



Planning Panels Victoria

Department of Transport and Planning

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26 August 2025

Dear Party

Priority Projects Standing Advisory Committee Referral 48: Rosedale Golf Course

Proposed schedule for provision of information, evidence and submissions

The Committee thanks the Proponent, Council and Melbourne Water for advising their proposed schedules for provision of information, evidence and submissions.

The Committee largely adopts the dates proposed by Council, the Proponent and Melbourne Water, being:

- **12 noon on Friday, 5 September 2025** (not 29 August as proposed by the parties): Proponent's background and context submission and any background information or reports it intends to rely on (Directions 3, 4)
- **12 noon on Friday, 12 September 2025**: Updated request to heard forms (including confirmation of expert witness details and time required for opening and main submissions for each party and closing submissions for the Proponent) (Direction 1)
- **12 noon on Friday, 19 September 2025**: Updated preliminary views summaries (if parties wish to expand on the information already provided) (Direction 2)
- **12 noon on Friday, 3 October 2025**: Proponent initial response to all issues raised in the updated preliminary views summaries (Direction 5)
- **12 noon on Friday, 17 October 2025**: Expert witness reports (Direction 17)
- **12 noon on Friday, 24 October 2025**: Expert witness joint statements (if required) (Direction 19)
- **12 noon on Tuesday, 28 October 2025**: Parties' main written submissions (Direction 11)
- **12 noon on Wednesday, 5 November 2025**: Proponent main (response to issues) submission (Direction 6)
- **12 noon on Friday, 7 November 2025**: Opening statement presentations (if being presented) (Direction 15)
- **Monday, 10 November 2025**: Consultation session commences.

These dates are reflected in the Committee's updated directions below.

Due date for Proponent's background and context submission

The Proponent's letter of 21 August (Document 34) requested that its background and context submission be due on Friday 29 August. Council and Melbourne Water did not object to this.

The Committee directs that the Proponent's background and context submission and any background information or reports it intends to rely on be filed by **12 noon on Friday, 5 September 2025** (see Directions 3 and 4)

Privacy Statement

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Proponent request to delay filing of information

In its correspondence of 21 August, the Proponent raised concerns with the scope of the background and context submission as outlined in the Committee's draft directions issued before the Directions Hearing (Document 27). It requested that certain information the Committee had requested be included in the background and context submission instead be provided through its main submissions and evidence.

Council and Melbourne Water objected to this request (Documents 39 and 40) on the basis that it would hinder the preparation of their cases to receive the information later in the process.

To facilitate a fair and efficient hearing process and ensure the Committee and parties have access to all relevant information, the Committee directs that this information be provided with the Proponent's background and context submission as originally directed (see Direction 4).

DEECA enquiry regarding ecological assessments

The Committee received a copy of DEECA's email to Council of Monday 25 August enquiring when Council could provide the ecological assessments it commissioned, as this would affect DEECA's preferred dates for filing of information and the site inspection. At the time of writing, PPV is not aware of a response to this enquiry.


The Committee directs Council to advise all parties when the assessments will be provided.

Head, Transport for Victoria does not wish to participate

On Monday 25 August, the Head, Transport for Victoria confirmed it does not wish to participate in the consultation process (Document 37), as indicated at the Directions Hearing.

If you have questions, please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on [REDACTED] or planning.panels@transport.vic.gov.au.

Yours sincerely



Michael Ballock
Committee Chair

Updated request to be heard forms

1. All parties must complete an updated [request to be heard form](#) by **12 noon on Friday, 12 September 2025** advising:
 - a) the details of all expert witnesses they intend to call
 - b) the time required for their opening and main submissions (and closing submissions for the Proponent).

Updated preliminary views summaries

2. All parties may file an updated outline of preliminary views on the matters on which the Committee has been asked to advise (no more than two pages long) by **12 noon on Friday, 19 September 2025**.

Proponent

Information to be provided

3. The Proponent must provide any background information or reports it intends to rely on during the Committee's consultation process by **12 noon on Friday, 5 September 2025**.

Proponent's Background and Context Submission

4. The Proponent's Background and Context Submission must be filed by **12 noon on Friday, 5 September 2025** and must include:
 - a) a brief overview of the proposal
 - b) the process undertaken to develop the proposal, including consultation to date with landowners and government agencies
 - c) in the context of the Committee's task and considerations:
 - (i) a summary table detailing the response to each of the guideline steps, identifying the relevant documents and briefly explaining how each of the considerations have been addressed.
 - (ii) an explanation of how the Indicative Assessment Pathway, Figure 1 in the Guidelines has been applied to the Proposal.
 - (iii) an initial response to all issues raised in preliminary views summaries provided by parties, with an explanation of whether they are relevant at this stage of the process – if so, please respond; if not, please explain when and how they will be addressed (if relevant).
 - d) in relation to the steps in the *Planning Guidelines for the Conversion of Golf Land to Other Purposes* (June 2020) (Guidelines):
 - Step 1:**
 - (i) Explain any relevant updates or changes to the economic context and analysis relevant to the proposed golf course redevelopment since the *Economic Effects of Redevelopment* report was prepared by Urbis in May 2022, and implications for the proposal.
 - (ii) Describe the open space needs assessment informing the proposal.
 - Step 2:**
 - (iii) Identify all current relevant policy and strategies, briefly explain the relevance to the proposal, and any response to these.
 - (iv) Explain any relevant new or changed planning policy and/or local strategic planning documents since the *Step 2 – Strategic Direction* assessment report was prepared by Urbis in June 2022, and describe any implications for the proposal, including but not limited to consideration of Plan for Victoria and housing targets.

Step 3:

Directions:

- (v) Explain any consultation undertaken with the Bunurong Land Council Aboriginal Corporation, and how this has been responded to in development of the proposal.
- (vi) The advice from EnviroME, dated 2 August 2024, stated:

Due to the proximity of the Edithvale - Seaford Ramsar Wetlands it is considered that a referral may be required under the EPBC Act. It is recommended that Rosedale and its ecological consultants consult directly with DCCEEW to discuss.

Advise whether consultation with the Department of Climate Change, Energy, the Environment and Water has occurred, and if so the outcome of this consultation. If the *Environment Protection and Biodiversity Conservation Act 1999* referral is required, explain the implications for the proposal.

Step 4:

- (vii) Explain any report updates that are in progress, and if any, the scope of the review or update, and anticipated timing for completion.
- (viii) Provide a summary of the values, constraints and opportunities identified in the technical reports.
- (ix) Provide an overview of potential impacts to the Edithvale-Seaford Wetlands that integrates the findings of the biodiversity and stormwater/water quality assessments (outlining any identified limitations/data gaps and identifying proposed management measures of any potential impacts)
- (x) Explain how the Preliminary Tree Assessment prepared by Homewood Consulting in 2022 will inform opportunities for development of the site.
- (xi) Provide an update on preparation of the Cultural Heritage Management Plan.
- (xii) With regard to the contamination reports prepared by Beveridge Williams:
 - the January 2023 report concludes further investigation is required relating to potential contamination and acid sulphate soils
 - the November 2024 report advises that further investigation cannot occur until after the Cultural Heritage Management Plan is completed (anticipated in mid-2025), and regardless the investigation is not expected to preclude development but will inform the scope of an environmental audit and management actions, and application of the Environmental Audit Overlay (EAO) is proposed.

Please advise of any update on this further investigation. If further investigation has not occurred then explain why application of the EAO is acceptable with regard to the Ministerial Direction 1 and Planning Practice Note 30 relating to potentially contaminated land.

- (xiii) Explain which exactly which documents the ESD Report prepared by Sustainable Development Consultants, July 2023, refer to in section 2.1.

Step 5:

- (xiv) Explain how the community consultation program complies with the Guidelines.

Response to updated preliminary views summaries

- 5. The Proponent must file an initial response to all issues raised in parties' updated preliminary views summaries (Direction 2) by **12 noon on Friday, 3 October 2025**.

Proponent's Main (Response to Issues) submissions

- 6. The Proponent's Main (Response to Issues) Submissions must be filed by **12 noon on Wednesday, 5 November 2025** and must:
 - a) explain its position on the matters relevant to the Committee's task
 - b) with consideration of submissions and expert evidence, provide a:

Directions:

- (i) summary of issues raised in submissions, grouped as relevant under steps in the Guidelines
- (ii) response to issues raised
- (iii) summary of unresolved issues
- c) explain any proposed changes to the proposal
- d) if any further work is required at this stage of the process, explain the further work required and why.

Proponent's Opening Submission

- 7. The Proponent must present an opening submission on Day 1 of the consultation session that addresses the following:
 - a) a brief overview of the proposal
 - b) its position on the matters relevant to the Committee's task
 - c) any proposed changes to the proposal.
- 8. The Proponent's opening submission must be no longer than 1 hour, unless otherwise requested and approved by the Committee.
- 9. The Proponent may present an opening statement presentation. This must be circulated the business day before the consultation session commences.

Proponent Closing Submissions

- 10. The Proponent will be provided time to present Closing Submissions which:
 - a) must not raise new matters
 - b) may respond to matters raised in other parties' submissions or evidence.

Other parties' submissions

Written submissions

- 11. Other parties must file written submissions by **12 noon on Tuesday, 28 October 2025**:
- 12. Submissions must address:
 - a) the party's position on the matters relevant to the Committee's task
 - b) the outcome the party is seeking at this stage of the process
 - c) if further work is required at this stage of the process, explain the further work required and why.

Opening statement

- 13. Parties may present an opening statement outlining their position on matters on Day 1 of the consultation session.
- 14. Parties will be allocated 15 minutes for opening submissions unless otherwise requested and approved by the Committee.
- 15. Parties may present an opening statement presentation. This must be circulated the business day before the consultation session commences.

Experts

Expert witness details and reports

- 16. Full details of all expert witnesses must be provided by **12 noon on Friday, 12 September 2025** with parties' updated request to be heard forms.
- 17. Expert witness reports must be filed by **12 noon on Friday, 17 October 2025** and must broadly address (within the expert's area of expertise) issues relevant to the Committee's task.

18. An expert witness report must comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://www.planningpanels.vic.gov.au)).

Expert meetings

19. Expert witnesses in the following areas must meet to prepare a Joint Expert Statement of areas of agreement and disagreement. The nominated expert should act as a chair for the meeting and coordinate arrangements and note taking.
- a) *TBC once updated request to be heard forms are received* – to be chaired by the Proponent's expert witness
20. The meetings should be held after the expert reports are filed but before the roundtable discussions commence.
21. The meetings can only be attended by:
- a) the experts being called to give evidence
 - b) relevant staff from government agencies (to be confirmed following confirmation of expert evidence areas)
 - c) a non-participating note taker if necessary.

Advocates or parties instructing the experts must not attend the meetings.

22. If any expert witness is instructed not to reach agreement in respect of points of difference, the expert must report those instructions in writing to the Committee and all parties.
23. The Joint Expert Statements:
- a) must list the relevant participants in attendance
 - b) must note if any participant is not present for any significant discussion point
 - c) must record the facts and opinions agreed and not agreed in respect of each issue and the reasons for any disagreement
 - d) should be fewer than five pages with numbered paragraphs
 - e) should not restate the evidence – evidence should be cross-referenced in the agreed statement if required
 - f) must be signed by all participants.
 - g) must be filed by **12 noon on Friday, 24 October 2025**.

Roundtable discussions

24. The purpose of the roundtable discussions is to explore unresolved issues relating to the Committee's task.
25. Roundtable discussions involve topic-based conversations between the Committee, experts and parties. All parties are invited to participate in the roundtable discussions.
26. During the roundtable discussions the Committee will lead asking questions of experts and parties.
27. Parties may ask questions of clarification of experts with the leave of the Chair. Questions must be respectful and productive, and must be about the specific matters that are before the Committee.
28. Unless agreed by the Chair, experts will not be required to present evidence-in-chief at the roundtable discussions. Evidence will be taken as read.

Consultation session agenda

Priority Projects Standing Advisory Committee Referral 48: Rosedale Golf Course

Consultation session agenda – Version 2

Day 1: Monday 10 November 2025 – Opening submissions and roundtable discussions

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne)

Or join online via Microsoft Teams video conference: [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10:15am	Rosedale Golf Club (Proponent) overview and opening submissions	TBA
	Kingston City Council (Council) opening submissions	(pending updated requests to be heard)
	Melbourne Water opening submissions	
	Department of Energy, Environment and Climate Action (DEECA) opening submissions	
	Roundtable discussions (topics TBC)	
4:30pm	Day close	

Day 2: Tuesday 11 November 2025 – Roundtable discussions

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne)

Or join online via Microsoft Teams video conference: [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10:15am	Roundtable discussions (topics TBC)	1 day
4:30pm	Day close	

Day 3: Wednesday 12 November 2025 – Roundtable discussions and main submissions

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne)

Or join online via Microsoft Teams video conference: [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10:15am	Proponent main submissions	TBA
	Council main submissions	(pending updated requests to be heard)
	Melbourne Water main submissions	
	DEECA main submissions	
	Proponent closing submissions	
4:30pm	Day close	

Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on (03) 9935 4189 as soon as possible.
2. Please be present or online at least 15 minutes before your scheduled start time.
3. The Committee may amend a Party's start time without notice. However you will be contacted in advance if you are to be rescheduled to a different day.
4. Time will be made for morning and afternoon breaks each day. Break times will be taken at appropriate points in the proceedings and break times in the timetable are indicative only.
5. If you have any questions about the timetable, please contact Planning Panels Victoria on (03) 9935 4189.