25 September 2017

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Your reference:

Our reference: 2850710

Dear Panel Coordinator and submitters

Amendment C158 to the Darebin Planning Scheme Social Housing Renewal Standing Advisory Committee Walker Street Estate, Northcote

We act for the Department of Health and Human Services (**DHHS**) which is the proponent of the planning scheme amendment C158 to the Darebin Planning Scheme (**Amendment**).

The Amendment is listed for a hearing before the Social Housing Renewal Standing Advisory Committee (**Committee**) commencing on 2 October 2017.

In accordance with Committee's Directions we enclose DHHS's Part A submissions and background documents, together with the following expert witness reports upon which our client intends to rely at the hearing:

- 1 Urban design report prepared by Mark Sheppard of David Lock Associates;
- 2 Town planning report prepared by Sophie Jordan of Sophie Jordan Consulting Pty Ltd;
- 3 Traffic engineering report prepared by Jason Walsh of Traffix Group; and
- 4 Arboricultural report prepared by Rob Galbraith of Galbraith & Associates.

We also enclose an Index of Documents annexed to DHHS' Part A submission.

Please contact Rory O'Connor on 8686 6068 or Sean McArdle on 8686 6467 if you have any questions.

Yours faithfully

hM

Sean McArdle Associate Norton Rose Fulbright Australia Partner: Tamara Brezzi

APAC-#55658992-v1

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Index of Documents

Index of Documents Annexures to Part A submission (provided electronically and in hard copy according to the Distribution List) No. Document		
1.	Planning Property Reports for Walker Street, Northcote	
1.	 Neighbourhood Residential Zone (NRZ) 	
	 Neighbourhood Residential Zone - Schedule 1 (NRZ1) 	
	 Development Contributions Plan Overlay (DCPO) 	
	 Development Contributions Plan Overlay - Schedule 1 (DCPO1) 	
	 Environmental Significance Overlay (ESO) 	
	 Environmental Significance Overlay - Schedule 1 (ESO1) 	
State F	Planning Policy Framework clauses	
2.	9.01 Plan Melbourne Interpretation	
۷.	 10 Operation of the State Planning Policy Framework 	
	 11 Settlement 	
	 11.06 Metropolitan Melbourne 	
	 15 Built Environment and Heritage 	
	 16 Housing 	
	 17 Economic Development 	
	 18 Transport 	
	19 Infrastructure	
Local	Planning Policy Framework	
3.	Clause 20 Operation of the local planning policy framework	
0.	 Clause 21.01 Municipal Strategic Statement 	
	 Clause 21.02 Environment 	
	Clause 21.03 Housing	
	Clause 21.04 Economic Development	
	Clause 21.05 Transport and Infrastructure	
	Clause 22.02 Neighbourhood Character	
	 Clause 22.05 High Street Corridor Land Use and Urban Design 	
Backa	round strategic planning documents	
4.	A. Plan Melbourne: 2017 – 2051	
ч.	B. Merri Creek Development Guidelines 2004	
	C. Merri Creek and Environs Strategy 2009-2014	
Goveri	nment policies regarding housing	
5.	Homes for Victorians, 2017	
	nents relating to discrepancies between the Design Framework and DPO Schedule	
6.	Covering letter from DHHS, dated 14 September 2017	
-	 Table explaining the changes to be made to each DPO Schedule 	
	Comparison between exhibited version (31 July 2017) and exhibited version (18 September	
	2017) with Additions shown in blue and Deletions shown in red	
Backg	round reports concerning the proposed Amendment	
7.	Preliminary Social Infrastructure Assessment, Walker Street (Northcote) Public Housing Estate, Final	
-	Report (v3), prepared by ASR Research, September 20, 2017	
DHHS'	'evidence	
8.	Urban design report prepared by Mark Sheppard of David Lock Associates	
5.	 Town planning report prepared by Sophie Jordan of Sophie Jordan Consulting Pty Ltd 	
	 Traffic engineering report prepared by Jason Walsh of Traffix Group 	
	Arboricultural report prepared by Rob Galbraith of Galbraith & Associates	

Changes to amendment controls				
9.	•	Recommended changes to DPO13 arising out of submissions and evidence		
		To be provided		