



The Hon Sonya Kilkeny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-469

Ms Sarah Raso
Chair (lead)
Priority Projects Standing Advisory Committee
Planning Panels Victoria
Email: planning.panels@transport.vic.gov.au

Dear Ms Raso,

I refer to the Victorian Civil and Administrative Tribunal (VCAT) proceeding P137/2025 which relates to permit application P1135/2024 for the development of the land at 125 Mountain View Parade, Rosanna for a 3-storey building containing 17 dwellings.

I advise that I have decided to call in the proceeding from VCAT under clause 58(2)(a) of Schedule 1 to the *Victorian Civil and Administrative Tribunal Act 1998* as I consider that the proceeding raises a major issue of policy, and the determination of the proceeding may have a substantial effect on the achievement or development of planning objectives.

I have decided to refer the matter to the Priority Project Standing Advisory Committee. I am seeking advice on whether a permit should be issued, and if so, what permit conditions should be imposed, with a particular focus on assessing the following:

- Clause 53.24-7.4 (Environmentally sustainable design),
- Building Future Homes Adaption Guide, 2023, *Part 1: Objectives and Principles for Exemplar Apartment Designs*:
 - Section 4 - Good neighbours, and
 - Section 6 – Sustainable.

The proponent filed an appeal with VCAT under section 77 of the *Planning and Environment Act 1987* ('the Act') following the City of Banyule's refusal to grant a permit on 12 February 2025. The matters raised by council which remain in contention broadly relate to visual amenity, design and sustainability. The permit application was subject to notice pursuant to section 52 of the Act, however, is exempt from the decision

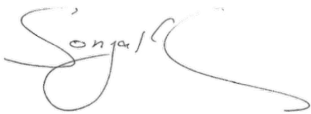
requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

The Secretary to the Department of Transport is a determining referral authority for the permit application pursuant to section 55 of Act and Clause 66.03 of the planning scheme and did not object to a permit being granted in its letter to the applicant dated 8 November 2024.

The VCAT hearing was scheduled to commence on 4 August for a period of 3 days.

The cost of the advisory committee may be met by the proponent, Glaseden Property Pty Ltd ATO SCS Property Investment Trust, and you are directed to confirm this prior to commencing any substantive hearings.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sonya Kilkenny', with a stylized flourish at the end.

The Hon Sonya Kilkenny MP
Minister for Planning

Date: 3/7/25