

Shiran Wickramasinghe
Director Urban Living
City of Boroondara
8 Inglesby Road,
CAMBERWELL VIC 3124
Sent via email: shiran.wickramasinghe@boroondara.vic.gov.au

Dear Shiran,

RE: Bills Street, Hawthorn – Referral to council pursuant to clause 52.20-4

On 1 December 2020 Amendment VC190 introduced a new particular provision into the Victorian Planning Provisions at clause 52.20 (Victoria's Big Housing Build).

Homes Victoria is committed to providing a level of consultation with Council and the immediate local community prior to an application being lodged. We consider this an important step in achieving good design and planning outcomes through input and feedback from the community and Council.

The application

Homes Victoria is preparing an application it intends to lodge with the Minister for Energy, Environment and Climate Change C/- Department of Environment, Land, Water and Planning (DELWP). The application will seek permission to develop Bills Street, Hawthorn pursuant to Clause 52.20.

Please find enclosed a copy of the plans and information in support of the application for Council's review and advice pursuant to clause 52.20.

Homes Victoria is currently working with its design team to address overland flooding. This work may require changes to the design response for the southern boundary near Building A, gradient to the western end of Bills Street and the entry experience to Building F.

What Homes Victoria seeks from referral of application

Views on the development and Council infrastructure and service requirements

Homes Victoria welcomes Council's feedback on the development. Noting the application is close to being lodged, Council advice on impacts to Council assets and applicable Council policies are critical at this stage, as is advice from Council's internal departments on matters such as engineering considerations, legal point of discharge information, street trees and pavement reinstatement.

Recommended conditions

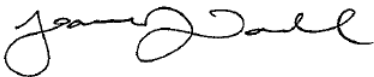
Homes Victoria's understanding is that permit conditions will not form part of any approval issued under Clause 52.20. Notwithstanding this, the requirements usually contained in permit conditions can still usefully inform Homes Victoria's final lodged application and DELWPs subsequent assessment for the Minister.

Noting the absence of a formal referral to Council, please consider the attached material as if it were a planning application and provide the appropriate advice and recommended conditions that Council would ordinarily impose on this type of development. This will ensure Council's requirements and interests are clearly known to DELWP and the Minister and can be addressed by the responsible authority.

We would be grateful for a response back from Council no later than 28 days from the issue of this letter.

Should you seek further information regarding this development please contact Leonora Contaxis, Senior Planning Officer on ph. 9456 4105 or email leonora.contaxis@homes.vic.gov.au.

Yours sincerely



Joanne Wandel
Director Delivery
Homes Victoria

25/ 06/ 2021