



Planning Panels Victoria

Department of Transport and Planning

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20 August 2025

Dear Party

Priority Projects Standing Advisory Committee Referral 49

Victorian Civil and Administrative Tribunal Call-In – 125 Mountain View Parade, Rosanna

The Priority Projects Standing Advisory Committee (Committee) held a Directions Hearing for the above matter on 18 August 2025 at Planning Panels Victoria and online. Please find attached:

- Committee Directions
- Distribution List
- Roundtable discussions preliminary agenda.

The following dates apply:

Time	Date	Documents to be circulated and other matters	Direction
12 noon	Monday, 25 August 2025	Proponent and Council - to file any other documents they intend to rely on	6
12 noon	Thursday, 28 August 2025	Proponent – information requested relating to the amended material Proponent and Council – advise roundtable participants and their role or relevant areas of expertise	7 & 106
12 noon	Thursday, 4 September 2025	Council - further submission	66
12 noon	Monday, 8 September 2025	Proponent and Council – confirm time required for opening submissions	11
12 noon	Thursday, 11 September 2025	Council - without prejudice planning permit	9
12 noon	Monday, 22 September 2025	Proponent and Council – may provide an opening submission presentation	125
10 am	Tuesday, 23 September 2025	Roundtable discussions	
12 noon	Monday, 29 September 2025	Proponent and Council – written closing submissions and comments on the without prejudice planning permit	13

Both Member Kendal and Member Finn declared they have no conflict of interest in this matter.

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



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Procedural matters

Preliminary issues

As directed by the Committee, the Proponent (Glaseden Property Pty Ltd ATO SCS Property Investment Trust) and Council (Banyule City Council) filed a summary of the key issues they intend to rely on Friday 15 August 2025. In summary:

- Council raised issues relating to:
 - mandatory requirements of Clause 53.24-4 of the Banyule Planning Scheme and the *Building Future Homes Adaption Guide, 2023* (Adaptation Guide)
 - failure of the design response to satisfy accessibility provisions in Clause 53.24 and several elements of the Adaptation Guide, specifically aspects relating to the following objectives - responsive to need, parking, liveable, good neighbours, enduring and sustainable.
- The Proponent:
 - provided amended architectural and landscape plans, noting these introduce additional canopy tree planting, reduced paving, and introduce screening planting to better interface with neighbouring sites
 - noted that through the VCAT compulsory conference issues were resolved apart from some aspects of the objectives relating to 'good neighbours' and 'sustainable'
 - addressed each of these elements.

Scope of the Committee's role

The Committee sought the views of parties on the scope of its remit, in the context of its Terms of Reference and the Minister for Planning's (Minister) referral letter.

As explained in the Committee's letter dated 28 July 2025, the Minister has asked a broad question about whether a permit should be issued, and if so, what permit conditions should be imposed, with specific questions relating to:

- Clause 53.24-7.4 (Environmentally sustainable design)
- Sections 4 and 6 of Adaptation Guide relating to 'good neighbours' and 'sustainable'.

The Committee explained that while it is not tasked with making a full assessment of the proposal, it has been asked to advise whether the permit should be issued and associated conditions, and considered it may also assess the issues raised by Council (which relate to other sections of the Adaptation Guide and accessibility provisions in Clause 53.24).

The Proponent and Council generally accepted the proposition advanced by the Committee, and Council advised it would focus on the particular issues identified in the referral.

Committee's consultation process

Options for the Committee's consultation process were discussed, and it would involve an exchange of written material, submissions and a roundtable process including opening submissions. The key dates table above includes a schedule for the documents to be circulated and other matters, and the Committee directions are attached.

The Committee is intent on ensuring it has the information required to assess the matters referred to it. If during the process the Committee identifies it requires further information, it will discuss the need with parties and may issue further directions.

Roundtable discussions

The Committee and parties discussed possible dates for the roundtable discussions. The Committee and Proponent advised they were available on Thursday 18 September 2025 or the original proposed dates of 23 and 24 September. Council asked if it could confirm its availability after the Directions Hearing, and it subsequently advised in writing that it was only available on 23 September 2025. The roundtable discussions will be held on Tuesday 23 September 2025.

Both the Proponent and Council advised they would invite relevant topic area experts to participate in the roundtable discussions. The Proponent advised it would involve its Project architect. To ensure the roundtable discussions are as productive as possible, the Committee would benefit from parties including participants with expertise in architectural and landscape design, and who have authority to provide advice and/or make decisions on behalf of the party. The Committee has included a direction for the parties to advise the Committee of the proposed participants and their role or relevant areas of expertise **by Thursday, 28 August 2025**.

The Committee has attached a preliminary agenda for the roundtable discussions. The preliminary agenda includes time for the Proponent and Council to make opening submissions. The Committee invites both parties to confirm the time required for opening submissions **by Monday, 8 September 2025**.

The Committee will issue a more detailed agenda and guidance on the roundtable discussions process closer to the date.

Without prejudice permit conditions

The Proponent suggested it may be appropriate for Council to prepare and circulate a set of without prejudice permit conditions. Council agreed. The Committee has included a direction for these to be provided **by Thursday, 11 September 2025**.

Documents

The Committee issued Document List version 1 on Friday 15 August 2025. The Proponent raised questions about some of the documents. It was agreed the parties would liaise with PPV office to ensure the Committee has a correct set of all of the referred documents. This has occurred and Document List version 2 is attached.

The Committee sought clarification about the Department of Transport and Planning Officer Assessment Report, dated 8 November 2025. This document has been provided and is included as referred document 3e) in the Document List.

Roundtable discussions venue

PPV can host the roundtable discussions in its hearing rooms or at another suitable room at 1 Spring Street. The room will be confirmed closer to the time.

Site visit

The Committee proposes to undertake an unaccompanied site inspection before the roundtable discussions.

If you have questions, please contact Georgia Thomas of Planning Panels Victoria on [REDACTED] or planning.panels@transport.vic.gov.au.

Yours sincerely



Lisa Kendal
Committee Chair

Administration

Circulating documents

1. Documents must be emailed to all parties on the distribution list.
2. Documents must meet the following requirements:
 - a) Files must not exceed 20MB in size.
 - b) File names must be as short as possible and begin with the name of the party as it appears on the distribution list: [Party name] - [Document Title].
 - c) If tabling more than 10 documents at once, all documents must be provided through a fileshare link (for example, DropBox or OneDrive) and be accompanied by an index list.
3. All information presented to the Committee for the purposes of the Committee process is a public document solely for that purpose unless the Panel directs otherwise. It cannot be used for any other purpose.

Notes

Any request to access a document after that date will be subject to the Freedom of Information process.

For more information on how your submission will be used, refer to the [PPV Website](#).

If your document is larger than 20MB, break it down into parts that are less than 20MB each.

If you do not file documents by the specified time, the Committee may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to planning.panels@transport.vic.gov.au before the deadline.

If you have with difficulties providing documents electronically you should contact Planning Panels Victoria.

Notice of the Committee's consultation process

4. Planning Panels Victoria will publish notice of the Committee's consultation process on its website, with information on how members of the public can observe it in person and online.

Presenting material

5. Submissions, presentations and other material presented to the Committee:
 - a) must be presented electronically
 - b) must be filed as directed or by 12 noon on the business day before the material is to be presented
 - c) should relate to the matters before the Committee
 - d) must include a summary of fewer than 5 pages if the material is more than 40 pages.

Information to be provided

6. Council and the Proponent must file any other documents they intend to rely on during the Committee process by **12 noon on Monday, 25 August 2025**.
7. The Proponent must file the following documents **by 12 noon on Thursday, 28 August 2025**:
 - a) a statement of changes relating to the amended plans – Architectural Plans Rev G and Landscape Plans Rev E
 - b) an updated response to Clause 53.24-7.4 (ESD) and Sections 4 and 6 of the Building Future Homes Adaptation Guide, in response to the amended plans.

Note

If you need additional information from another party and they have not agreed to provide it to you, you should make a request in writing to the Panel requesting it to direct the provision of the information. The information

must be related to the proposal and be of assistance to the Committee. Requests should be short and clearly state why you need the information.

Council further submission

8. Council must file a further written submission on the matters the Committee is required to advise the Minister for Planning on by **12 noon on Thursday, 4 September 2025**. The submission should not repeat content in the Council's preliminary issues submission received on Friday 15 August 2025 (Document 11).

Without prejudice permit conditions

9. Council must file without prejudice permit conditions by **12 noon on Thursday, 11 September 2025**.

Roundtable discussions

Participants

10. Parties must advise the Committee of the proposed roundtable participants and their role or relevant areas of expertise **by 12 noon on Thursday, 28 August 2025**.

Opening submissions

11. The Proponent and Council must confirm the time required for opening submissions **by 12 noon on Monday, 8 September 2025**.
12. Parties wishing to may provide an opening submission presentation by 12 noon the business day before the Roundtable discussions.

Written closing submissions and drafting comments

13. The Proponent and Council may provide written closing submissions and drafting comments **by 12 noon on Monday, 29 September 2025** which:
 - a) must not raise new matters
 - b) may respond to matters raised in submissions and during the roundtable discussions
 - c) may provide drafting comments on the without prejudice permit conditions.

Privacy and use of personal information

14. A party must not record, keep, distribute or publish contact details of any other party obtained during the Committee process, or use those contact details for any other purpose.
15. A party must not record any part of the Roundtable discussions by any means without permission from the Chair.
16. A party who wishes proceedings to be recorded must make a request to the Chair at least five business days before the Roundtable discussion commences, outlining its reasons.
17. If Planning Panels Victoria records a Roundtable discussion, any person provided with a copy of the recording must not publish or distribute that recording or use it for any purpose other than for the Committee process.

Note

Committee hearings and consultation sessions are only recorded in exceptional circumstances.

For more information on how your personal information will be used, refer to the Privacy Collection Notice attached to the Committee's letter dated 7 March 2025.

Roundtable discussions – preliminary agenda

Victorian Civil and Administrative Tribunal Call-In – 125 Mountain View Parade, Rosanna

Purpose of roundtable discussions

To explore unresolved issues related to the matters before the Committee.

Focus of discussion

The Committee will lead discussion on the issues in dispute on following topic areas/issues (indicative):

- Building Future Homes Adaptation Guide Sections 4 – Good Neighbours
- Environmentally Sustainable Development:
 - Building Future Homes Adaptation Guide 6 – Sustainable
 - Clause 53.24-7.4 (Environmentally sustainable design)
- Other issues (to be confirmed).

Participants

Representatives of the Proponent and Council, including consultants and staff with topic area expertise (to be confirmed, see direction 10).

Venue

Hearing Room 2, 1 Spring Street

Roundtable discussion agenda – Version 1

10.00am	Preliminary matters
10.10am	Proponent opening submissions
10.40am	Council opening submissions
11.10am	Break
11.20am	Roundtable discussions
1.00pm	Lunch Break
2.00pm	Roundtable discussions continued
3.30pm	Break
3.40pm	Roundtable discussions continued
4.30pm	Close roundtable discussions.