



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: New Street Estate, Brighton

A Directions Hearing was held on 19 October 2017 at Planning Panels Victoria, 1 Spring Street Melbourne in relation to the above matter. A copy of the 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 Wednesday 25 October 2017**
- Expert witness reports and the Department of Health and Human Services (DHHS) Part A submission must be circulated by **12.00pm on Wednesday 1 November 2017**
- The Hearing will commence at **10.00am on Wednesday 8 November 2017**.

The Hearing will be held in two locations:

- Planning Panels Victoria 8, 14 and 15 November 2017
- Bayside Council Chambers, Brighton on 13, 16 and 17 November 2017.

The following information is enclosed for your information:

- Committee Directions
- Distribution List
- Hearing Timetable.

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.

Yours sincerely,

Sarah Carlisle

Deputy Chair, Social Housing Renewal Standing Advisory Committee

Privacy Statement

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Committee Directions

Social Housing Renewal Standing Advisory Committee: New Street Estate, Brighton

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 must be circulated **by 12.00pm on Wednesday 1 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 Council's 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 Brighton Estate redevelopment project by **12.00pm on Wednesday 1 November 2017**.
10. Any party calling expert witnesses must advise the Committee by **2.00pm on Wednesday 25 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 Wednesday 1 November 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 as a result of the issues raised in submissions
 - e. Copies of any other material DHHS intends to rely upon if not already provided for previously (eg Plan Melbourne and Housing for Victorians).

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. The Committee can ask the questions on the submitter's behalf. Questions must be forwarded to Ms Harwood by **2.00pm on Friday 3 November 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).
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, in particular:
 - i. concerns regarding potential visual impact and overshadowing of properties in Murphy Street (may need updated overshadowing diagrams for Murphy Street)
 - ii. discussions it may have had with Elsternwick Primary school in relation to concerns about traffic conflicts with the school, particularly at drop off and pick up times
 - c. any resolution on basement or podia parking, and whether there has been any further consideration of the proposal reflected in the Design Framework to have podia level parking from boundary to boundary on the site
 - d. advice to the Committee regarding any discussions it may have had with Melbourne Water and/or Council regarding:
 - i. flooding issues
 - ii. management of the Elster Creek/canal
 - iii. Amendment C153 (which proposes to update the Special Building Overlay mapping)
 - e. resolution regarding the retention of high and moderate value trees
 - f. response to the Committee's Terms of Reference, particularly clause 39 (matters to be considered by the Committee)
 - g. 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.
14. At the Hearing, DHHS should arrange for:
- a. Appropriate aerials, zone plans and other relevant plans at large scale (A1)
 - b. Updated overshadowing diagrams demonstrating the likely overshadowing impacts of the development on properties in Murphy Street
 - c. Its traffic expert to provide the Committee with 50th percentile and 85th percentile ABS data on car ownership for public housing tenants and private residents in the municipality.
15. At the Hearing, the City of Bayside 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. Advice to the Committee regarding any traffic survey data it has for any of the nearby streets surrounding the site

- c. Advice to the Committee on the background to the Design and Development Overlay Schedule 2, and in particular to the height limits contained in the DDO2
- d. Advice to the Committee on whether it has any proposals to apply the Heritage Overlay to the site or surrounding area
- e. Advice to the Committee on the status of Amendment C153
- f. Advice to the Committee regarding any discussions it may have had with Melbourne Water and/or DHHS regarding:
 - i. flooding issues,
 - ii. management of the Elster Creek/canal.