



# Planning Panels Victoria

Department of Environment, Land, Water and Planning

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20 October 2017

As addressed

Dear Submitter,

## **Social Housing Renewal Standing Advisory Committee: Abbotsford Street, North Melbourne**

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A Directions Hearing was held on 19 October 2017 at Planning Panels Victoria in relation to the above matter. A copy of the Social Housing Renewal Standing Advisory Committee's Directions and Hearing Timetable are attached. The following key dates are relevant to this matter:

- Expert witness details must be confirmed **by 2.00pm on Monday 30 October 2017**
- Expert witness reports and the Department of Health and Human Services (DHHS) Part A submission must be circulated **12.00pm on Friday 3 November 2017**
- The Hearing will commence at **10.00am on Monday 13 November 2017**.

The Hearing will be held in two locations:

- Planning Panels Victoria on 13, 15 and 16 November 2017
- DHHS Community Meeting Room, 159 Melrose Street, North Melbourne on 17 November 2017.

The following information is enclosed for your information:

- Committee's Directions
- Distribution List
- Hearing Timetable.

### **Request for additional photo montages**

At the Directions Hearing, Ms Hicks for Melbourne City Council requested the Committee direct that DHHS produce up to four additional photo montages for the site. The Committee has considered this request and declines to direct this further work be undertaken. The existing photo montages are indicative only and upon review of these, considers they are adequate in that context.

If you have any queries please contact Andrea Harwood, Senior Project Manager, Planning Panels Victoria on (03) 8392 5123 or [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

Yours sincerely,

**Kathy Mitchell**

Chair, Social Housing Renewal Standing Advisory Committee

#### **Privacy Statement**

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# Directions

Social Housing Renewal Standing Advisory Committee: Abbotsford Street, North Melbourne

## 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](mailto: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 must be circulated by **12pm on Friday 3 November 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.

## Information to be supplied

9. DHHS must circulate to all parties on the distribution list the Social Infrastructure Assessment being prepared in relation to the Abbotsford Street Estate, North Melbourne redevelopment project by **2.00pm on Monday 30 October 2017**.
10. Any party calling expert witnesses must advise the Committee by **2.00pm on Monday 30 October 2017** with full details of expert names, area of expertise (where not already provided) and the dates and order the experts will be called.
11. DHHS as the proponent must circulate to all parties on the distribution list its 'Part A Submission' by **12.00pm on Friday 3 November 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.

12. 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 9 November 2017**, by email (to [planning.panels@delwp.vic.gov.au](mailto: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).

13. 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, and providing comment on:
    - i. discussion with submitters re the small businesses they operate and their request to meet
    - ii. concerns regarding potential overshadowing of properties in Haines Street (may need updated overshadowing diagrams for Haines Street)
  - 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. any resolution on basement or podia parking
  - f. an understanding of the on-street car parking arrangements, particularly at peak occupancy times (eg mid-week 9pm and Sunday 8am)
  - g. resolution regarding the retention of high and moderate value trees
  - h. update on the proposal to locate a school on the site and how the current planning proposal relates to this
  - i. land ownership/management details regarding the school site
  - j. impact on open space as a result of the school proposal and how it aligns with Clause 52.06 requirements
  - k. whether it is appropriate for the Mixed Use Zone to be applied for the school site.
14. At the Hearing, the City of Melbourne 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.
15. At the Hearing, DHHS should arrange for appropriate aerials, zone plans and other relevant plans at large scale (A1).