



Planning Panels Victoria

Department of Transport and Planning

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14 October 2025

Dear Party

Priority Projects Standing Advisory Committee Referral 48: Rosedale Golf Course

Please find enclosed:

- summary of updated request to be heard forms received
- additional directions regarding expert witness meetings
- additional directions regarding the site inspection
- version 3 of the distribution list
- version 3 of the roundtable agenda.

Updated request to be heard forms

The Committee thanks parties for filing their updated request to be heard forms, which are summarised in the table below. The consultation session agenda has been updated accordingly.

Party	Representative	Experts	Time required for opening submission	Time required for main submission
Rosedale Golf Club (Proponent)	Mark Naughton and Rob McKendrick of Planning & Property Partners	1. Sophie Jordan of Contour Consultants Pty Ltd in town planning 2. Dr Jacqueline Gorski of SPM Pty Ltd in environmental considerations 3. Rhys Quick of Urbis Pty Ltd in economics	30 minutes	4 hours + 30 minutes for closing submission
Kingston City Council	Nicola Collingwood of Counsel, instructed by Maddocks	1. Cameron Ryder of C&R Ryder Consulting in arboriculture 2. Paul Shipp of Urban Enterprise in economics 3. Scott Dunn of Engeny in hydrology 4. Lance Lloyd of Lloyd Environmental in ecology 5. Jeff Yugovic of Biosis in ecology	30 minutes	3 hours
Melbourne Water	David Bergin of Eighth Street Planning	1. William Steele of Melbourne Water in wetland biodiversity 2. Aijaz Memon of Melbourne Water in flooding	None	1-2 hours
DEECA (no change from original request to be heard form)	Louisa Smith of DEECA	None	None	10 minutes

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Expert witness meetings

1. Expert witnesses in the following areas must meet to prepare a statement of agreed opinions and facts. The nominated expert should act as a chair for the meeting and coordinate arrangements and note taking:
 - a) environment, ecology and biodiversity, to be chaired by Dr Jacqueline Gorski
 - b) economics, to be chaired by Rhys Quick.
2. The meetings should be held after the expert reports are filed.
3. The meetings can only be attended by:
 - a) the experts being called to give evidence
 - b) relevant staff from the following government agencies:
 - environment, ecology and biodiversity – staff from DEECA
 - c) a non-participating note taker if necessary.
4. Advocates or parties instructing the experts must not attend the meetings.
5. 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.
6. The statements of agreed opinions and facts:
 - 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 31 October 2025 (note change in date)**.

Site inspection

The Committee will undertake an accompanied site inspection at **10:30am on Wednesday 5 November**.

The Committee makes the following additional directions regarding the site inspection:

1. Parties must advise all parties by **12 noon on Wednesday 29 October**:
 - a) any locations they wish the Committee and parties to visit on the site inspection
 - b) who they nominate to attend the site inspection (maximum of three attendees per party).
2. The Proponent must circulate a map and plan for the site inspection to all parties (including the meeting point and time) by **12 noon on Monday 3 November**.
3. The Proponent must manage and guide the site inspection on the day.

Updated outlines of preliminary views

The Committee received an updated outline of preliminary views from Council (Document 45). No other parties filed an updated outline of preliminary views.

The Proponent responded to Council's updated preliminary views on 3 October (Document 46).

Conduct of the roundtable

Per the agenda below, the roundtable will commence with opening submissions from the Proponent and Council, followed by topic-based roundtable discussions, main submissions from all parties, and finally closing submissions from the Proponent.

The topic areas for discussion will be:

- environment, ecology and biodiversity
- hydrology and flooding
- arboriculture
- economics
- planning.

All parties and experts may participate in the roundtable discussions, noting parties will have the opportunity to fully explain their submissions during their main submission time.

During the discussions, the Committee will ask questions of parties and expert witnesses regarding the matters on which it requires clarification. It will not necessarily cover all issues within the topic area.

Parties and expert witnesses may ask questions of each other, moderated by the Chair. There will be no formal cross-examination of expert witnesses.

Parties are reminded that the Committee has been tasked with advising on the following issues only:

- 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 Committee will confine discussions to these issues in the context of the topic under discussion.

Roundtable venue

Due to construction noise, the roundtable will no longer be held in the Planning Panels Victoria hearing rooms. The Proponent is investigating alternative venues and all parties will be advised once this is confirmed.

If you have questions, please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on (03) 9935 4189 or office@planningpanels.vic.gov.au.

Yours sincerely



Michael Ballock
Committee Chair

Consultation session agenda

Priority Projects Standing Advisory Committee Referral 48: Rosedale Golf Course

Consultation session agenda – Version 3

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

Venue: In person (venue TBC)

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	30 mins
10:45am	Kingston City Council (Council) opening submissions	30 mins
11:15am	Break	15 mins
11:30am	Roundtable discussions on environment, ecology and biodiversity , with the following expert witnesses: - Dr Jacqueline Gorski in environmental considerations for the Proponent - Lance Lloyd in ecology for Council - Jeff Yugovic in ecology for Council - William Steele in wetland biodiversity for Melbourne Water	2 hours
12:30pm	Lunch break	1 hour
1:30pm	Roundtable discussions on environment, ecology and biodiversity cont.	
2:30pm	Roundtable discussions on hydrology and flooding , with the following expert witnesses: - Scott Dunn in hydrology for Council - Aijaz Memon in flooding for Melbourne Water	1 hour
3:30pm	Break	15 mins
3:45pm	Roundtable discussions on arboriculture , with expert witness Cameron Ryder in arboriculture for Council	30 mins
4:15pm	Day close	

Day 2: Tuesday 11 November 2025 – Roundtable discussions

Venue: In person (venue TBC)

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

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10:05am	Roundtable discussions on economics with the following expert witnesses: - Rhys Quick of Urbis Pty Ltd in economics for the Proponent - Paul Shipp of Urban Enterprise in economics for Council	1 hour
11:00am	Break	15 mins
11:15am	Roundtable discussions on economics with the following expert witnesses: - Sophie Jordan in town planning for the Proponent	1 hour
12:15pm	Lunch break	1 hour

1:00pm	Proponent main submissions, represented by Mark Naughton and Rob McKendrick of Planning & Property Partners Pty Ltd	4 hours
3:15pm	Break	15 mins
5:00pm	Day close	

Day 3: Wednesday 12 November 2025 – Main submissions

Venue: In person (venue TBC)

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

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10:05am	Council main submissions, represented by Nicola Collingwood of Counsel, instructed by Maddocks	3 hours
11:15am	Break	15 mins
11:30am	Council main submissions cont.	
12:30pm	Lunch break	1 hour
1:30pm	Council main submissions cont.	
2:30pm	DEECA main submissions	10 mins
2:40pm	Melbourne Water main submissions, represented by David Bergin of Eighth Street Planning	2 hours
3:15pm	Break	15 mins
3:30pm	Melbourne Water main submissions cont.	
4:40pm	Day close	

Day 4: Thursday 13 November 2025 – Main submissions and Proponent closing submission

Venue: In person (venue TBC)

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

Time	Party	Allocated
11:00am	Preliminary matters	15 mins
11:15am	Proponent closing submission	30 mins
11:45am	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.