



The Hon Sonya Kilkeny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-1661

Ms Sarah Raso
Lead Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Ms Raso

REFERRAL OF ROSSDALE GOLF COURSE REDEVELOPMENT AMENDMENT REQUEST TO THE PRIORITY PROJECTS STANDING ADVISORY COMMITTEE

I refer to a request submitted by Tract Consultants on behalf of the Rosedale Golf Club (the proponent). I have been asked to prepare, adopt and approve an amendment to the Kingston Planning Scheme to facilitate the residential development of the Rosedale Golf Course at 1 Sixth Avenue, Aspendale.

The proposed amendment relates to an existing, private landholding used as a golf course and within a Special Use Zone 1 (SUZ1 – Golf Course Land). The Proponent contends that the use of the land for a golf course is no longer viable and wishes to relocate. As a result, the Proponent is seeking to rezone the land to facilitate a residential redevelopment.

I note Kingston City Council's position that the proponent has not sufficiently followed the steps required under the *Planning Guidelines for the Conversion of Golf Land to Other Purposes* (June 2020).

Independently, the council has also initiated its own strategic assessment of the environmental values of the land and may pursue a planning scheme amendment to ensure its protection.

I have decided to refer the amendment request to the Priority Projects Standing Advisory Committee under section 151 of the *Planning and Environment Act 1987*, to seek advice on whether the proponent has appropriately completed the first five steps of the guidelines in order for me to potentially further consider the request.

To assist in my consideration of the matters prescribed under sections 12(1A) and 12(2) of the Act, and to ensure the objectives set out in section 4 (1)(a), (c), and (d) of the Act are upheld, I am seeking advice and recommendations on the following matters, having regard

to Ministerial Direction 21: Golf Course Redevelopment and the Planning Guidelines for the Conversion of Golf Course Land to Other Purposes:

- whether the proponent has undertaken adequate assessments and made the necessary enquiries to support the redevelopment of the land
- whether the strategic direction for the future redevelopment of the land has been justified
- whether the proponent has appropriately determined what other assessments and approvals are required
- whether the site values, opportunities and constraints have been acceptably documented
- whether the proponent has developed a comprehensive community consultation program and undertaken sufficient consultation
- any recommendations on environmental suitability that need to be addressed prior to consideration of a planning scheme amendment.

The advisory committee's consideration should be confined to these matters only.

The committee should conduct its proceedings in accordance with the Priority Projects Standing Advisory Committee Terms of Reference and may seek the views of any relevant referral authority, responsible authority or government agency in accordance with Clause 12. For this matter, this includes:

- Kingston City Council
- Department of Energy Environment and Climate Action
- Melbourne Water
- Transport for Victoria
- Environment Protection Authority.

It is not expected that public consultation will be undertaken.

The draft amendment documentation, including all application and supporting documents, will be provided to the committee by the Department of Transport and Planning (DTP). The cost of the committee process will be met by the proponent, the Rosedale Golf Club.

If you would like to discuss this matter further, please contact Bruce Abernethy, Executive Director, State Planning Assessment and Facilitation, Department of Transport and Planning, at [REDACTED]

Yours sincerely



The Hon Sonya Kilkenny MP

Minister for Planning

Date: 2/7/2025