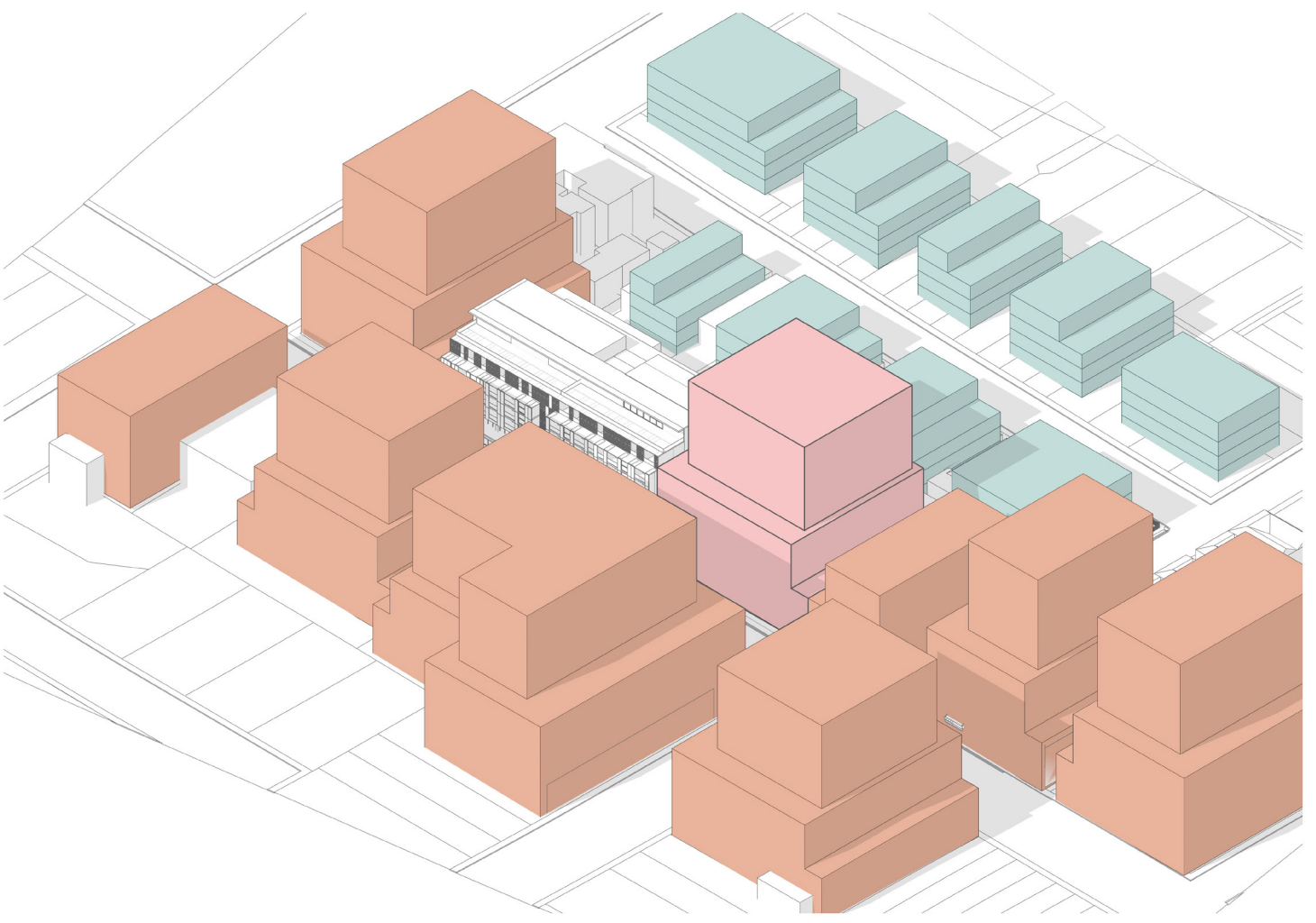
Massing Approach

Compliant BFO Envelope

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Compliant envelope with BFO Height and setback

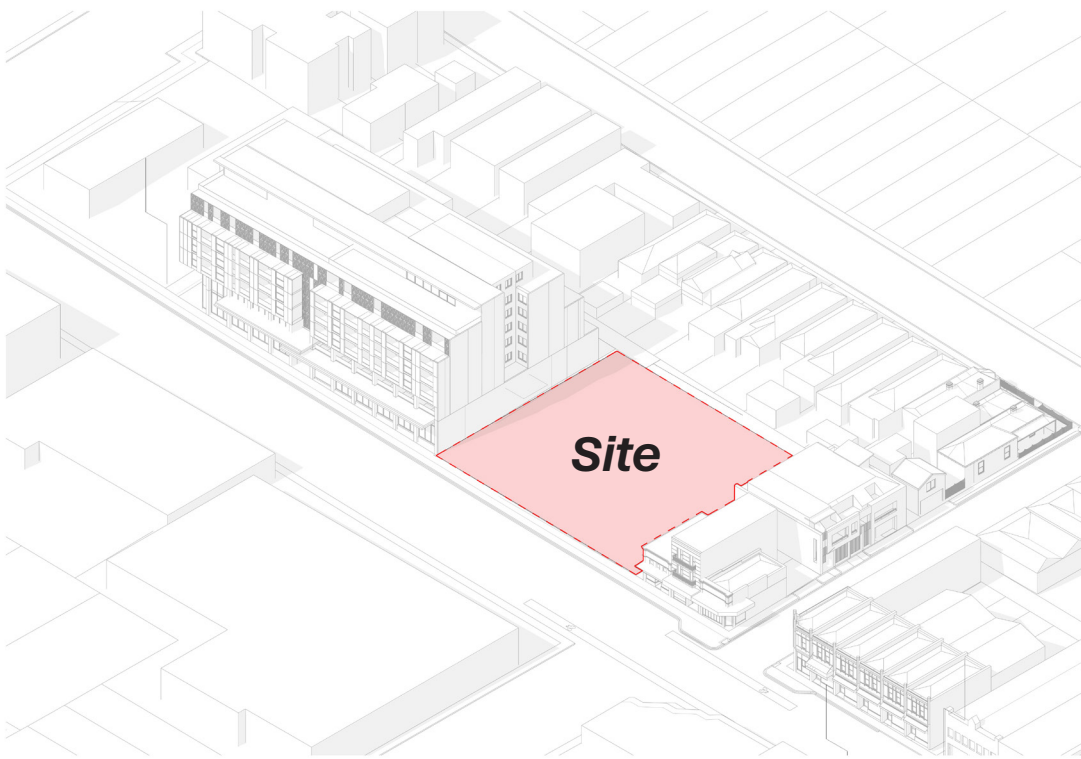


Possible future development opportunities
Taking new BFO considerations into account along Glenferrie Road

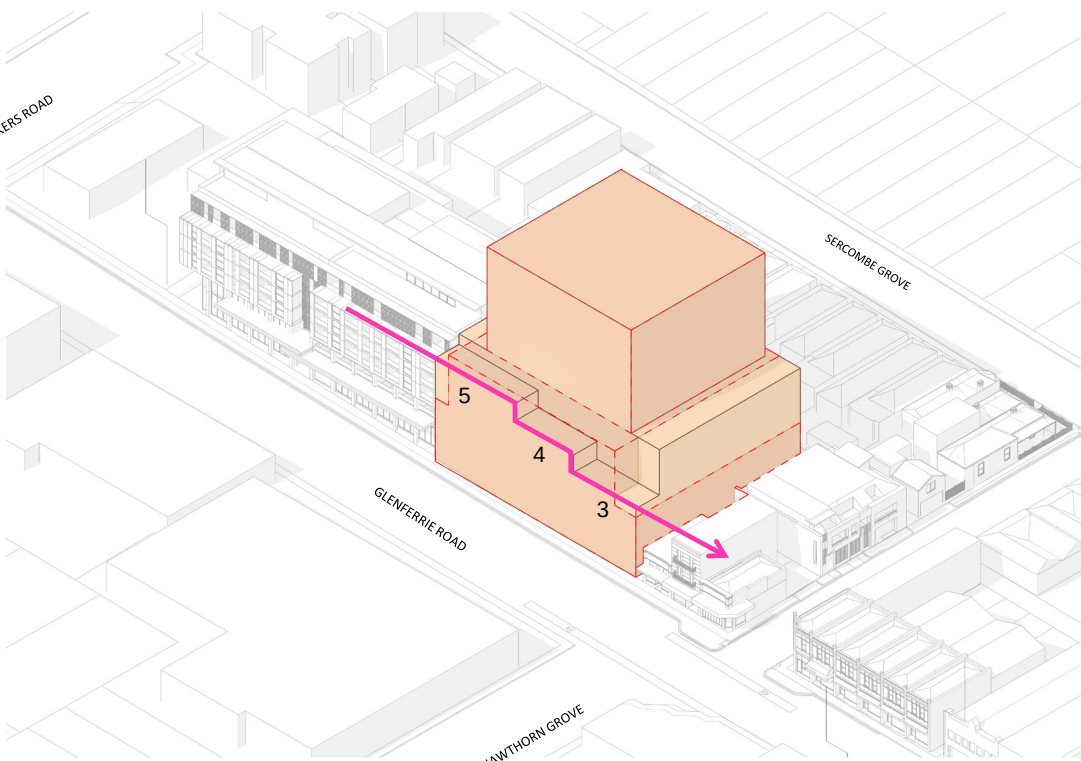
- BFO Compliant Future Opportunity Sites
- Development Opportunity under Housing Choice and Transport Zone (HCTZ)

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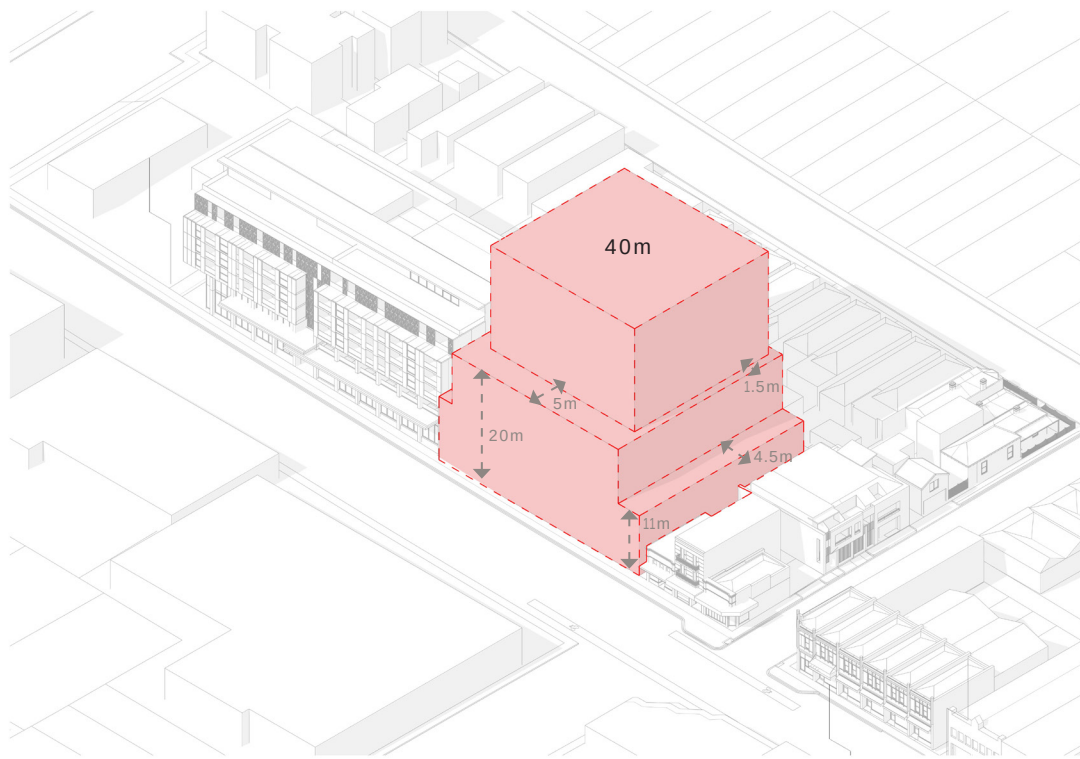
Built Form Evolution



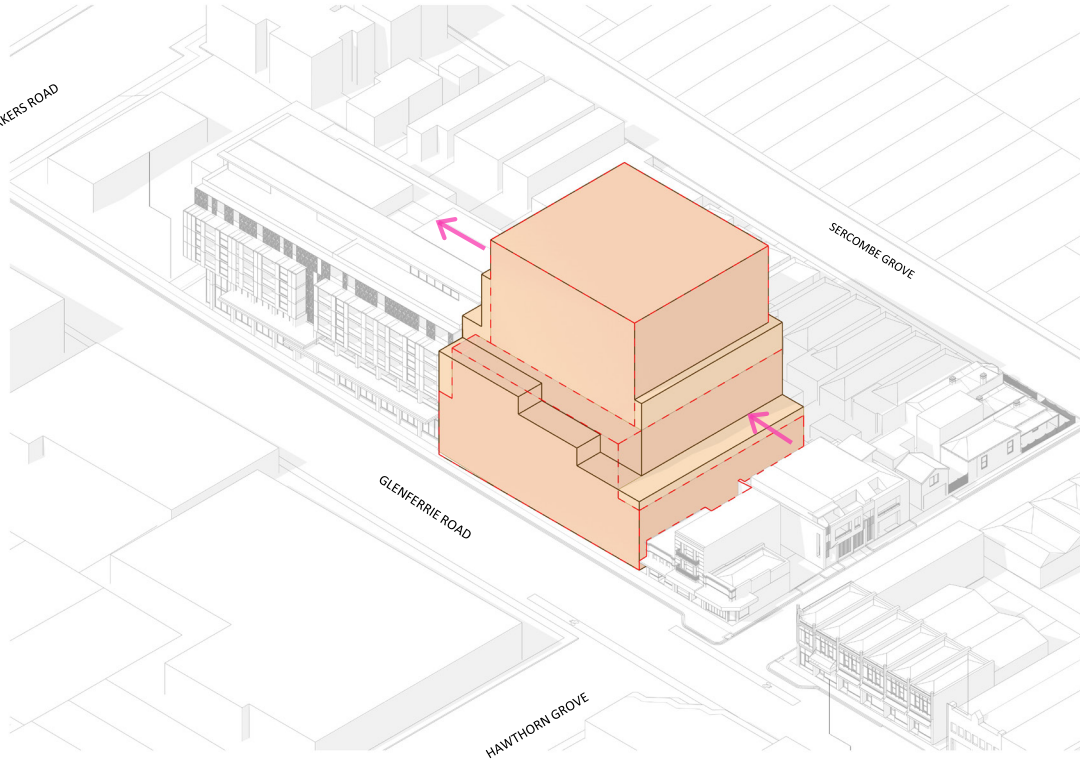
1 Subject Site



3 Topograhpic Undulation
introduced to the street wall to respond to the natural north-south slope of the road.



2 BFO Massing
Proposed with a 20m street wall, stepping back 5m above 20m to the front interface, with side setbacks of 4.5m from 11m to 20m increasing to 6m from 20m to 40m, and a rear setback of 4.5m up to 21m increasing to 6m above 21m, measured from the rear laneway centreline.

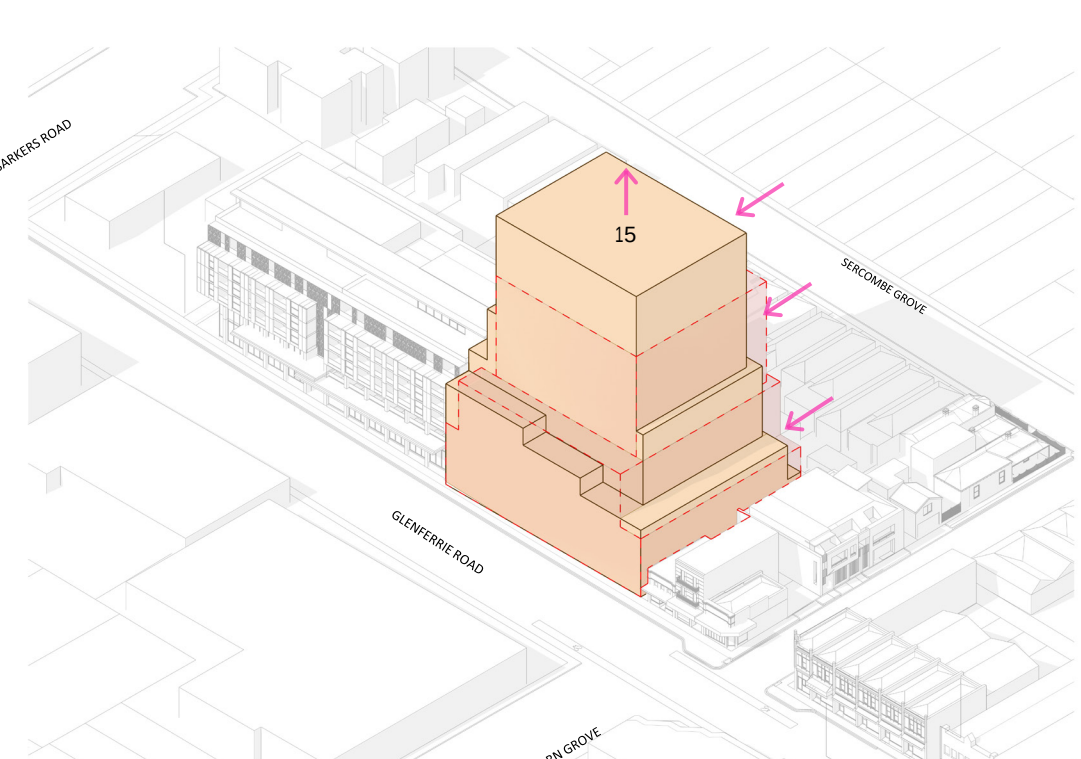


4 Additional Setback
introduced to the south side, with a minor protrusion toward the north boundary to reflect different future development opportunities as these interface.

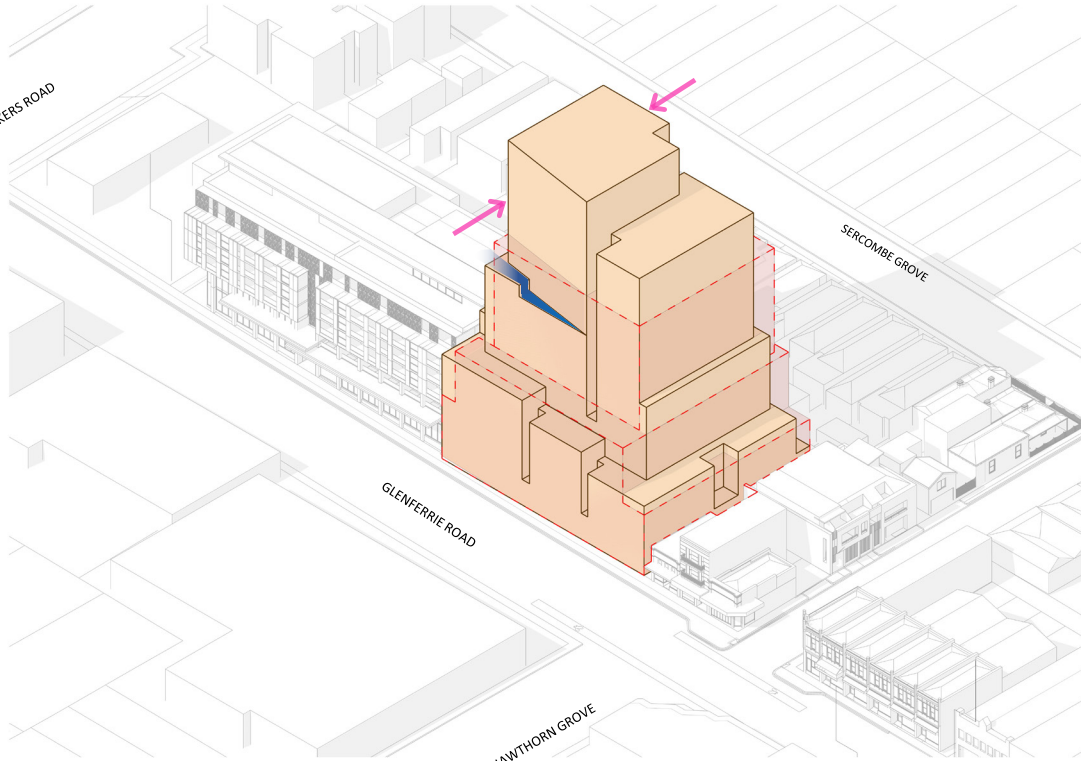
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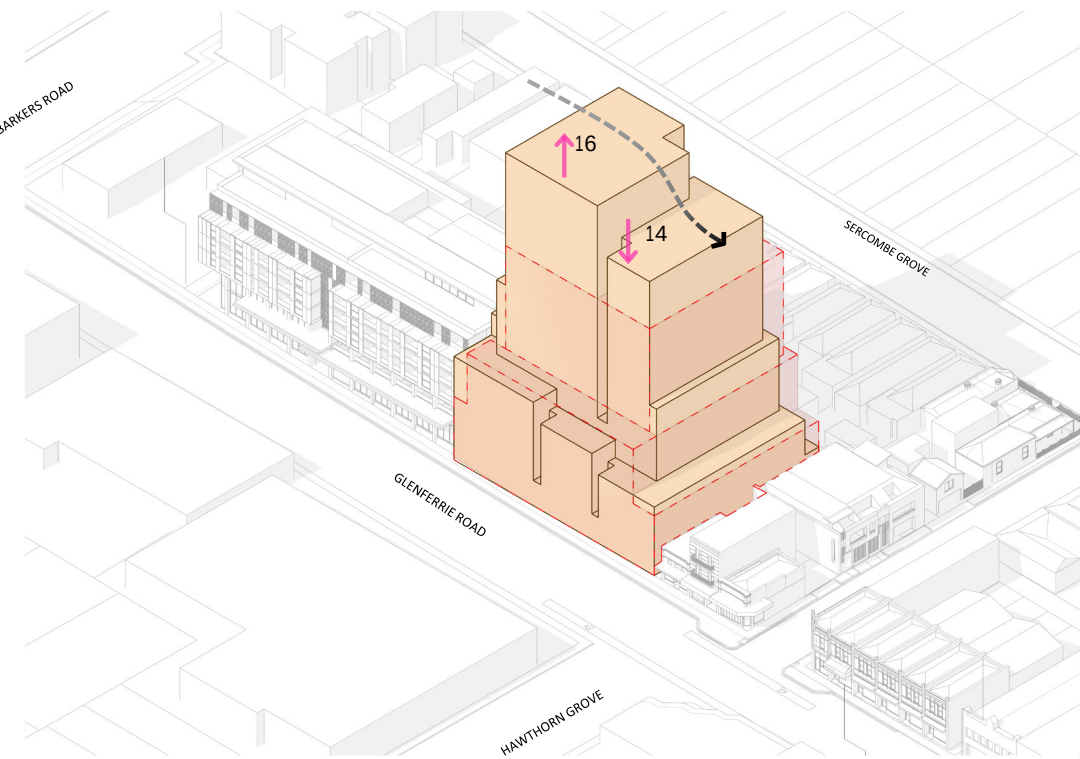
Built Form Evolution



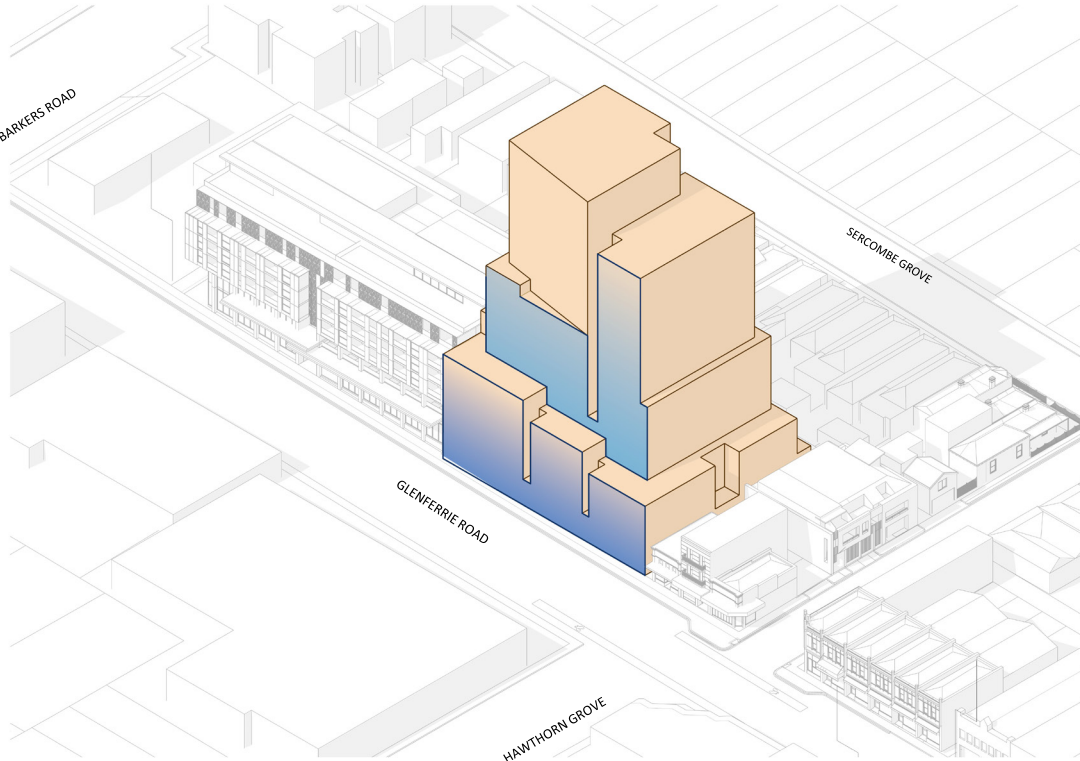
5 Form Compensation
Increased setbacks from the eastern interface to enhance transition, reduce overshadowing and increase separation. Building height increased to compensate for more generous eastern setbacks.



7 Folding
The northern volume folds back from the west to visually reduce the perception of the street wall.

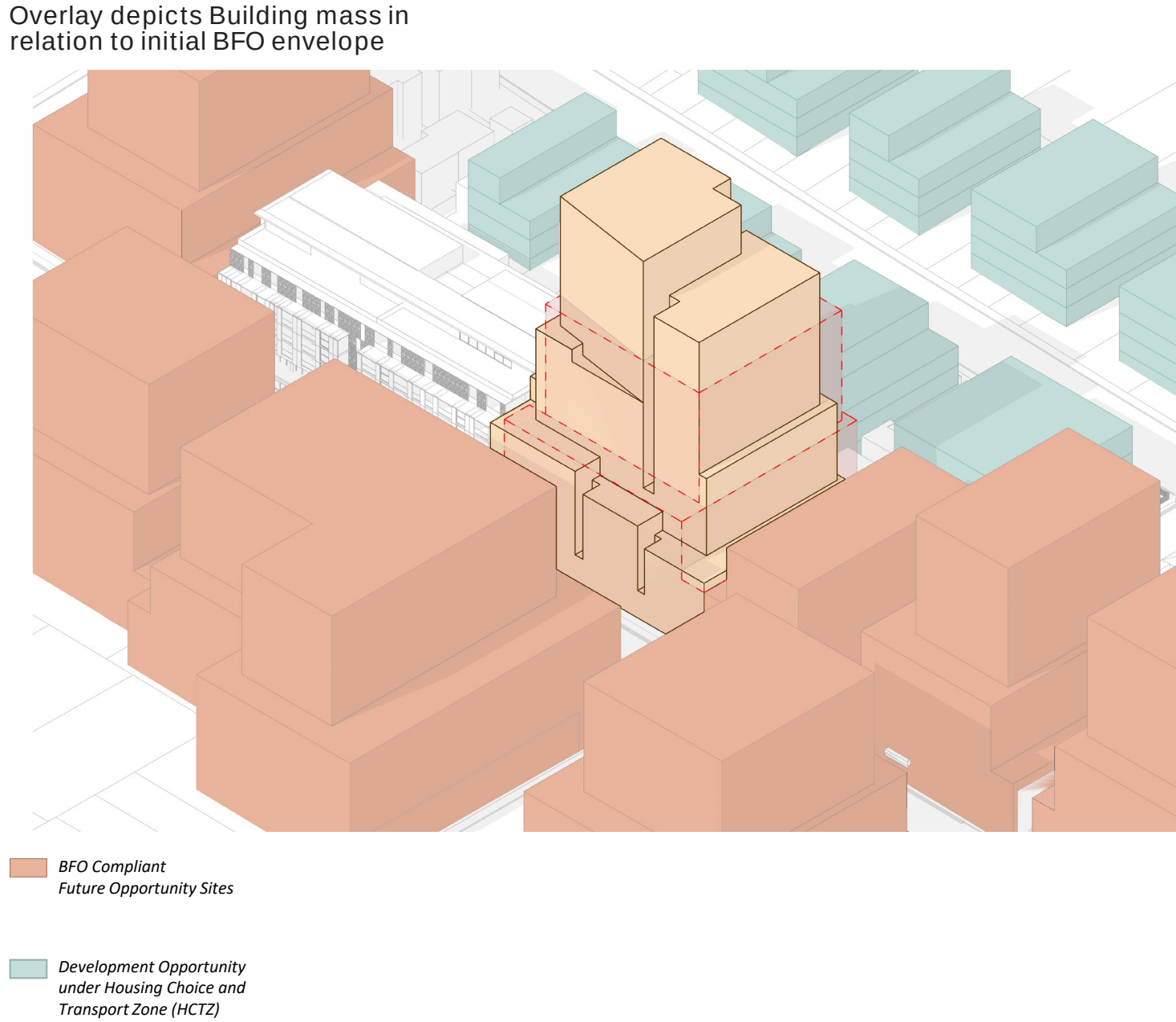


6 Level Seperation
separation creates a varied silhouette. The mass is carved into a series of volumes to reduce sense of bulk.

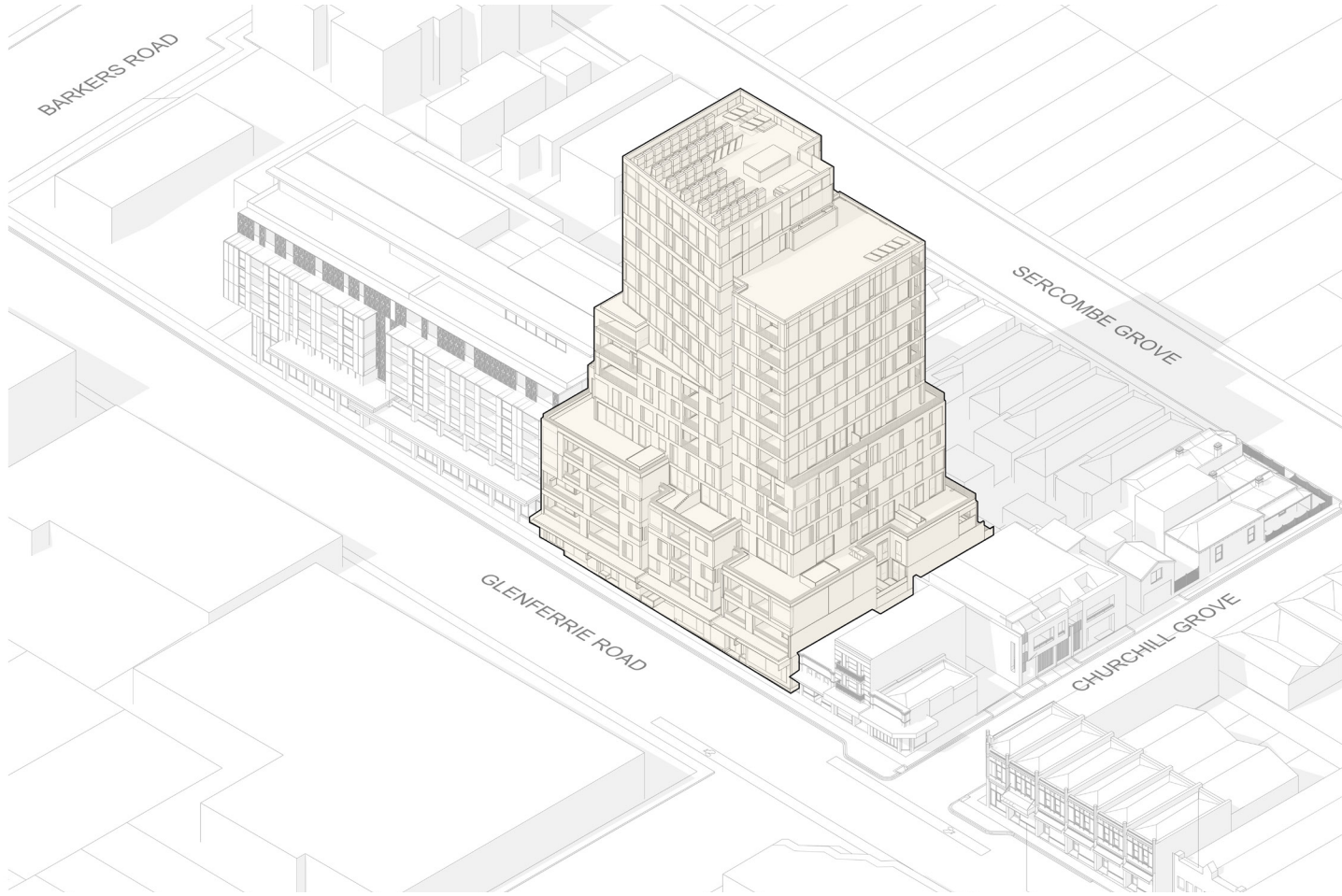


8 Articulation
A varied articulation of the street wall

Proposed Massing
Massing and Future Opportunity Site



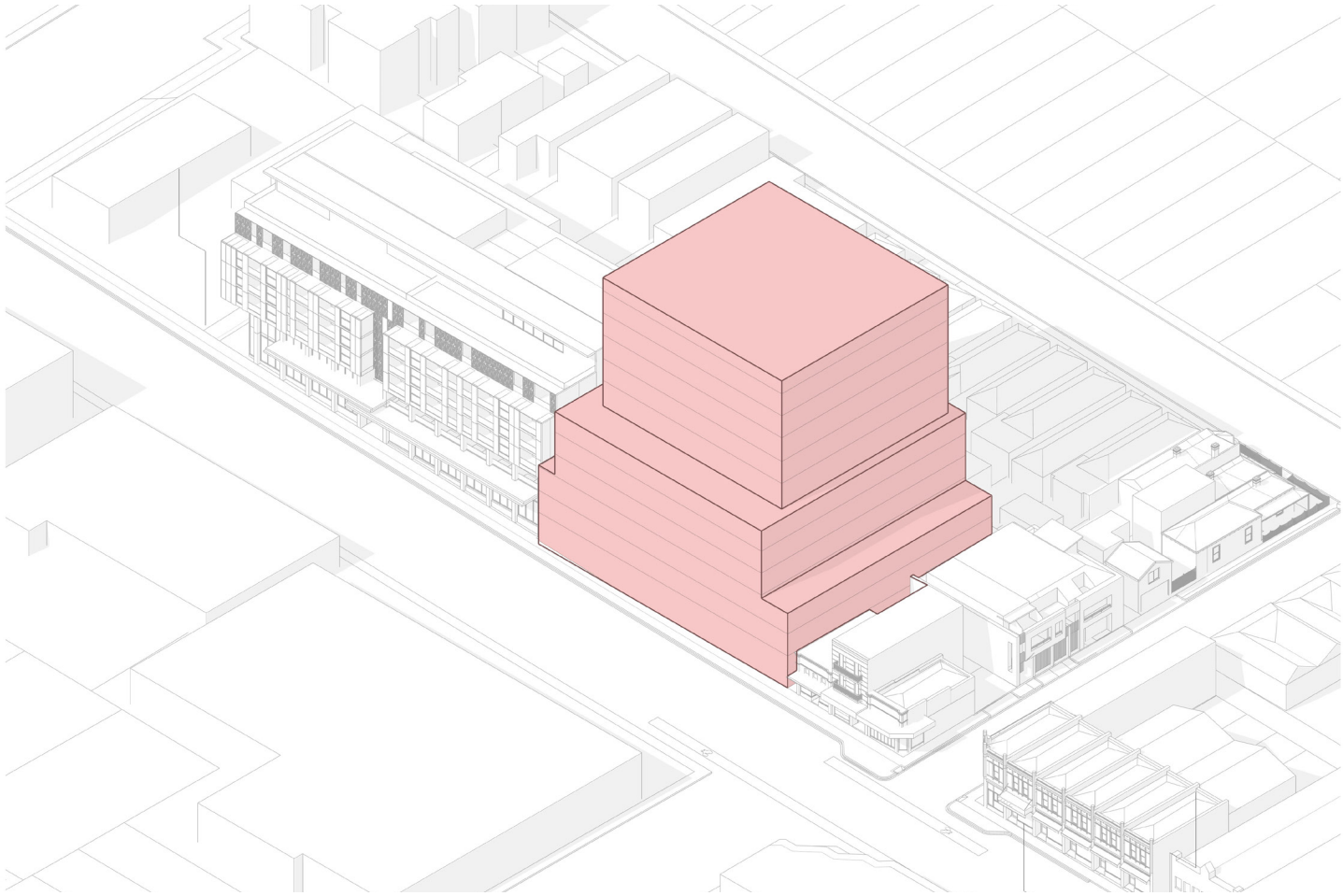
Final Articulated Massing



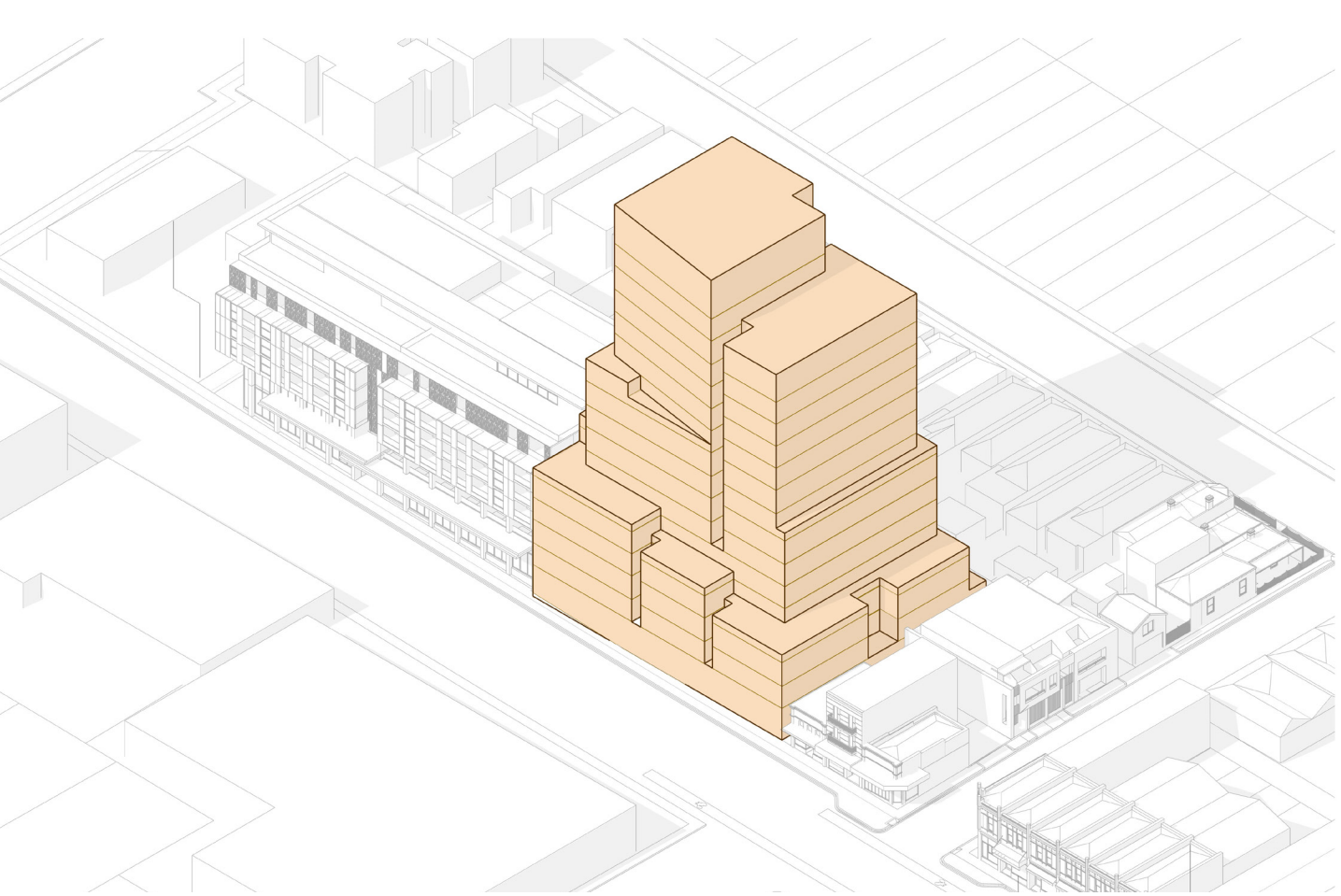
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Floor Area Ratio Ccomparison Between BFO Compliant & Proposed
FAR

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FAR : 8.51
100%
BFO
12 Level Development



FAR : 9.04
106% (additional 6% overall area)
Proposed
16-14 Level Development

Proposed Elevation
A Village On-top of the Hill

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5B



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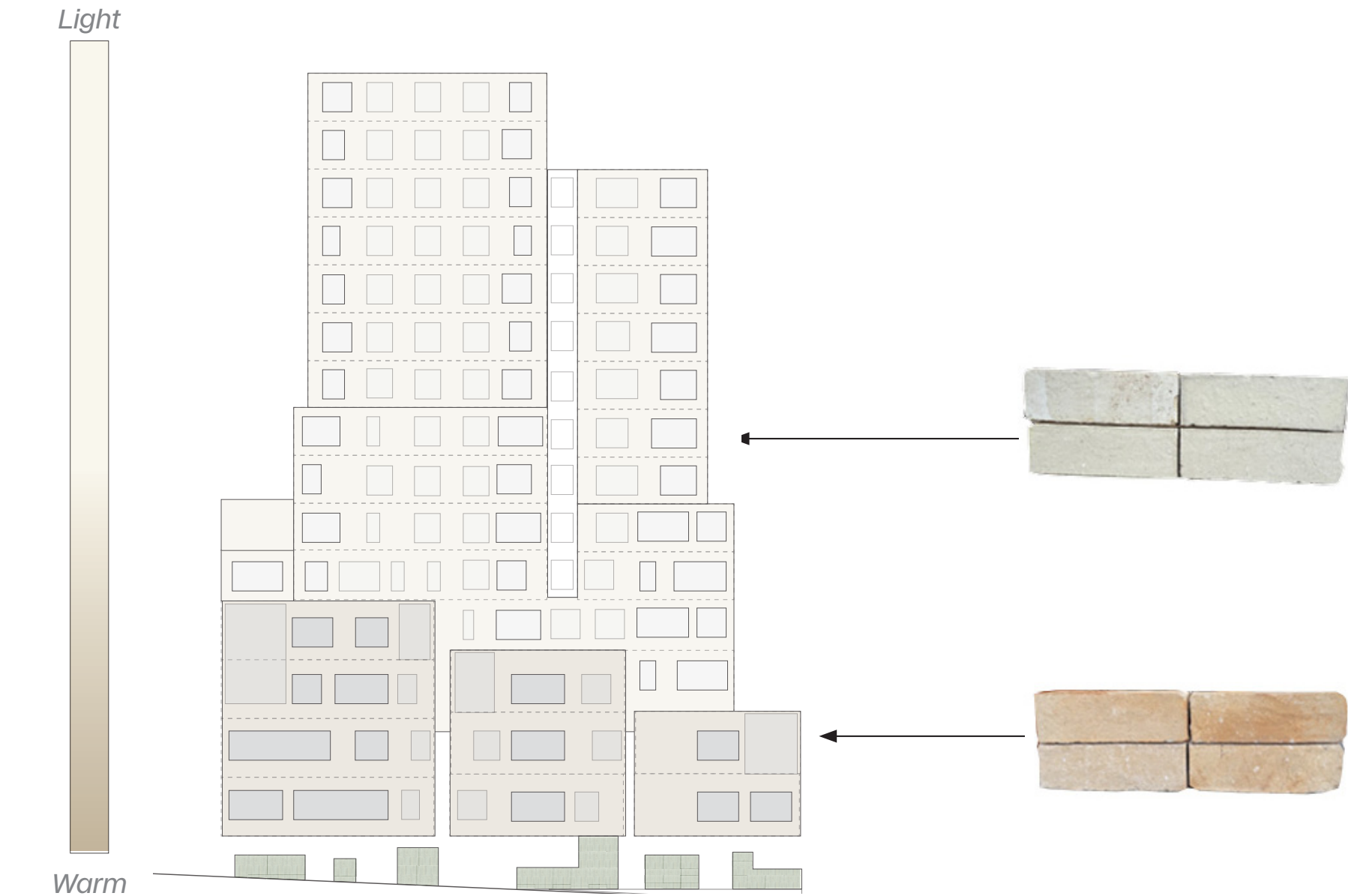
*Facade &
Materiality*

Facade Strategy

Material Focus

The eroded massing is further refined through materiality, introducing a gradual transition from darker masonry at the base to lighter tones above to reduce perceived scale.

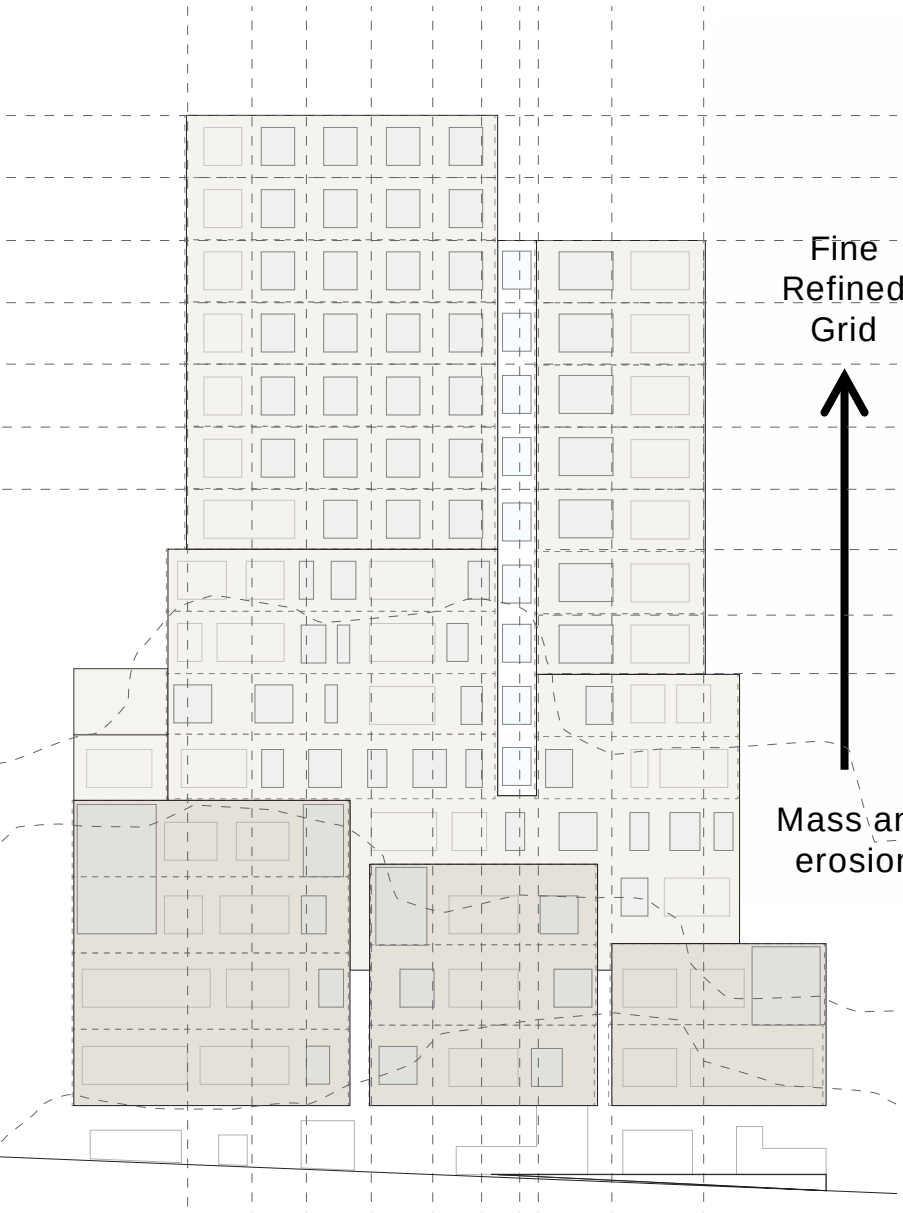
At ground level, robust coloured tiles in a finer module are introduced to enhance street activation and provide a durable, high-quality pedestrian interface.



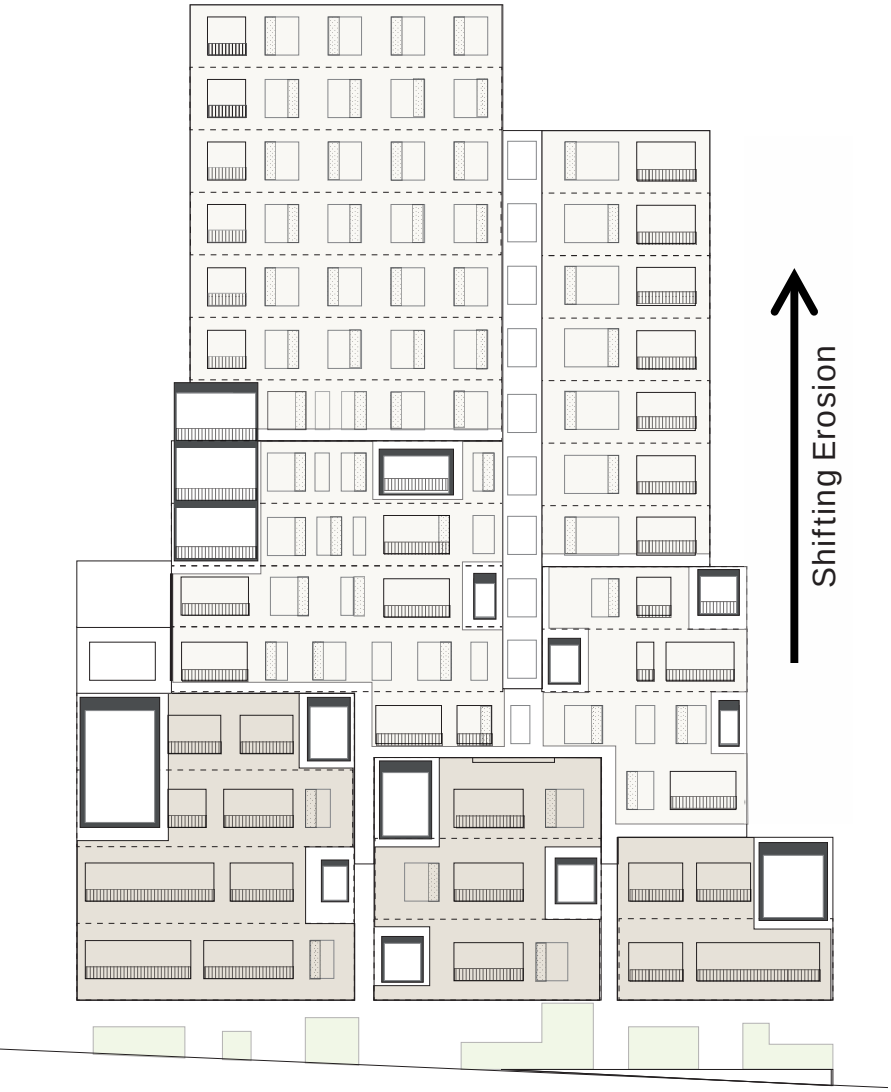
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Facade Strategy

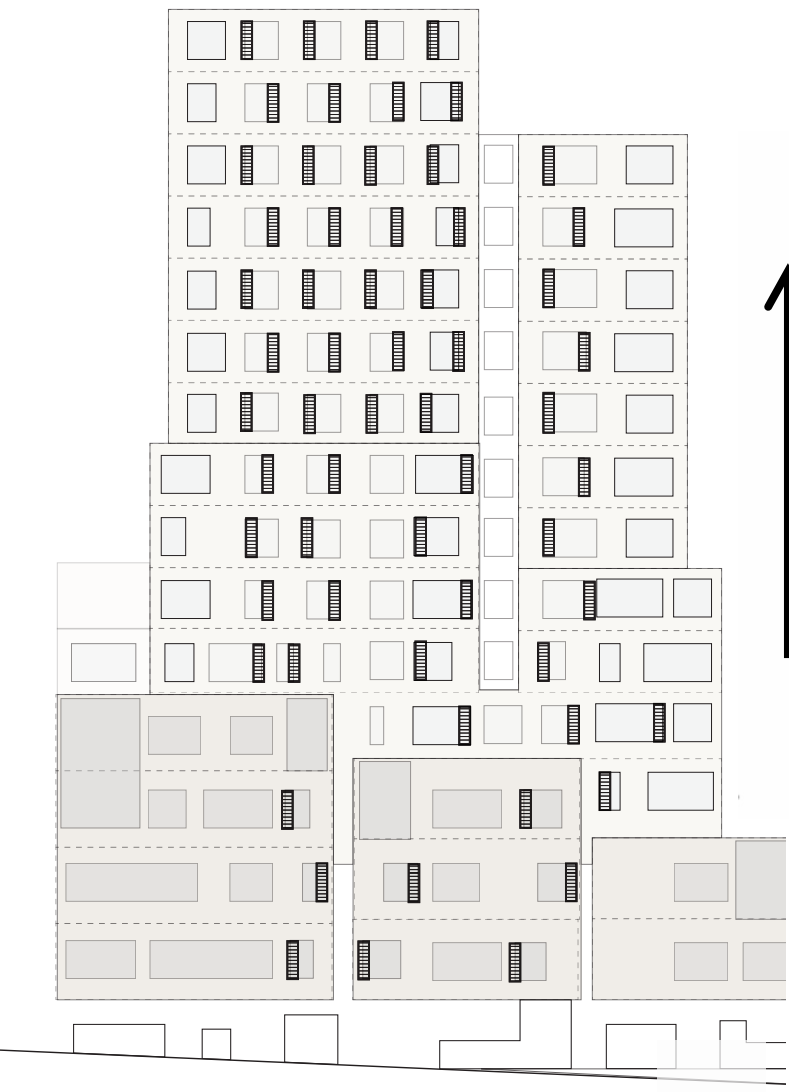
Refinement Layers



The façade articulation is driven by a curated approach to punctuations and fenestration. Larger, more dynamic openings are introduced within the eroded lower volumes, transitioning to a more controlled and finer staggered grid toward the upper levels. This variation provides depth and rhythm to the façade, further refining the massing while expressing a sense of individuality for each dwelling from the public realm.



Erosion within the podium is expressed through generous openings that soften and dissolve the edges of the street wall. This approach breaks down the overall mass, creating depth and shadow while introducing a more dynamic and organic street presence. The Level 9 window canopy has been integrated with the existing design language as a lightweight insertion, helping to further break down the massing and soften the built-form edge.



An articulated operable solid façade element is expressed as a continuous thread that visually ties the podium and upper volumes together. It follows the staggered and shifting grid, reinforcing the language of erosion and modulation while introducing a sense of craft, depth and material quality to the overall façade composition.



Threaded Panel
Concept Image

Proposal in Context
View from across Glenferrie Road

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Podium along Glenferrie Road

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Ground
Plane

Glenferrie Road Interface

Continuing the Character of the Street

Below the awning datum, the building base is carefully eroded to create a modulated shopfront defined by tiled elements. This treatment continues the eroded language established across the building mass, offering depth and articulation at the pedestrian scale. The result is a street frontage that is open, distinct, and finely detailed, enhancing engagement with the public realm while maintaining continuity with the established transparency and rhythm of Glenferrie Road.

The choice of green tile references the heritage shopfronts that characterise much of the street and broader Melbourne context, grounding the building within its place. The tile's tactile quality and subtle variation in tone contribute to a refined material palette, while its durability ensures the base remains robust and resilient to the wear of daily activity.

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A masonry façade above the datum of the awning.

A distinct shopfront treatment – open and articulated.

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A contemporary shopfront architecture – continuing the transparency and materiality of the existing fabric of the street.

Glenferrie Road Interface

A Hierarchy of Entries



GLENFERRIE ROAD VIEW

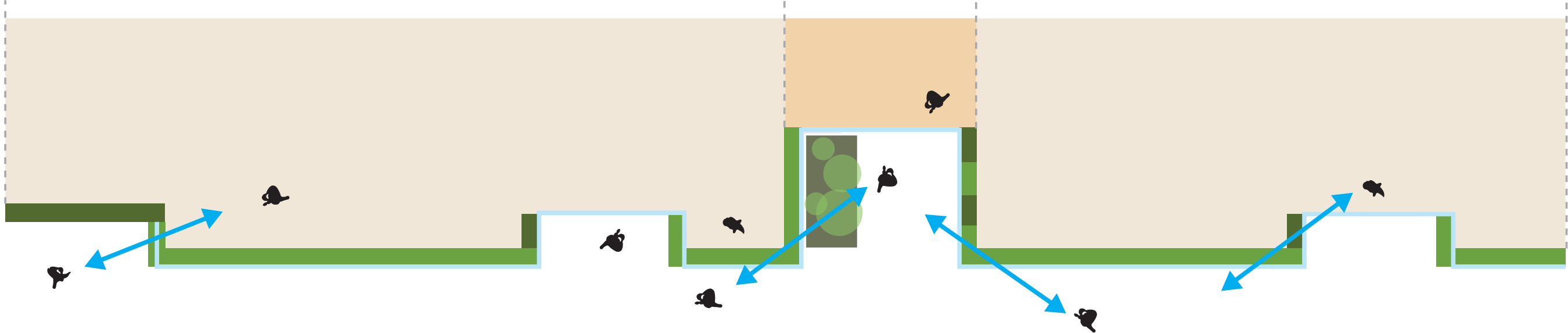
Glenferrie Road Interface

A Hierarchy of Entries

The modulation of the shopfront also establishes a clear hierarchy of entries along the Glenferrie Road elevation. By carefully positioning entry points, the design provides legibility and intuitive wayfinding for both residential and retail users. Glazed corners ensure continuous sightlines, enhancing safety and eliminating pedestrian blind spots along the active frontage.

The use of planting introduces depth and visual richness at street level, softening the architectural edge and contributing to a welcoming public realm. This also distinguishes the residential entry from the two retail tenancies, offering a clear sense of address and identity for each component of the building while maintaining a cohesive architectural expression along the street wall.

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Glenferrie Road

A contemporary modulated shopfront.
Glazed corners provide continuous sightlines

Glenferrie Road Interface

A Contemporary Glenferrie Road Shopfront

The differing heights of neighbouring awnings along Glenferrie Road are addressed through a continuous and playful awning that runs across the site. This awning provides a consistent datum and clearly separates the shopfront from the residential architectural character above.

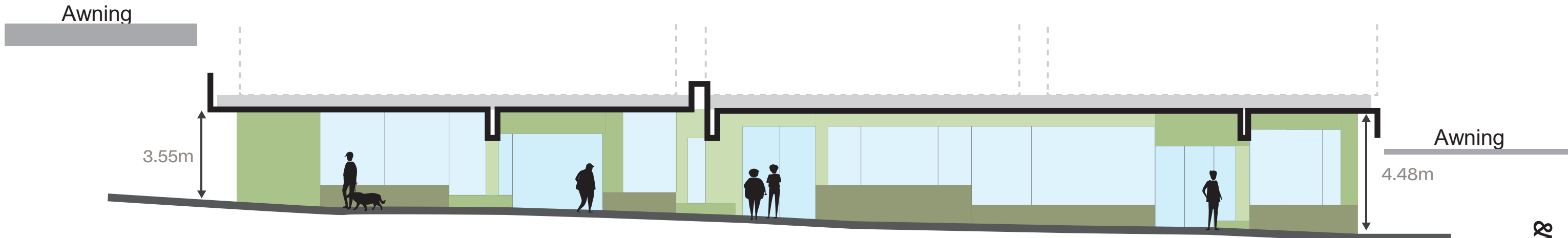
The awning incorporates folded sections to manage the height changes between adjoining properties. These folds also highlight building entries, making residential and retail access points clear and easy to identify. The result is a consistent street frontage that mediates between the neighbouring buildings while maintaining a continuous and elegant datum.

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Awning as Datum
A continuous awning sets the datum and holds the brick massing above.
Folded moments mediate the change in height between adjacent awnings and articulate the entries.



RESIDENTIAL ENTRY



Glenferrie Road Interface

Awning as Datum

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GLENFERRIE ROAD VIEW

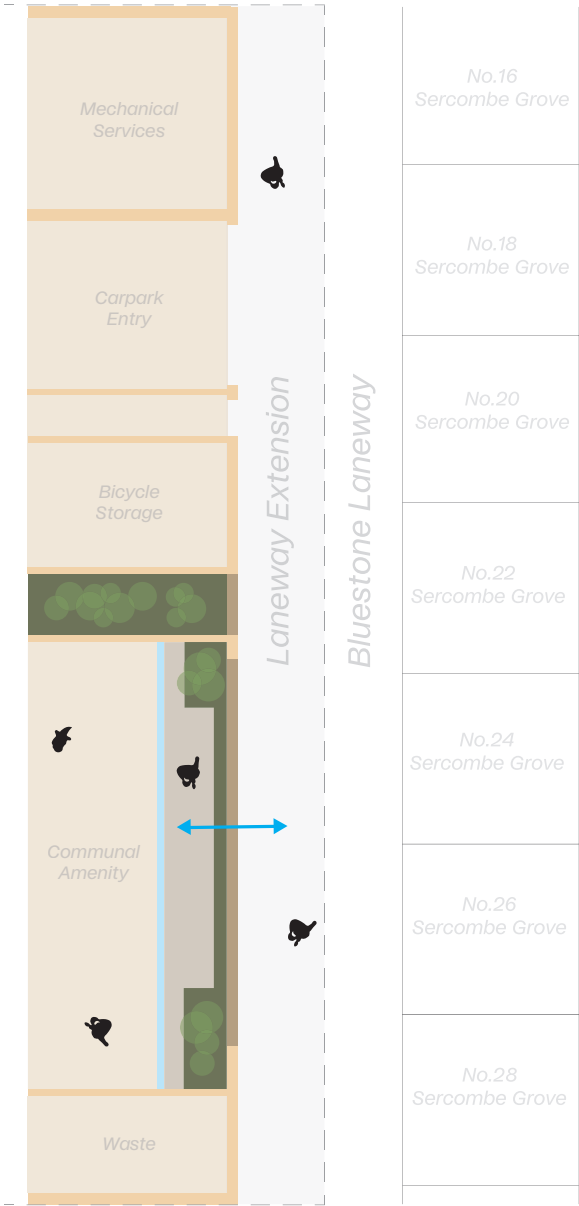
A Good Neighbour

Activating the Lane

The south and east elevations adopt a lighter tone and more textured quality of masonry, combined with the stepped massing of the form, to establish a distinctly residential character. This approach provides a softer expression to the building’s edges, reducing visual bulk and better addressing the adjacent residential context.

A sympathetic architectural language is developed on these elevations, with careful modulation and detailing that acknowledge the finer grain of the neighbouring properties. The playful placement of windows, integrated landscaped balconies and terraces, and eroded corner treatments all contribute to a more open and responsive façade. These elements strengthen the building’s relationship with its context, enhancing amenity for residents while respecting the scale and character of the surrounding streetscapes.

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LANEWAY EXTENSION PLAN



COMMUNAL OUTDOOR SPACE INTERFACE

Resident Amenity

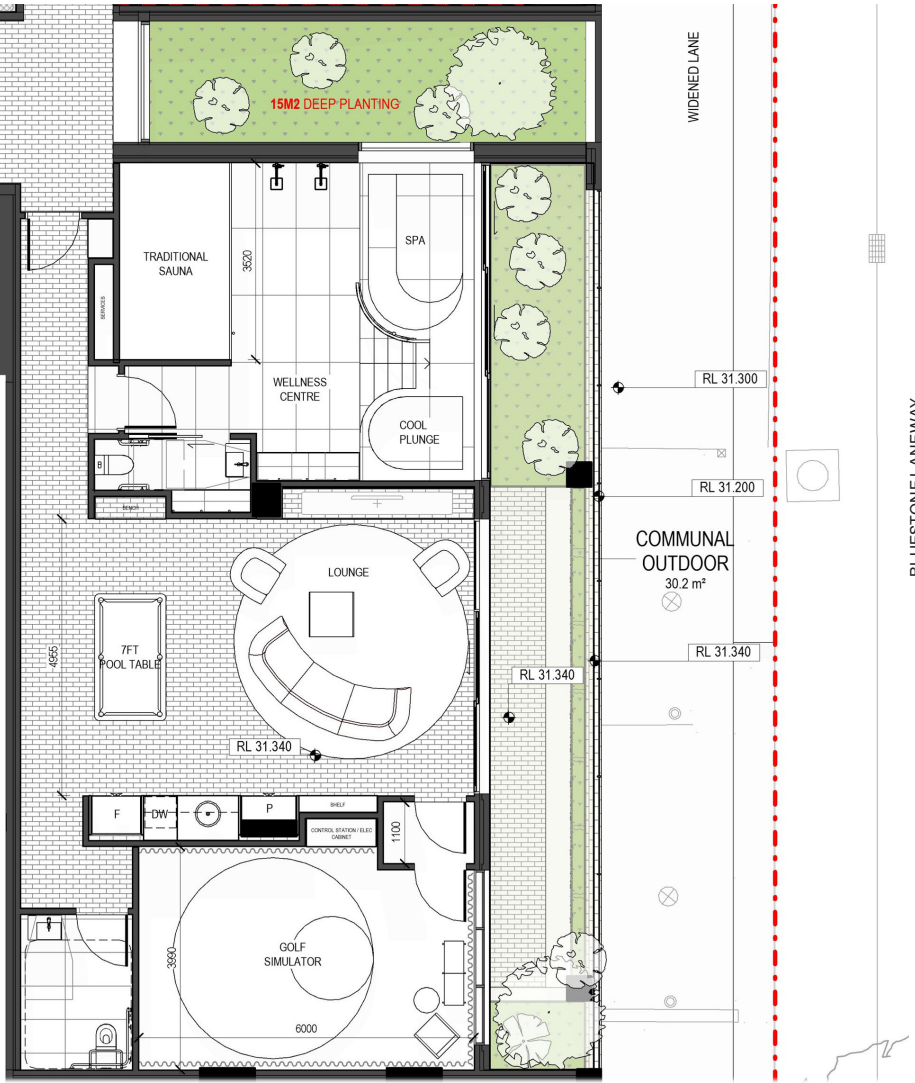
Ground Communal Space

A high-quality communal space is proposed on the ground floor, accessed via the main foyer, and includes designated areas such as a lounge, kitchen, and wellness centre.

A 30m² outdoor area is directly connected to the indoor communal space, providing breakout space and enhancing amenity through greenery and a landscaped outlook. Large sliding doors create a seamless connection between indoor and outdoor areas, allowing the space to feel more generous and connected to nature.

The outdoor space meets the BADS winter solar access requirements.

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GROUND PLAN DIAGRAM



COMMUNAL AMENITY

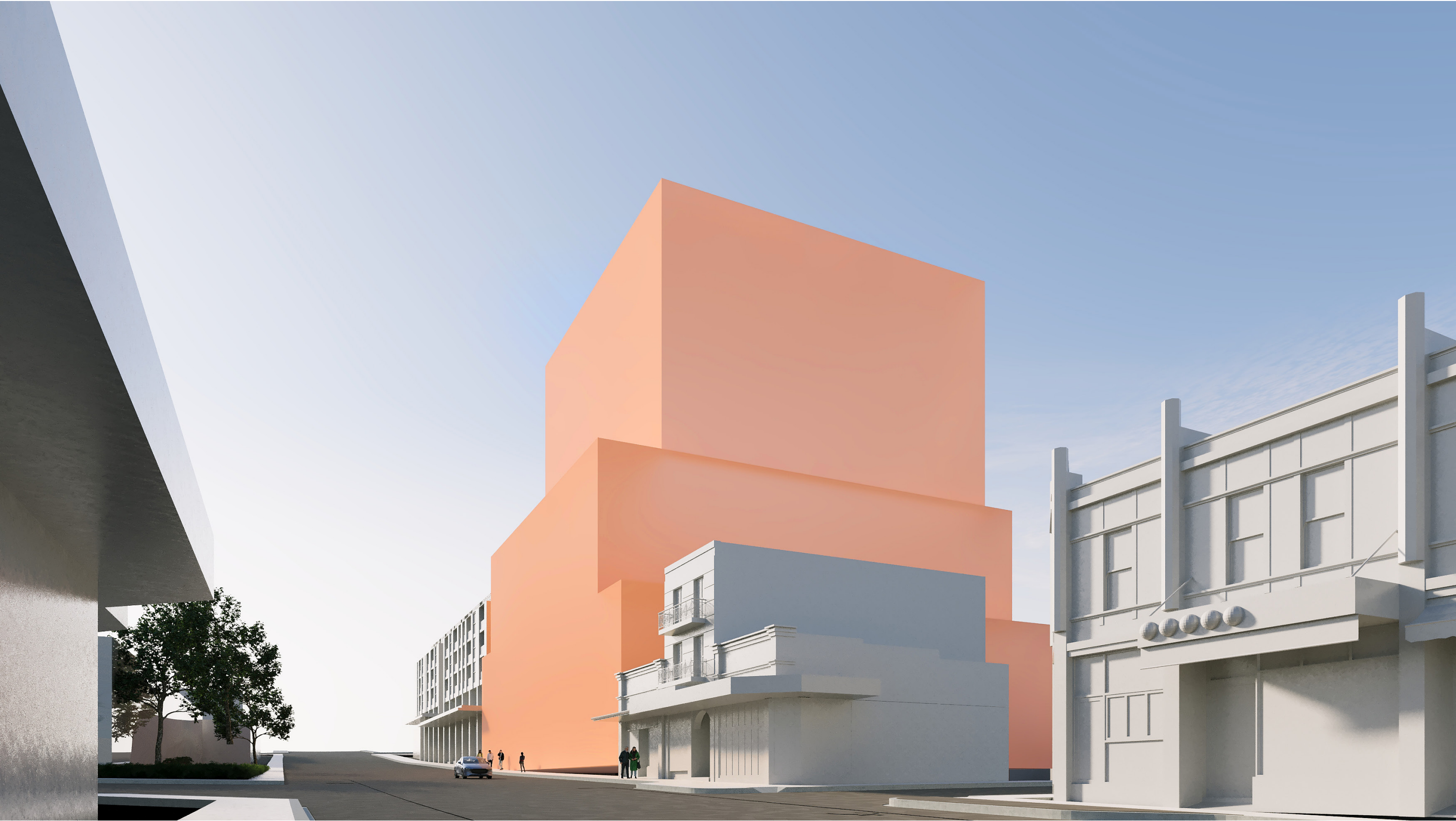
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5D

Massing
Comparison

Massing Comparison
Massing Comparison - BFO Envelope 12 Levels

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Massing Comparison
Massing Comparison - Current Permit + BFO Envelope

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Massing Comparison
Massing Comparison - Proposed + BFO Envelope

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Massing Comparison
Massing Comparison - Proposed + Future BFO Envelopes

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Massing Comparison
Sercombe Grove View - Proposed + BFO Envelope

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Massing Comparison
Sercombe Grove View - Proposed + Future BFO & HCZT Envelopes

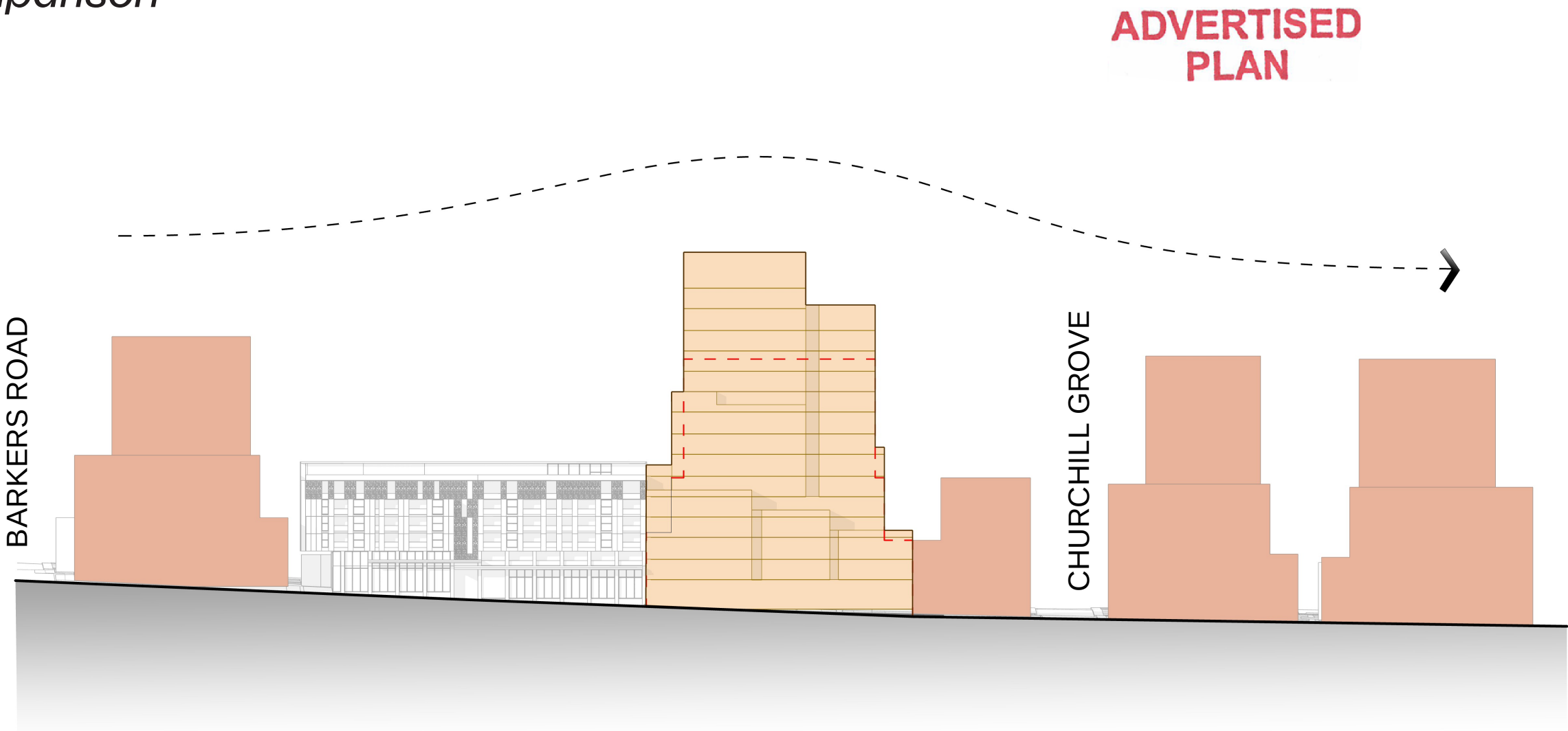
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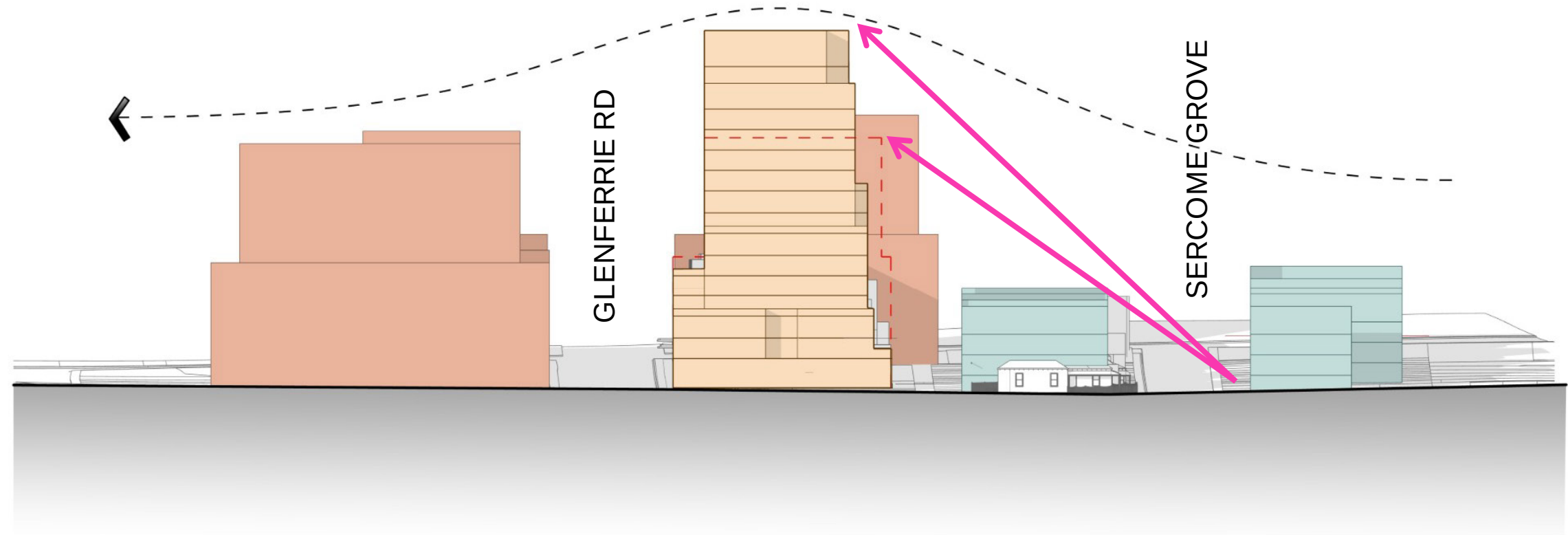
Massing Comparison
Context Elevation Comparison

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North South
Context Elevation



West East
Context Elevation



5E

Distant
Views

Distant Views
Proposal

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LOOKING SOUTH DOWN GLENFERRIE ROAD

Distant Views
Proposal Against Future Opportunity Sites

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LOOKING SOUTH DOWN GLENFERRIE ROAD

Distant Views
Proposal

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LOOKING NORTH DOWN GLENFERRIE ROAD

Distant Views
Proposal Against Future Opportunity Sites

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LOOKING NORTH DOWN GLENFERRIE ROAD

Distant Views
Proposal

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SERCOMBE PLACE VIEW

Distant Views
Proposal Against Future Opportunity Sites + BFO & HCZT Envelope

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