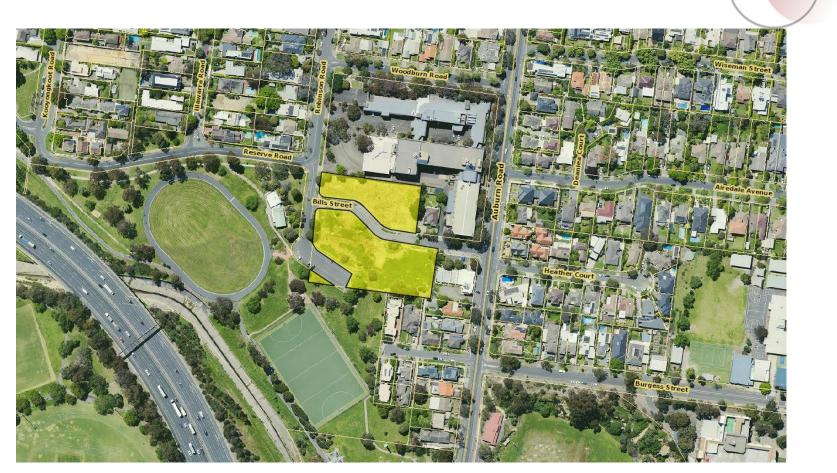


Public Meeting Bills Street Redevelopment

13 April 2021

Your hosts: Cr Garry Thompson, Mayor, Solway Ward Councillor Cr Susan Biggar, Riversdale Ward Councillor



1-12 Bills Street, Hawthorn - November 2020 aerial photo

Background

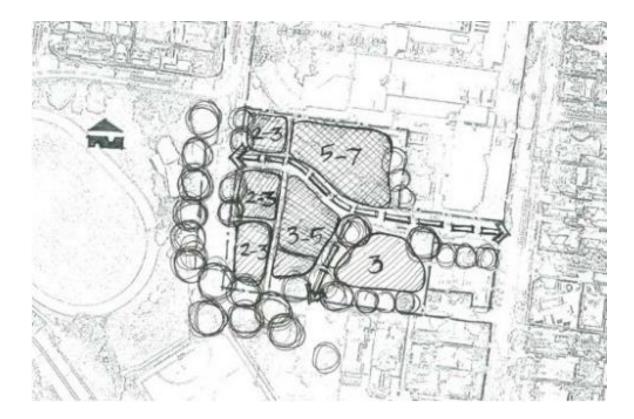
- May 2017 DHHS meets with Council, flags intention to redevelop Bills St estate for a mix of social and private apartments (10% increase of social housing);
- June 2017 DHHS sketch plans propose 400-450 apartments in buildings up to 12-storeys;
- July 2017 Council prepares and adopts Urban Design Framework, approx. 243 apartments in buildings up to 7-storeys;
- September 2018 DHHS hosts on-site walk event, consultation plans propose approx. 250-300 apartments in buildings up to 9-storeys, launches Consultative Committee;
- November 2020 State Government launches "Victoria's Big Housing Build". Identifies Bills St as a "fast start site";
- 1 December 2020 VC190 introduces Clause 52.20, removing need for a planning permit. Makes Minister for Environment responsible authority;
- **March 2021** Homes Victoria launches limited online public consultation. 206 apartments, 50% social, 50% affordable.



www.boroondara.vic.gov.au



Council's July 2017 UDF



Council's July 2017 UDF



Comparison of proposals

| | <u> </u> | |
|--|---|---|
| | Homes Victoria March 2021 Plan | |
| No. of apartments | 206 apartments, comprising: 103 social housing (57 x 1-bed, 31 x 2-bed, 15 x 3-bed); 103 affordable housing (31 x 1-bed, 52 x 2-bed, 20 x 3-bed). | Estimated 228 apartments plus 15 townhouses = 243 (approx.) |
| Building Height - north-west corner | 3-4 storeys | 2-3 storeys |
| Building height - north-east corner | 4-7 storeys | 5-7 storeys |
| Building height - south-west corner | 4-5 storeys | 2-5 storeys |
| Building height - south-east corner | 4-6 storeys | 3 storeys |
| Resident car parking (social and affordable housing) | 165 car spaces for residents, (a rate of 0.8 per dwelling) | All parking to be provided within basements, at rates consistent with Clause 52.06 (1 per 1 & 2-bed, 2 per 3-bed) |
| Visitor car parking (social & affordable housing) | 5 on-street within Bills Street (at a rate of 1 to each 41 dwellings) | 48 within basement car park (at a rate of 1 to each 5 dwellings, which is consistent with Clause 52.06) |
| Robinson Road car park | "Outside project scope of works" | To be relocated & reconfigured so that there is no net reduction in the number of public car spaces |
| Trees | 6 retained, 20 removed | 19 retained, 6 removed |
| Social Housing | 50% proposed | Council position not yet formed |
| Integration of private | | 'Salt and pepper' approach, with |
| and social housing | affordable not known | apartments fully integrated throughout the site and throughout the various buildings |

Key issues



- 1. Lack of information from Homes Victoria;
- 2. Consultation is confined to inconsequential aspects of the development;
- 3. Excessive height and minimal setbacks to southern interface with Burgess St homes and Patterson Reserve;
- 4. Failure to uphold commitments to properly consult, replace Robinson Rd car park and replace community room;
- 5. Development only incorporates 5 visitor spaces, increasing need to replace Robinson Rd car park;
- 6. Is the mix of social & affordable right?

What next for Council?



- Council supports the delivery of urgently needed public housing within the City of Boroondara in buildings of a scale and siting generally consistent with Council's UDF.
- Council is committed to continuing to advocate for meaningful public consultation.
- Council has requested meetings with Homes Victoria and the Minister for Environment.



What next for residents?

- By **4:00pm, 16 April 2021**, put your suggestions and concerns in writing to:
- Homes Victoria, <u>enquiries@homes.vic.gov.au</u>
- The office of John Kennedy MP, john.kennedy@parliament.vic.gov.au
- The office of the Minister for Energy, Environment & Climate Change, The Hon. Lily D'Ambrosio MP, <u>lily.dambrosio@parliament.vic.gov.au</u>
- Council, <u>boroondara@boroondara.vic.gov.au</u>



What next for residents? (contd)

Homes Victoria are holding an additional online consultation session, Thursday 15 April, at 6:00pm.

Register to participate at <u>https://engage.vic.gov.au/bills-street-hawthorn-redevelopment/community-workshop</u>



Thank you for your participation.