

Committee Directions

Social Housing Renewal Standing Advisory Committee: Gronn Place Estate, Brunswick West

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. Expert witness reports and the Department of Health and Human Services (DHHS) Part A submission must be circulated by **12.00pm on Monday 25 September 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 the DELWP and Council website and at Council's 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 Schedules. 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 Gronn Place, Brunswick West renewal 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. The Committee can ask the questions on the submitter's behalf. Questions must be forward to Ms Harwood **by 2.00pm on Thursday 28 September 2017**, by email (to planning.panels@dewlp.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 25 September 2017**. This should include:
 - a. Background to the proposal
 - b. Chronology of events that led to the proposal (including an overview or 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 resulting from issues raised in submissions
 - e. Further clarification about why the proposed changes to the Local Planning Policy Framework are required
 - f. copies of any other material DHHS intends to rely upon if not already provided for previously (eg Plan Melbourne and Housing for Victorians).
 - g. A response to the matters in Moreland City Council's letter dated 8 September 2017 regarding Clause 32.04-9 and the way in which the requirements of that clause interact with the provisions of Clauses 55 and 58, in particular with respect to applicable setback requirements of the proposed redevelopment project to adjoining residential land.

Note: At the Hearing, DHHS's 'Part A Submission' will be taken as read by all parties. Council 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. Response to issues raised in submissions and evidence, including the outcome of any further discussion it has had with submitters, and providing comment on, in particular, the following issues:
 - i. an update on the privately owned property at 12 Kitchener Street
 - ii. the extent to which the uses of Dunstan Reserve on some evenings and at the weekends impact on on-street parking in surrounding streets and how this may impact on parking provision proposed
 - iii. the need for bicycle parking provision on site and/or requirements for bicycle storage that may be appropriate
 - iv. any proposal to address issues associated with increased bicycle and pedestrian crossing of Albion Street to access public transport stops or retail facilities

- v. issues raised by Cultivating Communities regarding the specific location requirements of and access to the proposed relocated community garden
 - vi. response to suggestions by Moreland City Council for changes to the DPO schedule and its suggestion that there be a requirement for 'informal consultation' on any future Development Plan prepared and that a Development Plan should have been exhibited with the draft Amendment
 - vii. clarification regarding the height of existing or proposed developments on nearby sites referred to in submission 6
 - viii. consideration of overlooking issues raised by submitter 7
 - ix. how the trees on site will be dealt with, and how the proposed open spaces will connect with existing open spaces off site.
 - b. response to the Terms of Reference, particularly clause 39 (matters to be considered by the Committee)
 - c. 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.
18. At the Hearing, Moreland City Council must address the following issues in its submission:
- a. response to the Terms of Reference, particularly clause 39 (matters to be considered by the Committee)
 - b. further explanation as to how the requirements which it has identified as its conditions of support for the proposal are consistent with, or justified by, existing Council policy.
19. At the Hearing, DHHS should arrange for appropriate aerials, zone plans and other relevant plans at a large scale (A1).