



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 5381 9457

21 July 2025

Dear Stakeholder,

Priority Projects Standing Advisory Committee Referral 48: Rosedale Golf Course

I am writing to you regarding the proposed redevelopment of the Rosedale Golf Course at 1 Sixth Avenue, Aspendale.

The Rosedale Golf Club (Proponent) has asked the Minister for Planning to prepare, adopt and approve an amendment to facilitate residential development on the land. To assist the Minister in considering this request, she has referred the matter to the Priority Projects Standing Advisory Committee (Committee).

Purpose of this letter

The purpose of this letter is to:

- inform you of the referral
- explain the Committee's task and proposed process
- explain how to participate in the Committee's process if you wish to
- explain how the Committee will use the information collected.

The Committee's task

The Minister appointed the Committee under section 151 of the *Planning and Environment Act 1987* (the Act), and provided updated Terms of Reference on 9 September 2023 (copy attached). This is referral 48 to the Committee.

Lisa Kendal (Chair) and Deb Butcher have been nominated as the Committee members to consider this referral.

The Minister has asked the Committee to provide advice on whether the Proponent has appropriately completed the first five steps of the [Planning Guidelines for the Conversion of Golf Land to Other Purposes \(June 2020\)](#). Specifically, with regard to *Ministerial Direction 21: Golf Course Redevelopment and the Planning Guidelines for the Conversion of Golf Course Land to Other Purposes*, the Committee has been asked to provide advice and recommendations on the following matters:

- 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

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Transport and Planning, PO Box 500, East Melbourne, Victoria 8002



- any recommendations on environmental suitability that need to be addressed prior to consideration of a planning scheme amendment.

The Committee's assessment will be confined to matters referred to it, and the Committee will not inquire into broader planning issues except to the extent they impact these referred matters.

Information received to date

The Committee is waiting to receive the referred materials and will provide all stakeholders with a link to download the information once it is received.

Proposed consultation process and key dates

Stakeholders

In accordance with its Terms of Reference and based on the referral the following stakeholders are invited to participate in the Committee's consultation process:

- Rossdale Golf Club (the Proponent)
- Kingston City Council
- Department of Energy Environment and Climate Action
- Melbourne Water
- Transport for Victoria
- Environment Protection Authority.

The stakeholders who request to participate in the Committee's consultation process are referred to as parties.

Submissions and other information presented throughout the Committee's process will be treated as public documents. Please carefully read the attached *Privacy Collection Notice*.

Committee's process

To inform its advice and recommendations, the Committee is proposing to consult with parties through:

- exchange of written submissions and evidence (if any)
- a one to two day consultation session.

The consultation session may consist of traditional hearing format submissions and roundtable discussions. A hearing involves each party presenting its submission separately in an allocated timeslot, while roundtable discussions involve topic-based conversations between parties and the Committee.

The Committee anticipates the consultation session may take 1-2 days and will start on Tuesday, 16 September 2025. The consultation session is proposed to be held at Hearing Room 1, Planning Panels Victoria (1 Spring Street, Melbourne) with an option to participate or observe online via video conference.

Directions Hearing

The Committee will hold a Directions Hearing to discuss:

- the Committee's consultation process, including the format of the consultation session
- procedural and timing issues
- whether expert evidence would be beneficial
- what background information and documents the Committee should consider
- the Committee's proposed directions and timeframes.

The Directions Hearing will be held in person at Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne), with the option to join online via video conference, at **10am on Monday, 11 August 2025**.

You can attend in person or join online using the below link:

[Click here to join the meeting](#)

Meeting ID: 474 021 342 176 9

Passcode: uY73F8jf

Evidence

The Committee does not require parties to call expert evidence. If parties choose to call expert evidence, the Committee will only consider evidence relevant to the specific matters before it.

Experts will be required to prepare a brief written statement of evidence, and may be required to meet experts in the same area of expertise before the consultation session to prepare a joint statement outlining the agreed issues and issues in dispute. If roundtable discussions are held, experts will be invited to participate in the discussions, as relevant to the topic being discussed. Experts will not need to present evidence in chief.

As the roundtable discussions will be exploratory, there will be an opportunity for parties and the Committee to ask questions of experts. Questions must be respectful and productive, and must be about the specific matters that are before the Committee.

Written submissions

Parties will be directed to provide written submissions before the consultation session (proposed dates are shown below). Submissions must be focussed on the specific matters before the Committee.

Proponent and Council joint statement

The Committee may direct Council and the Proponent to:

- meet before the consultation session to discuss and refine issues in dispute
- prepare a joint statement setting out sets out the agreed issues and issues in dispute.

How to participate in the consultation process

By **12 noon on Tuesday, 5 August 2025**, all stakeholders who wish to participate in the Committee process must:

- complete the [online request to be heard form](#)
- provide the following information to planning.panels@transport.vic.gov.au:
 - an outline of preliminary views on the matters on which the Committee has been asked to advise (no more than two pages long)
 - the name and contact details of any other stakeholder/s the Committee should consult with, and the reason they should be consulted
 - details of any further background information the Committee should consider.

Proposed dates

The following dates are proposed:

Time	Date	Actions and information for circulation
12 noon	Tuesday, 5 August 2025	Request to be heard forms and initial information due from stakeholders wishing to participate in the consultation process
10 am	Monday, 11 August 2025	Directions Hearing
12 noon	Monday, 25 August 2025	Proponent background and context submission (no more than 10 pages), and relevant information/documents
12 noon	Wednesday, 27 August 2025	Expert reports (if required)

12 noon	Wednesday, 3 September 2025	Expert joint statements (if required)
12 noon	Friday, 5 September 2025	Written submissions
12 noon	Thursday, 11 September 2025	Proponent and Council joint statement (if required)
	Tuesday, 16 September 2025	Consultation session (Hearing or roundtable discussions) commence

Next steps and questions

The Committee will issue a draft agenda for its consultation session after receiving request to be heard forms and before the directions hearing. The Committee may also circulate a list of issues, questions for discussion or proposed directions in advance of the consultation session.

If you have any questions, please contact Gabrielle Trowse, Project Officer, Planning Panels Victoria on (03) 9935 4189 or planning.panels@transport.vic.gov.au.

Yours sincerely



Lisa Kendal
Committee Chair

Planning Panels Victoria Privacy Notice

Your personal information will be collected during this Committee process for the purpose of documenting your views about the proposal, advising the Minister for Planning about the proposal, and communicating with you throughout the Committee process.

While the Committee process is underway

Natural justice for all participants and transparency are important parts of the Committee process. The *Planning and Environment Act 1987* requires the Committee to conduct any Hearing it holds in public, and to keep a public record of the material provided to the Committee. Planning Panels Victoria (PPV) may:

- provide a copy of your material with all contact details to the Proponent, government agencies and other parties to the Hearing
- provide a copy of your material to any other person who requests it (your personal information will be removed first)
- provide a copy of your material to the Department of Transport and Planning (DTP) if needed for preparing Ministerial briefings
- publicly display a copy of your material in the PPV Office or Hearing room
- direct that a copy of your material be publicly displayed in the relevant local council office or DTP regional office.

Hearings

The Committee may conduct a Hearing, either in person or using video conferencing. Hearings by video conference have special privacy requirements. If you choose to participate in the Hearing, you should be aware:

- a link to the Hearing will be published on the internet, and third parties will be able to join the Hearing and observe
- the Committee may broadcast the Hearing live on the internet.

The Committee may make a recording of the Hearing and may provide a copy of any recording to any person who requests it. Where Hearings are recorded, generally audio only is recorded (not video).

The Committee can hear submissions or accept material on a confidential basis, provided this would be fair to the other parties to the Hearing. If you want to make your submissions or provide material to the Committee confidentially, you will need to ask permission from the Committee Chair and provide reasons why the Committee should treat your submissions or material confidentially.

The Committee report

The Committee's report will include a list of the names of submitters and a list of the names of the parties to the process. It may also include direct quotes from submitters. The Minister may release the Committee's report publicly. The report, if publicly released, will be published on the internet.

After the Committee has reported

When the Committee has reported, your material will be removed from public display.

Requesting copies

If you would like a copy of any submissions or material collected by the Committee, or a copy of any recording the Committee makes of the Hearing, make a request to PPV by email at planning.panels@transport.vic.gov.au before the Committee submits its report. If the Committee has reported, you should submit your request to the DTP Freedom of Information and Privacy Unit at foi.unit@transport.vic.gov.au

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8572 7999.

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