

Directions

Social Housing Renewal Standing Advisory Committee: Walker Street Estate, Northcote

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least ten (10) hard copies of additional written submissions and accompanying documents (i.e. photographs, plans). Copies of original submissions are not needed.
2. Written material presented at the Hearing should be two-hole punched and stapled (not bound).
3. Submissions (preferably in MS Word) should be emailed to the Committee after the Hearing at planning.panels@delwp.vic.gov.au.
4. Submissions and material presented at the Hearing including PowerPoint presentations are public documents and may be made available to other parties.

Exchange of Expert Witness Reports

5. Expert witnesses reports must comply with the Planning Panels Victoria Guide to Expert Evidence (<http://www.planning.vic.gov.au/panels-and-committees/planning-panel-faqs>).
6. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
7. Further submissions in relation to the revised Development Plan Overlay Schedule will be accepted up until 10.00am on Monday 2 October 2017 (**both** Hard **and** Electronic copies) in accordance with the attached Distribution List.
8. A copy of any expert witness report received must be made available on DELWP and Council's website and at Councils office.

Further notification and submissions regarding changes to Development Plan Overlay Schedule

9. Additional notification is required to be undertaken by DELWP by no later than **Monday 18 September 2017**, with the assistance from DHHS and the relevant Councils, to:
 - a. All submitters to each of the three Group A sites
 - b. All adjacent occupiers / owners of the three Group A sites, as well as, in the case of the Northcote site, those properties to the north site of Walker Street, opposite the site.
10. Notification should include a letter from DHHS that advises of the errors, explains clearly what the errors are, and the impact of these errors. Documents that clearly show the material in error and the revisions should be provided in hard copy and be provided by express post.
11. All submitters, and landholders and Councils are to be advised they can either add to their original submission to address the changes to the Development Plan Overlay, or put in a submission if they have not already done so.
12. All revised or new submissions must only address the changes to the Development Plan Overlay. Submissions must be made through the *Engage Victoria* forum and be collected by the office of Planning Panels Victoria by **10am on Monday 2 October 2017**. New submissions should advise if the submitter seeks to be heard. If so, the reserve day of 12 October 2017 will be made available for submitters to be heard if they cannot be accommodated on the days already scheduled. This will be through a request to be heard form on the *Engage Victoria* submission form.

Information to be supplied

13. DHHS must circulate to all parties on the distribution list the Social Impact Assessment being prepared in relation to the Walker Street Estate, Northcote redevelopment project by **2.00pm on Monday 18 September 2017**.
14. Any party calling expert witnesses must advise the Committee by **2.00pm on Monday 18 September 2017** with full details of expert names, area of expertise (where not already provided) and the dates and order the experts will be called.
15. If any submitter wishes to ask questions of an expert witness and is unable to attend the hearing on the day the witness is giving evidence, the submitter may forward questions in writing to the Committee through Ms Harwood of Planning Panels Victoria. Through its discretion, the Committee may ask the questions on the submitter's behalf. Questions must be forwarded to Ms Harwood by **2.00pm on Thursday 28 September 2017**, by email (to planning.panels@delwp.vic.gov.au), or in hard copy (addressed to Ms Harwood, c/- Planning Panels Victoria, Level 5, 1 Spring Street, Melbourne 3000).
16. DHHS as the proponent must circulate to all parties on the distribution list its 'Part A Submission' by **12.00pm on Monday 4 September 2017**. This should include:
 - a. Background to the proposal
 - b. Chronology of events that led to the proposal (including an overview of summary of information relating to the briefings provided to the Committee on 11 April and 9 August 2017)
 - c. Strategic planning context and assessment
 - d. Changes to the draft Amendment documentation proposed as a result of the issues raised in submissions.
 - e. Copies of any other material DHHS intends to rely upon (if not already provided).

Note: At the Hearing, DHHS's 'Part A Submission' will be taken as read by all parties. DHHS should allow time on Day 1 for questions of clarification from the Committee.
17. At the Hearing, DHHS must address the following issues through its 'Part B Submission':
 - a. an outline of the consultation process undertaken by DHHS to date, including how the response to feedback received from the consultation has informed the draft Amendment
 - b. response to issues raised in submissions and evidence, including the outcome of any further discussion it has had with Council and submitters
 - c. response to the Committee's Terms of Reference, particularly Clause 39 (matters to be considered by the Committee).
 - d. how the draft Amendment is consistent with the revised *Ministerial Direction on the Form and Content of Planning Schemes*, or how it can be made consistent.
 - e. how the trees on site will be dealt with, and how the proposed open spaces will connect with existing open spaces off site
 - f. how the public land abutting the site and Merri Creek will be managed – and what is the extent of the buffer to remain
 - g. how the traffic and parking rates have been prepared and how the level of construction activity in the area at the time of the impact study may have been affected
 - h. advise whether the proposed Parking Overlay Schedule 1 should be applied over the whole of Walker Street.
18. At the Hearing, the City of Darebin must address the following issues in its submission:

- a. respond to the Committee's Terms of Reference, particularly clause 39 (matters to be considered by the Committee)
 - b. provide any drafting solutions to the planning documentation it considers necessary.
19. At the Hearing, DHHS should arrange for appropriate aerials, zone plans and other relevant plans at large scale (A1).