



Planning Panels Victoria

Department of Transport and Planning

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22 August 2025

Dear Party

Priority Projects Standing Advisory Committee Referral 48: Rosedale Golf Course

Committee directions

The Committee issued its proposed directions in its letter dated 8 August 2025. Parties advised they had received and considered these and had no questions.

These stand as the Committee's directions in relation to the matter. The directions will be reissued with updated dates when these have been resolved following 25 August 2025, as directed below (see Direction 1).

This letter includes additional directions, which are numbered and in bold below.

Consultation session dates

The Priority Projects Standing Advisory Committee (Committee) held a Directions Hearing for the above matter on 11 August 2025 in person and online.

Kingston City Council (Council) requested the Committee to defer its consultation process to allow it sufficient time to meaningfully participate in the Committee's process. The Proponent and other parties agreed a deferral was appropriate.

As detailed in its email dated 11 August 2025, the Committee requested parties to confer, coordinate and advise alternative dates that would work for all parties for a 3- to 4-day consultation session between 29 September and 30 November. Council wrote to the Committee on Friday 15 August 2025 requesting the consultation session be held on 10–14 November 2025. The request was agreed by parties.

Declarations and change to Committee chair

At the Directions Hearing, both Member Kendal and Member Butcher declared they have no conflict of interest in this matter.

Member Butcher noted for the record that in her role as a consultant:

- she was recently involved in two planning permit applications at the City of Kingston which were determined in April and she has not had any further involvement with Kingston Council since that time
- she is currently working on a project for which Ecology and Heritage Partners is providing ecological and bushfire advice but has had very limited interactions with the Ecology and Heritage Partners consultants working on the project.

No party commented or raised any issues with these associations.

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On Wednesday 20 August, the Committee wrote to Parties to advise that it could hold a consultation session on the week of 10 November as requested, but that to accommodate this Senior Sessional Panel Member Michel Ballock would need to replace Member Kendal as Chair due to availability constraints.

The letter advised parties that while Member Ballock has no conflict of interest in this matter, he wished to make a declaration for the record regarding work he undertook for Melbourne Water in his role as a consultant. Parties were invited to comment on the declaration by 12 noon on Thursday, 21 August.

Melbourne Water advised they have no objection to Member Ballock chairing the matter and no other parties commented.

As no parties objected to Member Ballock chairing the consultation session, the Committee advises:

- the consultation session will take place in the week commencing 10 November 2025
- Member Michael Ballock is now the nominated Committee Chair who will consider the matter alongside Member Debra Butcher.

Proposed schedule for provision of information, evidence and submissions

The Committee also asked parties to consider and suggest a proposed schedule for provision of information, evidence and submissions. The Committee advised this should be generally based on the sequence proposed by the Committee in its letter dated 8 August 2025 and should include a proposed date for:

- lodgement of updated request to be heard forms (including confirmation of expert witness details and the time required for opening and main submissions for each party and closing submissions for the Proponent)
- provision of updated preliminary views summaries (if parties wish to expand on the information already provided).

Council advised the Committee in its email of Friday 15 August 2025 that this information could be provided when consultation session dates were confirmed.

1. **The consultation session dates are now confirmed for the week commencing 10 November 2025. The Committee directs parties to confer and provide suggested dates, as detailed above, by 12 noon on Monday 25 August 2025.**

Given the generous timeframe before the consultation session commences, the original date of Monday 25 August for the Proponent to provide background document and materials is not relevant and the proposed schedule should include a proposed date for provision of this material.

The Committee will reissue a summary of key dates when the proposed schedule has been received.

Procedural matters discussed at the Directions Hearing

Development facilitation team overview

The Committee thanks Tamara Orrlov from the Development Facilitation team at the Department of Transport and Planning (DTP) for attending the Directions Hearing and providing an overview of the referral. As well as outlining the background to the proposal, Ms Orrlov advised that the Minister for Planning may or may not prepare a planning scheme amendment following receipt of the Committee's report and that if an Amendment is prepared it will be subject to public consultation and submissions may be referred to a further SAC. Ms Orrlov's presentation has been tabled as Document 32.

Stakeholders and consultation

Parties and distribution list

The referral letter indicated stakeholders who should be invited to participate in the Committee's consultation process and said it may also seek the views of any relevant referral authority, responsible authority or government agency.

The Committee wrote to the following stakeholders inviting participation in its process:

- the Proponent
- stakeholders listed in the Minister for Planning's referral letter dated 2 July 2025
- Southern Rural Water, as suggested by Council in its letter of 5 August 2025.

The Environment Protection Authority, Southern Rural Water and Head, Transport for Victoria have advised they do not wish to participate in the consultation process.

The distribution list attached to this letter includes contact details of parties who requested to participate in the Committee process. The distribution list will be updated as required.

Request to invite broader community involvement

Council requested that Committee's process involve broader consultation, including invitations to community groups and the general public. It also suggested the Committee should place the proposal on public exhibition.

Melbourne Water suggested two community groups should be invited to participate in the consultation.

The Proponent objected to broadening the consultation process and strongly objected to public exhibition of the proposal.

The Committee confirmed that it will not invite participation in the consultation process beyond the invited stakeholders. It advised:

- The Minister's referral is intentionally targeted in its focus and requirements around stakeholder engagement.
- The referral letter states: *It is not expected that public consultation will be undertaken.*
- While this stage of the process does not include broader community consultation, other processes for public engagement on the Proposal may be undertaken separate to the Committee's process, as determined by the Minister.
- Step 5 of the Guidelines requires the Committee to assess whether sufficient community consultation has been undertaken and it invites submissions from parties on this matter during its main consultation process.

Request to be involved in the Committee's process

The Committee advised it had received several requests from community groups and organisations to be involved in its process which, based on its Terms of Reference and referral, had not been agreed.

Golf Australia and PGA of Australia attended the Directions Hearing and requested to participate in the Committee's process on the basis that it wished to provide unpublished data on golf course usage and availability to inform the Committee's assessment of Step 1 of the guidelines and to comment on the Proponent's community consultation plan.

The Committee advised, as it had previously advised in writing to Golf Australia and PGA of Australia, that consistent with its Terms of Reference and referral the Committee would not extend the consultation process beyond the invited stakeholders.

Documents

Preliminary information received before the Directions Hearing

On Thursday 7 August the Committee circulated the preliminary information provided by Council, the Proponent, Melbourne Water, the Head, Transport for Victoria and DEECA, along with a letter summarising the requests to be heard received.

On Friday 8 August the Committee circulated:

- a letter summarising its proposed directions and timetable and a list of procedural issues for discussion at the Directions Hearing
- correspondence from the Proponent regarding its expert witness details
- correspondence from Southern Rural Water advising it does not wish to participate in the consultation process.

On the morning of Monday 11 August, the Committee circulated correspondence from Council and the Proponent regarding matters they wished to raise at the Directions Hearing.

Referred materials

The Committee noted the referred material includes a *Context/Site Analysis and Concept Plan* prepared by Tract, July 2025 and advised that the Proponent had clarified that the Concept Plan in the report:

- is not final and only illustrates a potential outcome that has been prepared based on current available information
- does not relate to steps 1-5 of the Guidelines that the Committee has been asked to consider and has been provided for information purposes only.

The Committee sought views of parties on whether draft Amendment documentation that had been prepared should be referred to the Committee. This was in the context that the Committee understood the material had been reviewed by the Environment Protection Authority Victoria in providing comments to DTP on the proposal. The Committee noted it would not assess the material but considered it may provide context and assist the Committee's understanding of the proposal.

The Proponent did not object to including the draft Amendment documentation in the referred material and Council was of the view the documents should be included. Melbourne Water said it would be helpful if it was available.

The Committee decided the draft Amendment documentation should be included with the referred material, for information purposes only. The documentation was provided to the Committee and parties on Tuesday, 19 August 2025.

Request to make documents public

Council requested that the materials referred to the Committee be made publicly available, stating it was important for transparency as the community deserves to be fully informed. The Proponent objected saying it was beyond the tasks of the of the Committee, inappropriate for the community to have access to the referred materials and may cause confusion for any future public consultation.

The Committee agrees with the Proponent and determined not publish the referred materials online or make them publicly available on request.

In accordance with Clauses 18 and 19 of the Committee's Terms of Reference, documents tabled during the consultation process will be publicly available on request. Tabled documents will not be published online.

Accessing documents

2. **The Committee directs the Proponent to set up a document share platform by 12 noon on Friday, 29 August 2025.**

This should contain a “documents to be tabled” folder where parties can upload documents they wish to table and a “tabled documents” folder where PPV will upload the numbered documents once they have been formally tabled.

Before this has been set up, parties can access the referred materials and tabled documents (including the initial information provided by all parties) in the following OneDrive folder: [PPSAC Referral 38 \(Rossdale Golf Course\)](#).

This folder will be kept up to date with any new tabled documents until the Proponent’s document sharing platform is available. Once the document sharing platform is set up, the OneDrive folder will be removed.

Consultation session

Format and agenda

The parties discussed options for the Committee’s consultation process. Council preferred a more traditional hearing approach, while the Proponent sought roundtable discussions around topic areas.

The Committee decided its consultation process would consist of:

- exchange of written submissions and evidence and expert joint statements in areas of expertise where there is more than one expert called
- a consultation session consisting of traditional hearing format submissions and roundtable discussions.

The consultation session will include opening submissions, topic-based roundtable discussions, main submissions and a closing submission from the Proponent.

3. **The Committee directs parties to confirm with their updated request to be heard forms (due date TBC):**
 - a) if they wish to provide opening submissions and if so the time required
 - b) the time required for main submissions (the submission time will be the time required without the calling of experts, as experts will participate during the roundtable discussions).
4. **The Committee directs the Proponent to clarify the time required closing submissions with its updated request to be heard form.**

The Committee’s previous correspondence has provided some information about how the roundtable sessions will be conducted. The Committee will issue a more detailed agenda following receipt of updated request to be heard forms.

Role of expert witnesses

Expert witnesses can participate in the topic-based roundtable discussions. Cross-examination will not be allowed, but parties can ask expert witnesses questions of clarification.

Site inspection

The Committee advised it would undertake a site inspection before the consultation session starts, including of the Rossdale Golf Course and surrounding area. The Committee sought views of parties on whether

- any specific sites or areas the Committee should include in our inspection
- any reason the Committee’s site visit should be accompanied.

Melbourne Water advised it would like to point out infrastructure elements to the Committee.

The Committee determined the site inspection would be accompanied, with limited representation from parties. The Committee will undertake the site inspection at 10:00 am on Wednesday 5 November and directs the proponent to make arrangements to enable the site inspection.

Further information or questions

If you have questions, please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on [REDACTED] or planning.panels@transport.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 1

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

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne)

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	TBA
	Kingston City Council (Council) opening submissions	TBA
	Melbourne Water opening submissions	TBA
	Department of Energy, Environment and Climate Action (DEECA) opening submissions	TBA
	Roundtable discussions (topics TBC)	TBA
4:30pm	Day close	

Day 2: Tuesday 11 November 2025 – Roundtable discussions

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne)

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	Roundtable discussions (topics TBC)	1 day
4:30pm	Day close	

Day 3: Wednesday 12 November 2025 – Roundtable discussions and main submissions

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne)

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	Proponent main submissions	TBA
	Council main submissions	TBA
	Melbourne Water main submissions	TBA
	DEECA main submissions	TBA
	Proponent closing submissions	TBA
4:30pm	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.