

# Directions

## Social Housing Renewal Standing Advisory Committee: Debneys Precinct

### Written Submissions at the Hearing

1. All parties should bring to the Hearing at least six (6) 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. **Error! No text of specified style in document. (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 its office.

### Information to be supplied

9. Any party calling expert witnesses must advise the Committee by 2.00pm on **Monday 28 August 2017** with full details of expert names, area of expertise (where not already provided) and the dates and order the experts will be called.
10. The Department of Health and Human Services (DHHS) as the proponent must circulate to all parties on the distribution list its 'Part A Submission' by **12noon 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 or summary of information relating to the briefings provided to the Committee on 11 April and 24 May 2017)
  - c. strategic planning context and assessment
  - d. changes to the draft amendment documents as a result of issues raised in submissions
  - e. further explanation of the rationale for use of the Development Plan Overlay (rather than the Design and Development Overlay), and its format and structure. The Development Concept Plan is a very high level plan which links back via the Precinct numbers to the setbacks and preferred height under the relevant Clause. The Committee questions why the 'Indicative Built Form' plans that have been prepared for each site have not been included as more definitive Framework Plan for the site
  - f. copies of any other material DHHS intent to rely upon.

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.

11. 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 via Ms Harwood of Planning Panels Victoria. The Committee will ask the questions on the submitter's behalf. Questions must be forwarded to Ms Harwood by **2.00pm on Friday 8 September 2017**, by email (to [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au)), or in hard copy (to Ms Harwood, c/- Planning Panels Victoria, Level 5, 1 Spring Street, Melbourne 3000).
12. 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 proposed amendment
  - b. a response to issues raised in submissions and evidence, including the outcome of any further discussion with agencies and submitters
  - c. response to the Committee's Terms of Reference, particularly Clauses 38 (matters to be considered by the Committee), and Outcomes at Clause 40a, b and c
  - d. how the draft Amendment is consistent with the revised *Ministerial Direction - the Form and Content of Planning Schemes*, or how it can be made consistent
  - e. a parking assessment of existing conditions, and a response to how the proposed parking demand models respond to existing conditions
  - f. how it will ensure that as many of the identified Moderate and High Retention Trees as possible are retained in the new development
  - g. further information about the Stage 2 process for Debneys Park
  - h. a snapshot of the composition (size, number of bedrooms etc) of the current public housing dwellings to be demolished, details of how many are currently occupied, and by how many people, and the reasons why vacant units are vacant, and an understanding of how the composition (size, number of bedrooms etc) of the new public housing dwellings has been arrived at.
13. At the Hearing, the City of Moonee Valley must address the following issues in its submission:
  - a. response to the Committee's Terms of Reference, particularly Clauses 38 (matters to be considered by the Committee), and Outcomes at Clause 40a, b and c
  - b. status and timing of the 'Significant Trees Review'
  - c. status and timing of the 'Master Plan for Moonee Ponds Creek'
  - d. further information about the Stage 2 process for Debneys Park.
14. At the Hearing, DHHS should arrange for appropriate aerials, zone plans and other relevant plans at large scale (A1).