



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.

Homes Vic - March 2021 site plan



Council's July 2017 UDF



Council's July 2017 UDF



Comparison of proposals

	Homes Victoria March 2021 Plan	Council's adopted UDF
No. of apartments	206 apartments, comprising: <ul style="list-style-type: none"> • 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 and social housing	Distribution of social and affordable not known	'Salt and pepper' approach, with 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, enquiries@homes.vic.gov.au
- 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, lily.dambrosio@parliament.vic.gov.au
- Council, boroondara@boroondara.vic.gov.au

What next for residents? (contd)

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

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



Thank you for your participation.