



Homes Victoria, together with our project partner Building Communities, is delivering 522 new social, affordable, market and specialist disability rental homes at the Simmons Street housing site (located at Horace Petty) in South Yarra by 2026. The builder at the site is ICON.

Building Communities has now received planning approval for this project.

This project is part of the Victorian Government's plan to improve housing affordability by building more and better homes in places where people want to live.

Once completed, the new homes at Simmons Street will be managed by one of Victoria's leading not-for-profit housing organisations – Community Housing Limited (CHL). CHL will be based at the site delivering tenancy management services, community building programs, and regular maintenance.

### The redevelopment of Simmons Street will deliver:

- a 34% uplift in social housing
- mix of dwelling sizes and layouts
- spaces for a café, bakery and gym
- multipurpose community room and co-working space
- new quality green open spaces and landscaped zones
- a pocket park, play space and community garden
- energy efficient, all electric homes with a 5-star Green Star rating, and 7-star NatHERS average rating
- on-site tenancy and property management.

## Community consultation on the plans

We held two stages of consultation on the Simmons Street project to hear feedback from the community about the plans to redevelop the site.

- **Stage one consultation** was held between June and July 2022
- **Stage two consultation** was held between November and December 2023.

### During stage two consultation, you told us:

- Safety is a priority
- Reduce impacts to traffic and car parking
- Ensure safe pedestrian and cyclist movements
- Minimise overshadowing and overlooking
- Provide flexible indoor and outdoor spaces
- Manage construction impacts

Feedback received during the stage two consultation has been responded to by Building Communities in a report that was provided to the Minister for Planning as part of the planning application.

The report on the consultation is now available to read on our **[Engage Victoria webpage via the QR code opposite.](#)**



Talking with residents about the Simmons Street housing site.



Artist's impression of the future community room and landscaped zones at Simmons Street

## What's happening now at Simmons Street?

Now that planning approval has been granted, ICON will continue securing and preparing the site for construction to commence by late 2024.

The project is scheduled for completion in late 2026.

If you have any questions or concerns about works at the Simmons Street, South Yarra site, please contact ICON's 24-hour hotline on **[\(03\) 9389 3619](tel:0393893619)** or email **[community.questions@icon.co](mailto:community.questions@icon.co)**

For information about how Homes Victoria is delivering more and better homes for Victoria please contact **[southyarra@homes.vic.gov.au](mailto:southyarra@homes.vic.gov.au)** or visit our website for the project at **[www.homes.vic.gov.au/simmons-street-south-yarra](http://www.homes.vic.gov.au/simmons-street-south-yarra)**