



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
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Melbourne, Victoria 3001
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16 September 2025

Dear Party

Priority Projects Standing Advisory Committee Referral 49 - Victorian Civil and Administrative Tribunal Call-In – 125 Mountain View Parade, Rosanna

Document list

Thank you to parties for circulating documents as directed by the Committee. Please find attached document list version 3.

Roundtable agenda and closing comments

Please find attached the roundtable discussions agenda.

The agenda includes 30 minutes each for the Proponent and Council to make opening submissions. Parties are reminded if they wish to present an opening submission presentation to circulate this by 12 noon on Monday, 22 September 2025.

Council circulated its without prejudice permit conditions on Thursday 11 September 2025. The Committee will ask parties to comment on the permit conditions during the roundtable discussions, as relevant to each topic of discussion.

As advised in the Committee's letter of 20 August 2025, parties will have an opportunity to provide written closing submissions and comments on the without prejudice permit conditions by 12 noon on Monday, 29 September 2025.

Issues raised in submissions

The Committee's letter dated 20 August 2025 outlines the scope of the Committee's role.

The Committee notes Council's submissions address the mandatory nature of application requirements. The question of whether the controls are mandatory or discretionary is not a referred matter. The Committee will not be making a ruling on this and asks parties to proceed on the basis that a permit can be issued and a merits assessment will be undertaken. Parties should present their submissions accordingly.

Declaration

Member Finn declares for the record she has recently been elected as the Co-President of the Urban Design Forum and confirms she has no conflict of interest in this matter.

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OFFICIAL



Questions

If you have questions, please contact Georgia Thomas of Planning Panels Victoria on (03) 9935 4197 or planning.panels@transport.vic.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lisa Kendal'.

Lisa Kendal
Committee Chair

Roundtable discussions – purpose, process and agenda

Priority Projects Standing Advisory Committee Referral 49 - Victorian Civil and Administrative Tribunal Call-In – 125
Mountain View Parade, Rosanna

Purpose of roundtable discussions

To explore unresolved issues relating to the matters referred to the Committee.

Discussion process and focus

The Committee will facilitate a discussion focused on the matters under consideration, including:

- Adaptation Guide Sections 4 – Good Neighbours
- Environmentally Sustainable Development:
 - Adaptation Guide 6 – Sustainable
 - Clause 53.24-7.4 (Environmentally sustainable design)
- other matters raised by Council relating to:
 - accessibility (clause 53.24-75)
 - Adaptation Guide Sections 2, 3 and 5.

The process will run as follows:

- The agenda identifies issues the Committee would like to explore.
- The Committee will direct questions to the Proponent, Council or both parties.
- Parties may comment on the answers/response to questions of other parties, and may ask questions of clarification.
- Parties are asked to provide succinct and focused comments and responses to questions.
- The agenda will run as on a rolling basis, and as each topic is completed the next will commence.
- To ensure the discussions are completed in one day the maximum time allocated for each topic is shown below.

Parties are asked to focus on:

- the matters referred to the Committee
- why the proposal is/is not acceptable
- what outcome they are seeking from the Committee in relation to the matter
- if the proposal is to be approved, what conditions are appropriate.

Participants

Committee members: Lisa Kendal (Chair) and Rebecca Finn.

Representatives of the Proponent:

Jim Clarke-Sullivan, Director, Glaseden Property Pty Ltd (Proponent representative)

Mark Naughton, Lawyer, Planning & Property Partners

Tristan Layton, Lawyer, Planning & Property Partners

Hew Gerrard, Town Planner, Glossop Town Planning

Bill Gibson, Architect, DX Architects

Representatives of Council:

Terry Montebello, Partner, Maddocks

Jessica Critchley-Roy, Lawyer, Maddocks

Adrian Mariniello, Major Developments Planner, Banyule City Council

Elizabeth Fleming, Team Leader Planning and Development, Banyule City Council

Roundtable discussions – purpose, process and agenda

Priority Projects Standing Advisory Committee Referral 49 - Victorian Civil and Administrative Tribunal Call-In – 125
Mountain View Parade, Rosanna

Roundtable discussion agenda – Version 1

Venue: **Hearing Room 2, Planning Panels Victoria, 1 Spring Street Melbourne** or join online: [Join the roundtable discussion](#)

Agenda		
Time	Matter for discussion	Allocated
10.00am	Introductions and preliminary matters	10 mins
10.10am	Proponent opening submissions (30 mins)	30 mins
10.40am	Council opening submissions (30 mins)	30 mins
11.10am	Break	15 mins
11.25am	Building Future Homes Adaptation Guide Sections 4 – Good Neighbours Issues for discussion include: <ul style="list-style-type: none">• side and rear setbacks• upper level setbacks• front setback• building envelope and building footprint• daylight to habitable rooms	1.5 hours
1.00pm	Lunch break	1 hour
2.00pm	Environmentally Sustainable Development Issues for discussion include: <ul style="list-style-type: none">• BESS assessment• NatHERS rating• passive design/solar access• proposed conditions – Sustainability Management Plan and Environmentally Sustainable Development Drawing	1.25 hours
3.15pm	Break	15 mins
3.30pm	Other matters Issues for discussion include: <ul style="list-style-type: none">• accessibility (dwelling B-1A)• sustainable transport options• existing solar system• greening	55 mins
4.25pm	Closing discussions on next steps	5 mins
4.30pm	Close	